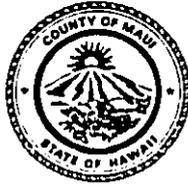


JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

August 26, 1999 '99 SEP -3 P1:56

RECEIVED
OFC. OF ENVIRONMENTAL
QUALITY CONTROL

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
State Office Tower, Room 702
235 South Beretania Street
Honolulu, Hawaii 96813-2437

Dear Ms. Salmonson:

RE: Final Environmental Assessment (EA) for the Lanai Canoe Hale,
TMK: 4-9-17:Portion of 2, Manele, Lanai, Hawaii (EA 990007)

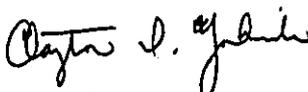
Transmitted herewith for publication in the Office of Environmental Quality Control (OEQC) Bulletin is the Findings of No Significant Impact (FONSI) for the above-referenced project.

At its August 25, 1999 meeting, the Lanai Planning Commission voted to approve filing of the Final EA as a FONSI. Please publish the FONSI notice in the September 8, 1999 OEQC Bulletin.

The OEQC Publication Form and description of the proposed action will be sent by the applicant via electronic mail (E-Mail) to OEQC in a WordPerfect format. In addition, the Department of Planning has enclosed four (4) copies of the Final EA report prepared by the applicant and a Planning Department memo to the Lanai Planning Commission dated August 16, 1999.

Thank you for your cooperation in this matter. If further clarification is required, please contact Mr. Daren Suzuki, Staff Planner, of this office at 270-7735.

Very truly yours,


for JOHN E. MIN
Planning Director

Ms. Genevieve Salmonson, Director
August 26, 1999
Page 2

JEM:DMS:cmb

Enclosures

c: Clayton Yoshida, AICP, Deputy Planning Director
Rory Frampton, Chris Hart & Partners, (Applicant's Representative)
Office of Planning, CZM Program
Daren Suzuki, Staff Planner
Project File
General File
K:\WP_DOCS\PLANNING\FRNTSTRE.APT\OEQC.PUB

1999-09-23-LA-PEA-

SEP 23 1999

FILE COPY

FINAL
Environmental Assessment

☪ Lana`i Canoe Hale

Hulopoe Bay, Manele, Lana`i, Hawai'i

TMK: 4-9-17: Portion of 02

Hui Wa`a O Lana`i
P. O. Box 1341
Lana`i City, Hawai`i 96763

June 1999

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I. AUTHORITY

This environmental assessment is prepared in accordance with Chapter 343, Hawaii Revised Statutes, as amended and Title 11, Chapter 200, Environmental Impact Statement Rules of the Department of Health, State of Hawaii.

II PROJECT OVERVIEW

| | |
|-------------------|--|
| Applicant | Saul Kahihikolo, Jr. President Hui Wa'a O Lana'i |
| Land Owner | Lana'i Company, Inc. P. O. Box 310 Lana'i City, Hawaii 96763 |
| Tax Map Key (TMK) | 4-9-17: Portion 02 |
| Accepting Agency | Lana'i Planning Commission c/o Department of Planning 250 South High Street Wailuku, Hawaii 96793 |

III GENERAL DESCRIPTION OF THE ACTION'S TECHNICAL, ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS.

1. PROJECT LOCATION

The proposed project, construction of a canoe hale, will be located at the 66 ± acre Hulopoe Beach Park on the southern coast of Lana'i island. A privately owned park, Hulopoe Beach Park is open to the public for recreational use.

Hulopoe Beach Park is an integral part of the Manele Resort Development, a low-density, low-rise resort, master-planned for single-family residential, multi-family residential, hotel, golf course, commercial, park and public land uses, that is being developed by Lana'i Company, Inc.. Projects completed within the Manele Resort Development include the Manele Bay Hotel, the Challenge at Manele Golf Course and Clubhouse,

Manele Residential Project Phase 1-A, and improvements to the Hulopoe Beach Park. Refer to Figures 1 & 2

2. PROJECT DESCRIPTION

The project, the construction of a canoe hale 28' x 50' in size is part of the Hulopoe area interpretive plan of early Hawaiian coastal settlement. The canoe hale will consist of Ohia tree posts from the island of Hawaii set in a foundation of concrete and beach rock. Roofing material will be lauhala thatch that will be pre-fabricated as shingles. The height of the structure will not exceed 20 feet. See Figures 3, 4 & 5

A portion of the foundation was constructed in 1994. The applicant was subsequently informed that the proposed project would require an Shoreline Setback Variance. The purpose of this request is to seek approval of the entire canoe hale project, including the portions of the foundations which were previously constructed.

3. PURPOSE AND NEED

It is the intent of Hui Wa`a O Lana'i to utilize the canoe hale as a storage structure for their canoes and canoe equipment, to conduct classes in the numerous aspects of Hawaiian culture, as well as to provide an interpretation of archaeological sites found in the immediate vicinity.

4. ALTERNATIVES CONSIDERED

1. Alternative sites

Hulopoe Beach Park is the only developed beach park on the island of Lanai. Aside from Manele Small Boat Harbor there are no other coastal sites on the island which have the facilities to accommodate regular canoe paddling activities. Other sites are not deemed feasible. Hulopoe's sandy beach allows for safe launching of canoes.

Within the Hulopoe Beach Park, the site was chosen based on three primary criteria: 1) safe access to the water; 2) stability of ground area; and 3) avoidance of archaeological sites.

The chosen site is not made up of loose sand but rather is on stable, solid ground that shows no historical evidence of being affected by the wash of waves. The site's elevation is approximately 11 feet above

mean sea level, which is higher than other available areas within the park. Also, the project is intended to provide an interpretation of the nearby canoe shed complex, an archaeological site that has been in existence for centuries. Based on the project objectives, it is important to locate the canoe hale in close proximity to this complex. In addition, the canoe shed complex, which is at an elevation of approximately 13 ft above mean sea level, has remained intact for centuries, another factor indicating that the site would not likely be affected by wave action.

The proposed project design was chosen in order to closely approximate a traditional canoe hale design in order to provide an interpretation of nearby archaeological sites.

5. ASSESSMENT OF EXISTING CONDITIONS, POTENTIAL IMPACTS AND PROPOSED MITIGATION MEASURES

a. SURROUNDING LAND USES

The site of the proposed canoe hale is part of the 66 ± acre Hulopoe Beach Park, a privately owned beach park open to the public for recreational use. Other nearby uses include the Manele Bay Hotel, the Challenge at Manele Golf Course and Clubhouse, the Manele Residential Project and Manele Small Boat Harbor.

The proposed canoe hale is consistent with uses within the Hulopoe Beach Park. It will be a relatively small component of the beach park and will not significantly alter the nature of its current use. The entire surrounding area is part of the Manele Resort of which Hulopoe beach Park is an integral component. The proposed project will not significantly alter existing or planned land uses in the immediate or surrounding area.

b. MARINE RESOURCES

Coastal waters and shoreline fronting the Manele Resort and the proposed canoe hale site are in the Manele-Hulopoe Marine Life Conservation Area administered by the State of Hawaii Department of Land and Natural Resources. Manele Small Boat Harbor located at Manele Bay, east of the proposed project site is under the jurisdiction of the State of Hawaii Harbors Division.

Short term impacts to coastal waters from construction activities will be minimal due to the limited scale of the project. There will be minimal ground disturbance activities.

Over the long term construction of the canoe hale will encourage canoe paddling activities within Hulopoe bay and surrounding waters. Canoe paddling is considered a clean activity involving minimal impacts to the marine environment. As such no significant impacts to marine resources are anticipated.

c. AIR QUALITY

Air quality in the area are considered to be excellent.

The proposed project will not have any impact on air quality.

d. NOISE

Ambient noise levels in the area is extremely low.

The proposed project should have no significant impact on noise levels

e. TOPOGRAPHY/SOILS and BEACH PROCESSES

The project site is located just beyond the upper reach of the waves on Hulopoe Beach at an approximate elevation of 11 feet above mean sea level. The project site is located on relatively stable ground just mauka of the sand deposits of Hulopoe Beach.

The following information is excerpted from a report entitled "AERIAL PHOTOGRAPH ANALYSIS OF COASTAL EROSION ON THE ISLANDS OF KAUAI, MOLOKAI, LANAI, MAUI AND HAWAII" by Makai Ocean Engineering and Sea Engineering prepared for the State of Hawaii:

"Hulopoe Beach is a crescent-shaped, white sand beach bounded to the west by a basalt outcropping and to the east by the remains of Manele cinder cone. The seaward rim of the cone has been eroded away by the ocean, forming a cove known as PuuPele Cove.

The beach is 1300 feet long and 100 to 120 feet wide.

There is no fringing reef, and the water is relatively deep close to shore.

Hulopoe Bay is directly exposed to south swell and Kona storm waves, and is sheltered from the approach of other wave types."

A review of aerial photos between 1963 and 1988 indicated that the beach has been stable over this time frame. (See Figure 7) In addition, discussions with long term residents of Lana'i also confirm that the beach has been stable over time.

As previously noted the project site was chosen on three primary criteria: 1) safe access to the water; 2) stability of ground area; and 3) avoidance of archaeological sites.

The chosen site is not made up of loose sand but rather is on stable, solid ground that shows no historical evidence of being affected by the wash of waves. The site's elevation is approximately 11 feet above mean sea level, which is higher than other available areas within the park. As noted earlier, the project has been located in close proximity to the an archaeological site referred to as the canoe shed complex. This complex, which is at an elevation approximately 13 ft above mean sea level, has remained intact for centuries, another factor indicating that the site would not likely be affected by wave action.

Based on the foregoing, the project is not anticipated to have an adverse effect on beach processes. Nevertheless, the applicant acknowledges the remote risk that locating a structure in close proximity to the shoreline does create. In the unlikely event that shoreline retreat does pose a threat to the structure, the applicant acknowledges that current State and County policies would not allow the construction of shoreline protection structures such as seawalls or revetments. Furthermore, in the unlikely event that the structure is undermined by wave action, or interferes with beach processes, the applicant is prepared to take appropriate mitigation measures to ensure that the structure does not present a health and safety hazard. In this regard the applicant also acknowledges that one of the potential mitigation options would include removal or relocation of the structure.

f. ARCHAEOLOGICAL/HISTORIC RESOURCES

Extensive archaeological investigations have been conducted in the Hulopoe/Manele region as part of the ongoing development of the Manele resort. The project site is located adjacent to the canoe shed complex which was documented by J. Stephen Atherns in July 1991. The project is intended to serve as an interpretation of this canoe shed complex. There are no sites identified in at the project site location. No evidence of historic sites were encountered during the limited excavation required for the placement of the existing foundations.

g. TERRESTRIAL FLORA AND FAUNA

The project site is located in a area characterized by lowland kiawe forest. There are no known unique or sensitive plants or animals at or near the project site.

h. COMMUNITY PLAN AND ZONING

The proposed project site is designated as Project District in the Lana'i Community Plan and zoned as Lana'i Project District 1 (Manele). The Lana'i Project District 1 (Manele) encompasses 868 ± acres with the following land use categories approved by the County of Maui.

| | |
|--------------|--------------|
| Hotel | 50.00 acres |
| Golf Course | 172.00 acres |
| Residential | 379.00 acres |
| Multi-Family | 30.00 acres |
| Commercial | 5.25 acres |
| Park | 66.33 acres |
| Open Space | 133.42 acres |
| Roads | 32.00 acres |

The site of the canoe hale is a small part of the 66.33 acre Hulopoe Beach Park. The project is considered an ocean-related, recreational use and is consistent with the Community Plan's "Park" designation and Project District Zoning.

i. INFRASTRUCTURE

Provision of infrastructure services, including water, sewer, and roads have been provided to Hulopoe Beach Park by the Lana'i Company. Canoe club members will utilize existing facilities at the beach park.

6. SHORELINE SETBACK AREA RULES AND REGULATIONS

The Shoreline Setback Rules and Regulations for the Lana'i Planning Commission became effective on January 1, 1996. In order to complete the construction of the canoe hale the applicant is seeking a variance from the Shoreline Setback Rules relating to structures within the shoreline area.

Section 12-403-19(a) provides that a variance may be granted if the Planning Commission finds that the proposed structure is necessary for or ancillary to "boating, maritime, or water sports recreational facilities." Thus, approval of a variance is warranted provided that the project does not negatively impact coastal resources.

Based on the information contained within this report, the canoe hale will not restrict lateral access to and along the shoreline, will not cause adverse impacts on beach processes, will not have an adverse impact on public views to, from and along the shoreline, will not cause an impact on public property due to failing structures and loose rocks and rubble and will not have an adverse impact on the shoreline area. Accordingly, the Lana'i Planning Commission may consider approving the subject request.

7. SPECIAL MANAGEMENT AREA RULES AND REGULATIONS

The project site is also located within the Special Management Area (SMA) and is considered a "development" pursuant to the Rules of the Lana'i planning Commission. SMA (Minor) permits are utilized for projects when construction costs are estimated to be below \$125,000 and when no significant impact to unique or special resources are anticipated. As documented in this Environmental Assessment, the project will not result in significant impacts to the environment, and the estimated value of the improvements is approximately \$35,000. As such issuance of an SMA (Minor) permit is warranted.

8. SIGNIFICANCE CRITERIA

A finding of no significant impact (FONSI) is expected and therefore an environmental impact statement will not be required for the proposed project. This determination is made in accordance with the following analysis utilizing the significance criteria as outlined in section 11-200-12 of the State Department of Health's Environmental Impact Statement Rules.

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

As noted, the site will not impact cultural resources or have any negative impact on natural resources.

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

The project will allow of increased recreation use of the ocean in a natural and clean manner. As such, the project is considered to increase the range of beneficial uses of the environment.

3. *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;*

The proposed project is consistent with Chapter 344 and the National Environmental Policy Act.

4. *Substantially affects the economic or social welfare of the community or state;*

The project is minor in scope and will not impact the economy. It will provide the residents of Lana'i with a meaningful and rewarding recreational outlet that can be experienced by all age groups, as such, it is viewed as having positive social impacts for the community of Lana'i.

5. *Substantially affects public health;*

The project will not have an adverse impact on public health, it is hoped that it could lead to improved health for canoe paddling enthusiasts.

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

The project will not result in a significant impact on public facilities. The existing park and support infrastructure is maintained by the Lana`i Company. Infrastructure support facilities are adequate to service the park and the anticipated users of the proposed project. It is hoped that completion of the structure will lead to increased usage of the park by residents of Lana`i as part of a canoe paddling activities.

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

The construction project itself will be minor in scope and duration and will not involve significant degradation of environmental quality. Most of the construction work will be done by hand and there will be minimal or no use of heavy equipment. Over the long term the facility will be used in conjunction with canoe paddling activities, which is considered a clean, environmentally friendly activity.

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

Completion of the facility will not lead to a commitment of larger actions. As noted earlier in this report, the applicant does acknowledge the remote risk that locating a structure in close proximity to the shoreline does create. In the unlikely event that

shoreline retreat does pose a threat to the structure, the applicant acknowledges that current State and County policies would not allow the construction of shoreline protection structures such as seawalls or revetments. Furthermore, in the unlikely event that the structure is undermined by wave action, or interferes with beach processes, the applicant is prepared to take appropriate mitigation measures to ensure that the structure does not present a health and safety hazard. In this regard the applicant also acknowledges that one of the potential mitigation options would include removal or relocation of the structure.

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

The project site does not directly affect any rare threatened or endangered species or its habitat. Furthermore, as discussed earlier in this report, activities associated with the structure will have no significant effect on adjacent marine resources.

10. *Detrimentially affects air or water quality or ambient noise levels;*

As noted in this report, the proposal will involve no adverse impacts to air or water quality or ambient noise levels.

11. *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;*

The project site is located inland of the sandy beach in this area and is not expected to adversely impact beach processes. There are no flood or tsunami hazard maps prepared for the island of Lana'i. It is worth noting that the highest predicted tsunami inundation level on the Maui's south facing shores is 11 feet above mean sea level at

La Perouse Bay. As noted earlier, the proposed project site is situated at an elevation of approximately 11 feet above mean sea level.

12. *Substantially affects scenic vistas and viewplanes identified in county or state plans or studies; or,*

The project, when completed, is anticipated to have a positive effect on the aesthetics at the beach since it will be an interpretation of traditional Hawaiian building techniques. The natural materials of the structure will blend in with existing vegetation and will not exceed the height of existing trees in the area. There are no views to the shoreline from public right of ways in the project vicinity. Direct views from the beach parking lot to the ocean will be minimally affected since the project is not in the direct line of site to the ocean. Views along the public shoreline will be minimally affected since the project is situated mauka of the certified shoreline and generally follows along the edge of existing vegetation. Again the structure will blend in with existing vegetation and trees.

- 13 *Requires substantially energy consumption.*

The project will involve no impacts to energy consumption.

8. IDENTIFICATION OF AGENCIES, CITIZEN GROUPS AND INDIVIDUALS CONSULTED

a. State of Hawaii

1. Department of Land and Natural Resources
 - a. Land Management Division-Maui
 - b. State Historic Preservation Office

b. County of Maui

1. Department of Public Works and Waste Management Land Use and Codes Administration
2. Department of Planning
3. Department of Parks and Recreation
4. Cultural Resources Commission

c. Federal

1. Department of Army Corps of Engineers

d. Citizens Groups

1. Lana'i Archaeological Committee
2. Hulopo'e Beach Park Council
3. Lana'i Community Association
4. Lanaians for Sensible Growth
5. Lanaians for Economic Growth and Stability

e. Private

1. Lana'i Company Inc.

f. Office of Hawaiian Affairs

IV. FINDINGS AND CONCLUSIONS

Approval of the subject request will allow the Hui Wa`a O Lana'i Canoe Club to build a canoe hale as a storage structure for their canoes and canoe equipment, to conduct classes in the numerous aspects of Hawaiian culture, as well as to provide an interpretation of archaeological sites found in the immediate vicinity.

The proposed improvement will not have any significant impact upon surrounding areas, significant archaeological or historical sites, employment opportunities, nor will it have a significant impact upon local population. Public service needs such as police, medical facilities and schools will not be significantly impacted by the amendment. Impact upon roadways, water, wastewater, drainage, and other infrastructure systems are not considered significant.

Considering the foregoing findings, it is concluded that the proposed action will not result in any significant impacts.

V. REFERENCES

Belt Collins and Associates, 1991. Manele Golf Course and Golf Residential Project, Lanai, Hawaii; Final Environmental Impact Statement.

Kaschko, Michael W. and Athens, J. Stephen, 1987. Archaeological Inventory Survey of the Hulopoe Bay and Manele Bay Areas, Island of Lana'i, Hawaii.

Kaschko, Michael W., 1991. Archaeological Test Excavations and Site Mapping for the Hulopoe Beach Park Development Area, Island of Lanai, Hawaii.

Athens, J. Stephen, 1991. Archaeological Investigations at The Canoe Shed Complex of Hulopoe Bay, Lanai, Site 85-40-98-85.

Tuggle-Tomonari-Tuggle & Iarii, 1991. Cultural Interpretive Plan for Hulopoe-Manele Lanai, Overview.

Bucy, D&M & Associates, 1989. Interpretive Master Plan for the Island of Lanai, Hawaii.

Makai Ocean Engineering, Inc. and Sea Engineering, Inc., June 1991. AERIAL PHOTOGRAPH ANALYSIS OF COASTAL EROSION ON THE ISLANDS OF KAUAI, MOLOKAI, LANAI, MAUI AND HAWAII.

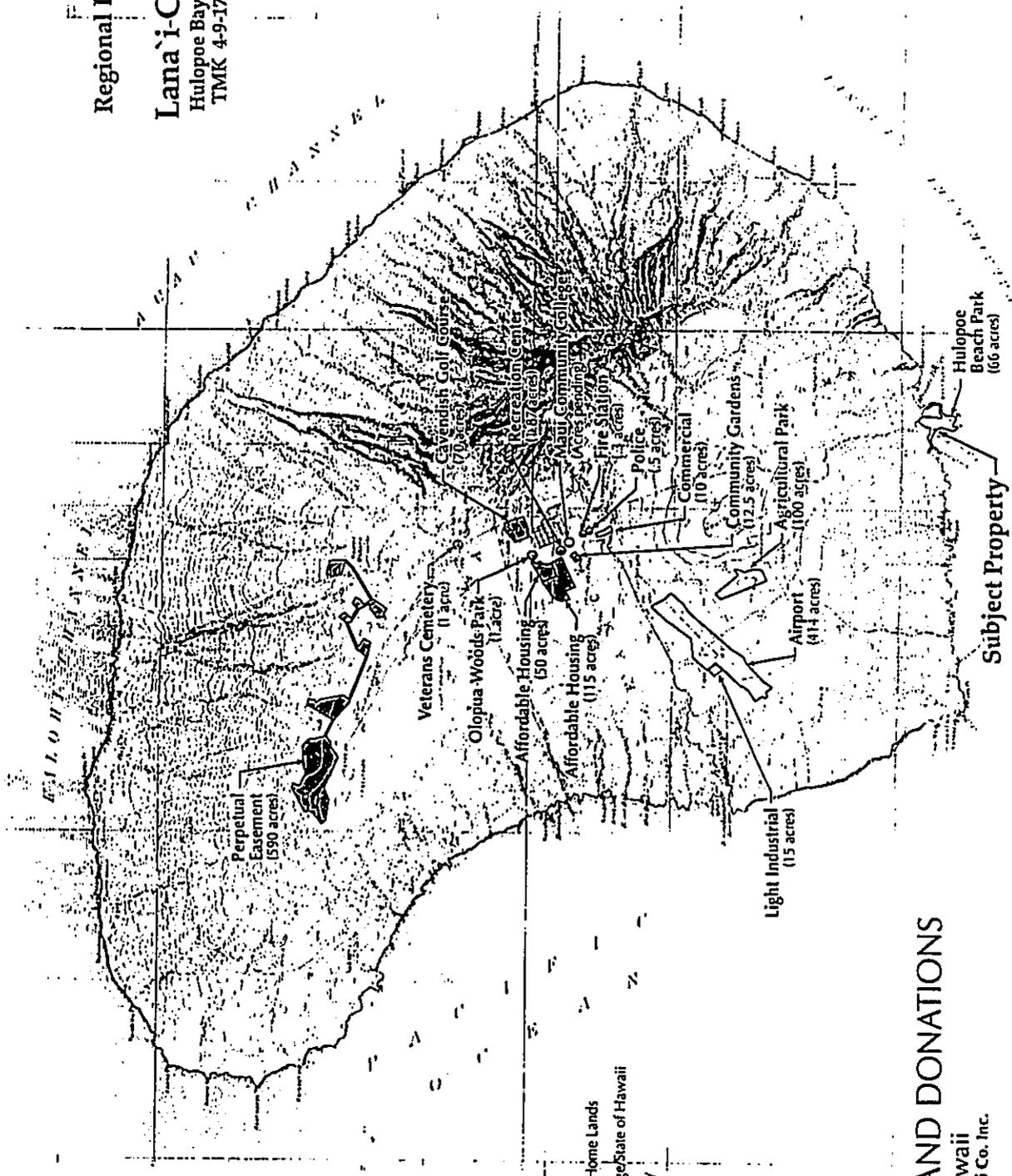
Land Study Bureau, University of Hawaii, Bulletin No. 8, May 1967. Detailed Land Classification - Island of Lanai.

US Department of Agriculture, Soil Conservation Service, In Cooperation with the University of Hawaii Agricultural Experiment Station, 1972. Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii.

Community Plan Update: Proposed Lanai Community Plan; County of Maui, Maui Planning Department, June 1994.

Regional Location Map

Lana`i-Canoe Hale
 Hulopoe Bay, Lana`i, Hawaii
 TMK 4-9-17: Portion of 002



- Land Donation Recipients**
- County of Maui
 - Dept. of Hawaiian Home Lands
 - Maui Comm. College/State of Hawaii
 - Nature Conservancy
 - Public Use
 - State of Hawaii

LANAI CO. LAND DONATIONS
 Island of Lana'i, Hawaii
 Bell Collins Hawaii for Lanai Co. Inc.
 August 1997

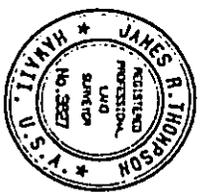
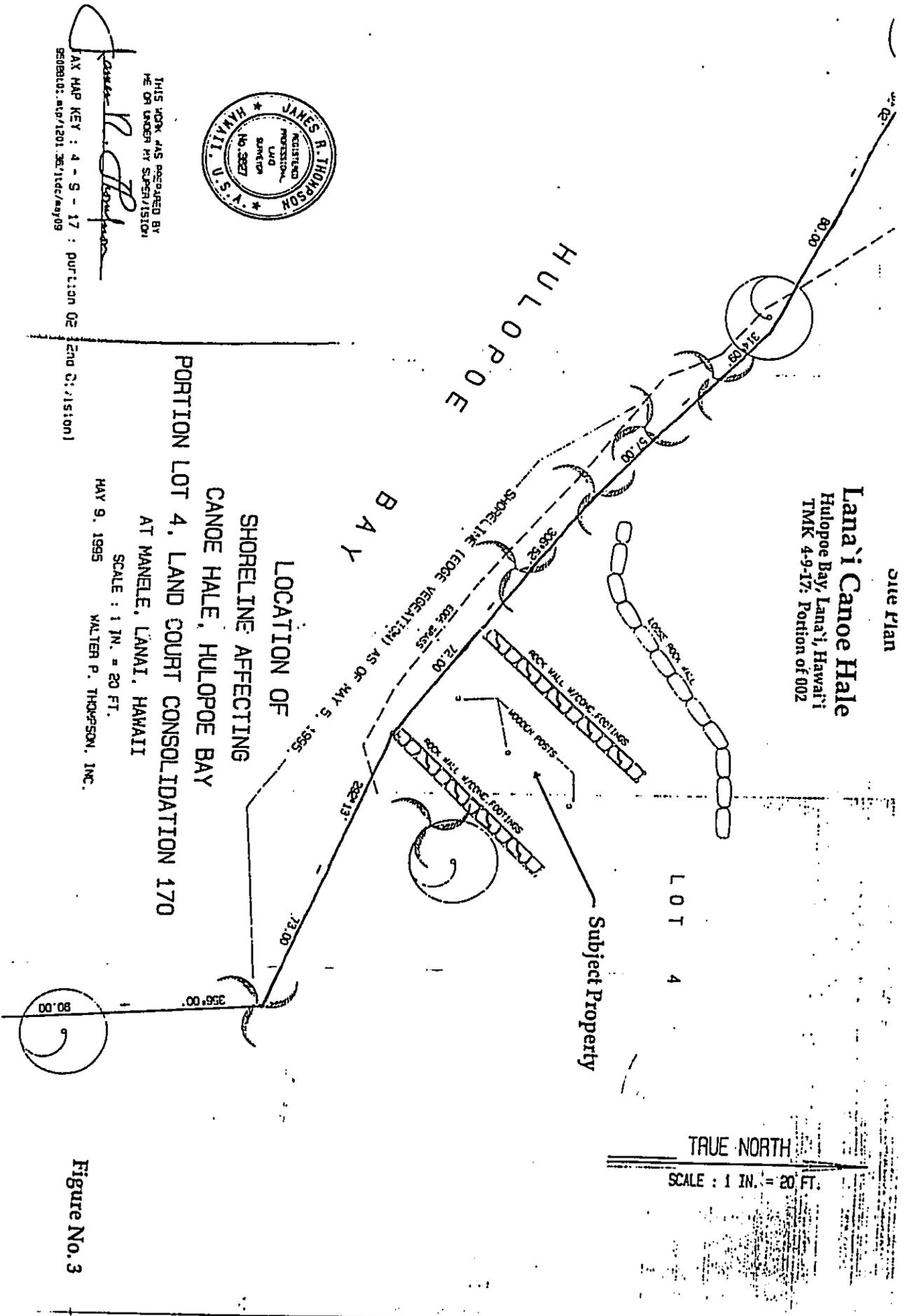


Figure No. 1

Site Plan

Lana'i Canoe Hale

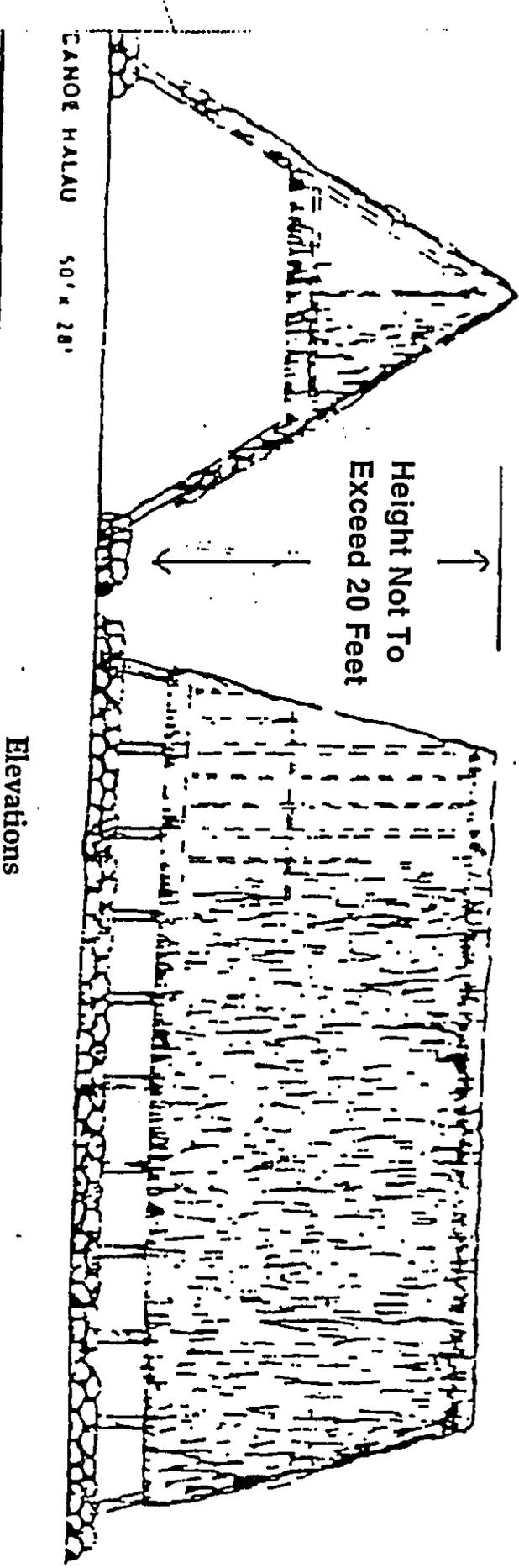
Hulopoe Bay, Lana'i, Hawaii
TMK 4-9-17: Portion of 002



THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION
James B. Thompson
LAW MAP KEY : 4 - 9 - 17 : portion 02
56088103.msp/1201.36/11dc/maj09

LOCATION OF
SHORELINE AFFECTING
CANOE HALE, HULPOE BAY
PORTION LOT 4, LAND COURT CONSOLIDATION 170
AT MANELE, LANAI, HAWAII
SCALE : 1 IN. = 20 FT.
MAY 9, 1995
WALTER P. THOMPSON, INC.

Figure No. 3

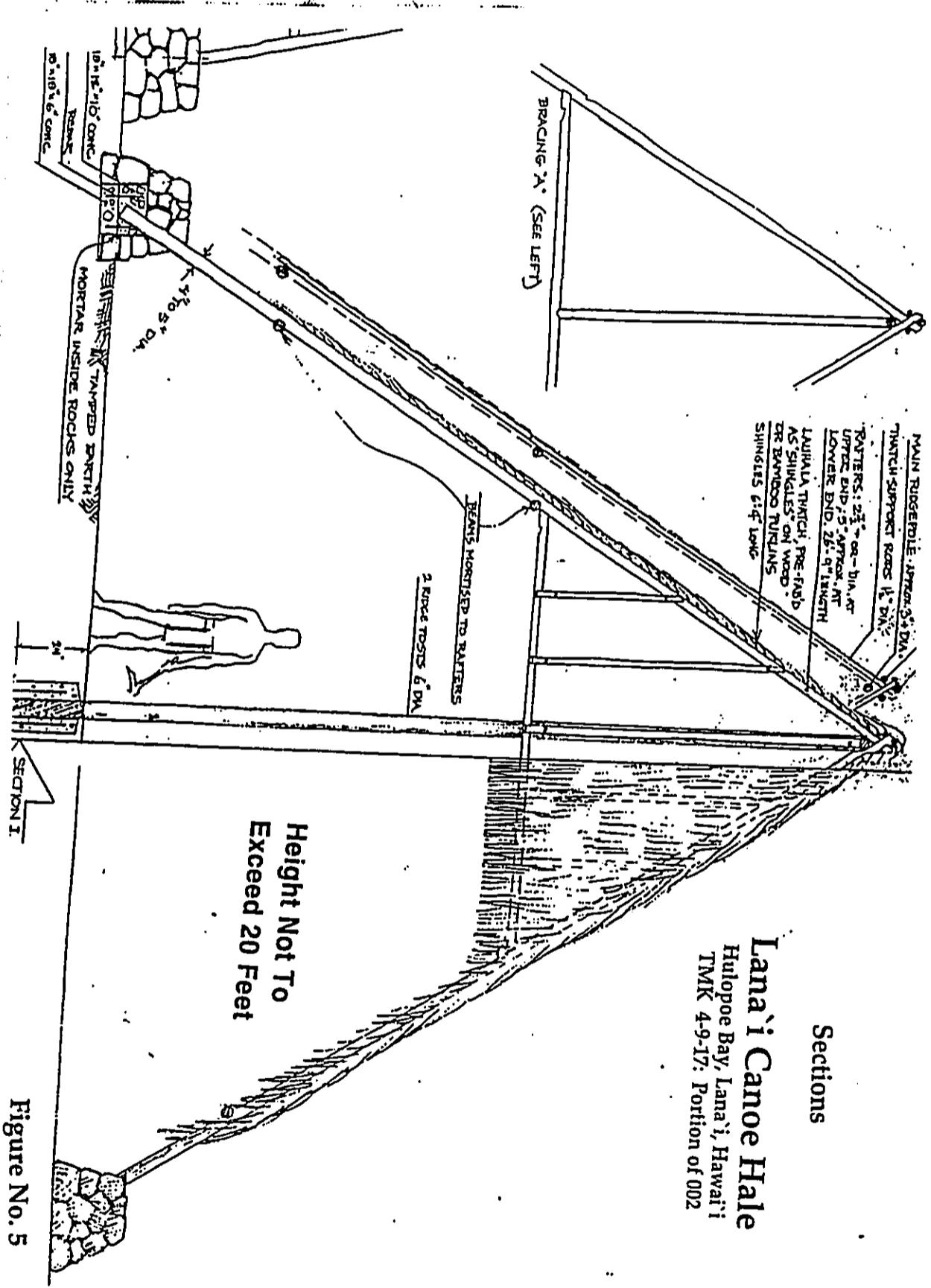


↑
Height Not To
Exceed 20 Feet
↓

Elevations

Lana'i Canoe Hale
Hulopoe Bay, Lana'i, Hawaii
TMK 4-9-17: Portion of 002

Figure No. 4

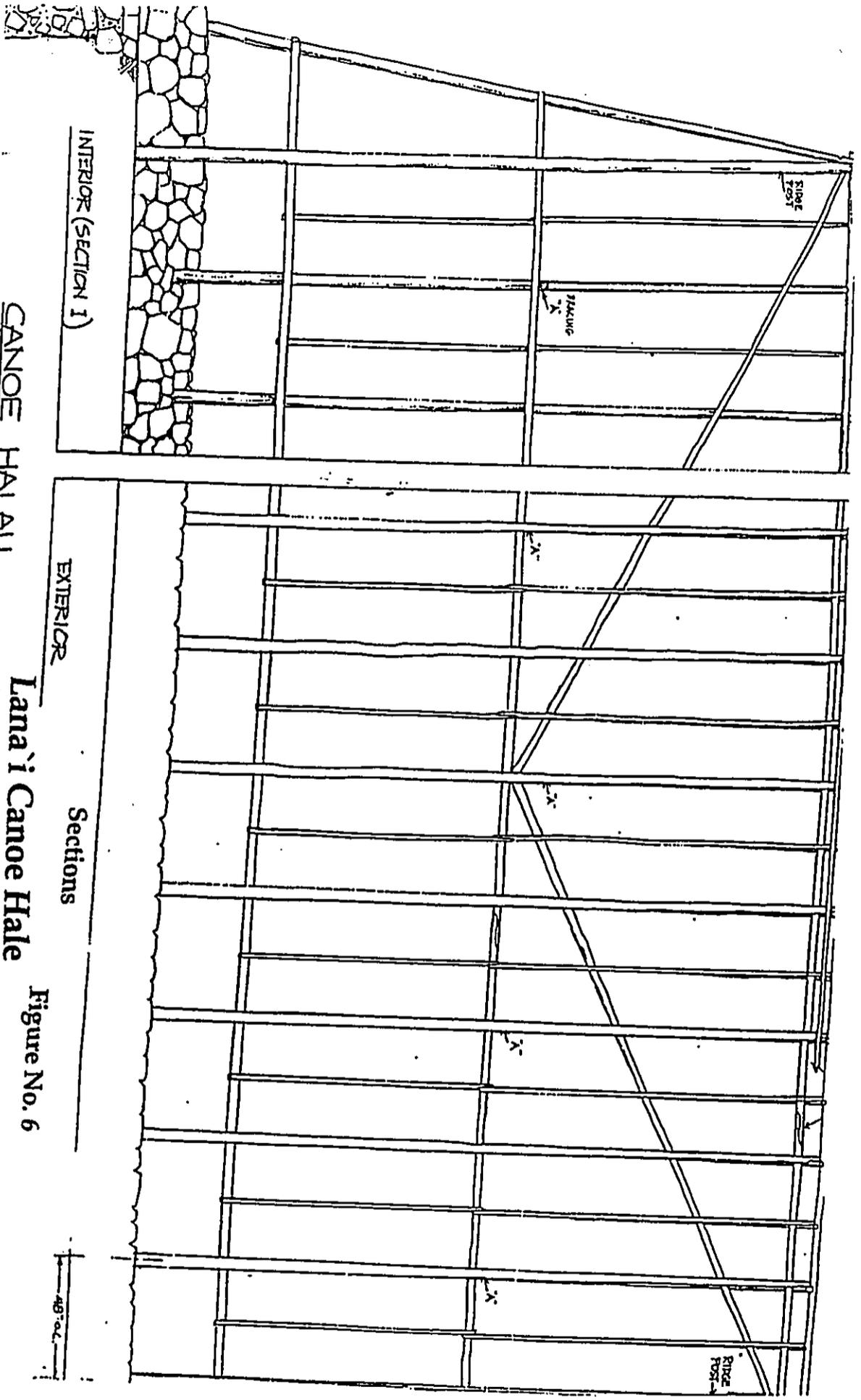


Sections

Lana'i Canoe Hale
 Hulopoe Bay, Lana'i, Hawai'i
 TMK 4-9-17: Portion of 002

Height Not To
 Exceed 20 Feet

Figure No. 5



INTERIOR (SECTION 1)

EXTERIOR

Sections

CANOE HALAU

Lana'i Canoe Hale
Huloune Bay, Lana'i, Hawaii

Figure No. 6

48" = 1'

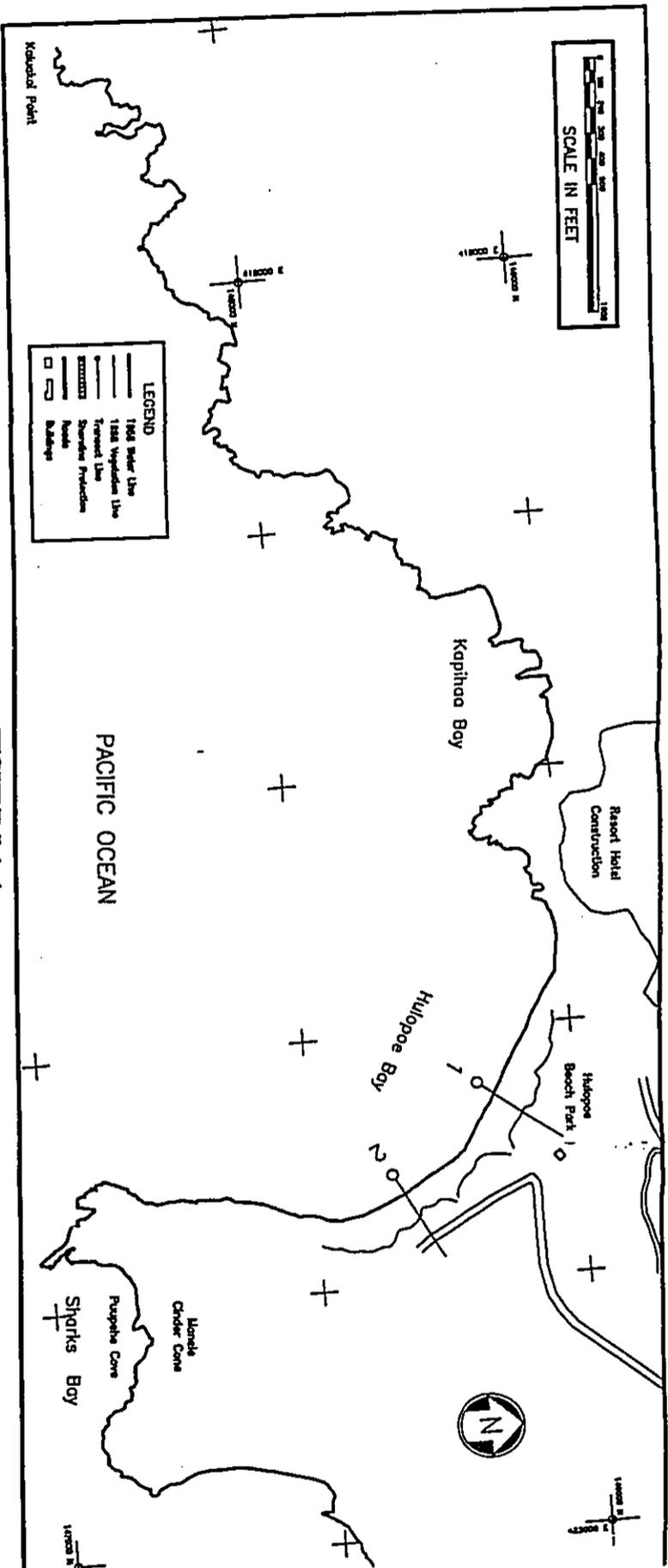


FIGURE IA-1

source: "AERIAL PHOTOGRAPH ANALYSIS OF COASTAL EROSION ON THE ISLANDS OF KAUAI, MOLOKAI, LANAI, MAUI AND HAWAII", Makai Ocean Engineering, Inc. and Sea Engineering, Inc., June 1991

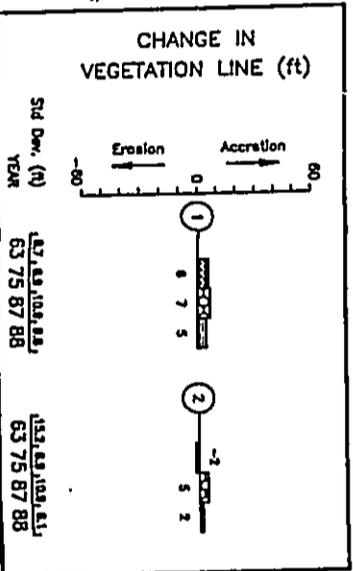


Figure 7

GRAPH IA-1 Region Number vs Change in Vegetation Line

PHOTOS USED
 March 1943
 June 1947
 July 1975
 October 1983



**Site Photographs
Existing Conditions**

Lana`i Canoe Hale
Hulopoe Bay, Lana`i, Hawaii`i
TMK 4-9-17: Portion of 002

4887
BENJAMIN J. CAYETANO
GOVERNOR



RAYMOND H. SATO
COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
SURVEY DIVISION
P. O. BOX 119
HONOLULU, HAWAII 96810

'98 JUN 29 12:54

FILE NO. _____

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

June 26, 1998

MEMORANDUM

TO: Mr. David W. Blane, Planning Director
Maui County Planning Department

ATTN.: Mr. Daren Suzuki, Staff Planner

FROM: Randall M. Hashimoto, State Land Surveyor

SUBJECT: I.D. No.: SSV 980001
TMK: 4-9-17:Por. 2
Project Name: Lanai Canoe Hale
Applicant: Saul Kahihikolo

REMARKS:

The subject proposal has been reviewed and confirmed that no Government Survey Triangulation Stations and Benchmarks are affected. Survey has no objections to the proposed project.

Randall M. Hashimoto
RANDALL M. HASHIMOTO
State Land Surveyor

4813

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



LAWRENCE MIIKE
DIRECTOR OF HEALTH

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

'98 JUN 25 10:08

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

June 25, 1998

Ms. Lisa M. Nuyen
Director
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Ms. Nuyen:

Subject: Lanai Canoe Hale
TMK: (2) 4-9-17: por. 2
SSV 980001

Thank you for the opportunity to comment on the Shoreline Setback Variance application. We have no comments to offer at this time.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "H. Matsubayashi".

HERBERT S. MATSUBAYASHI
District Environmental Health Program Chief

c: Art Bauckham
Cathleen Shimizu-Sakamoto



**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

OFFICE OF PLANNING

235 South Beretania Street, 6th Flr., Honolulu, Hawaii 96819
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

BENJAMIN J. CAYETANO
GOVERNOR
SEIJI F. NAY
DIRECTOR
BRADLEY J. MOSSMAN
DEPUTY DIRECTOR
RICK EGGED
DIRECTOR, OFFICE OF PLANNING

Tel.: (808) 587-2841
Fax: (808) 587-2821

Ref. No. P-7547

July 7, 1998

Ms. Lisa Nuyen
Planning Director
Department of Planning
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

Dear Ms. Nuyen:

Subject: Shoreline Setback Variance and Special Management Area Minor
Permit for the Lana'i Canoe Hale - TMK 4-5-17: por. of 2

The proposed canoe hale site is in the Manele-Hulopoe Marine Life Conservation Area, administered by the Department of Land and Natural Resources' Division of Aquatic Resources. We suggest that they should also be consulted.

If you have any questions, please contact Christina Meller of our Coastal Zone Management Program at 587-2845.

Sincerely,

Mary Lou Kobayashi for

Rick Egged
Director
Office of Planning

5/71

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



LAWRENCE MIKE
DIRECTOR OF HEALTH

STATE OF HAWAII JUL 10 12:55
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:

July 8, 1998

DEPT OF PLANNING
COUNTY OF MAUI
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98-129/epo

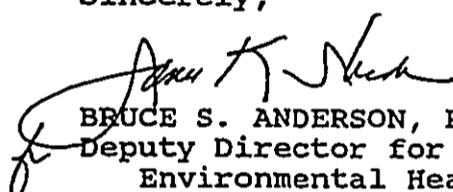
Ms. Lisa M. Nuyen
Acting Director
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Ms. Nuyen:

Subject: Shoreline Setback Variance Application (980001)
Lanai Canoe Hale
Hulupoe Bay
Manele, Lanai
TMK: 4-9-17: por. of 2

Thank you for allowing us to review and comment on the subject application. We do not have any comments to offer at this time.

Sincerely,


BRUCE S. ANDERSON, Ph.D.
Deputy Director for
Environmental Health

c: MDHO



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

REPLY TO
ATTENTION OF

July 8, 1998
'98 JUL -8 P1:50

Civil Works Branch

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Mr. Daren Suzuki, Staff Planner
County of Maui
Planning Department
250 South High Street
Wailuku, Maui 96793

Dear Mr. Suzuki:

Thank you for the opportunity to review and comment on the Special Management Area Application and Environmental Assessment for the Lanai Canoe Hale, Lanai (TMK 4-9-17: por. 2). The following comments are provided in accordance with Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

a. Due to the lack of more detailed information, a specific determination for DA permit requirements could not be made at this time. Generally, any work performed below the high tide line may require a DA permit. The applicant should provide plan and section drawings showing the relationship of the proposed project to the high tide line. Please contact Mr. Peter Galloway of our Regulatory Section for further information and refer to file number 980000242. Mr. Galloway may be reached at 438-9258 (extension 15).

b. Flood insurance studies have not been made for the island of Lanai; therefore, a flood hazard evaluation could not be made at this time.

Sincerely,

Paul Mizue, P.E.
Chief, Civil Works Branch



CHRIS
HART
& PARTNERS

September 3, 1998

Paul Mizue, P.E., Chief
Civil Works Branch
Department of the Army
Fort Schafter, Hawaii 96858-5440

Subject: Response to Comments regarding the Draft Environmental Assessment for the proposed Lana'i Canoe Halau, Hulopo'e Bay, Lana'i TMK 4-9-17: 2
File number 980000242. Attn: Peter Galloway

Dear Mr. Mizue:

This letter responds to your letter dated July 8, 1998, which provided comments on the above referenced proposal.

The project has been located mauka of the certified shoreline. The applicant is currently re-certifying the shoreline survey for the subject project area, however it has not change since the prior survey of May 5, 1995, a copy of which was included in the application.. The elevation of the project site is at approximately 11 ft. above mean sea level. The project site has not been affected by the by the upper reach of the wash of the waves at any time of during the previous year. Based on these factors we are confident that the project is not below the high tide line and as such the project will not require a DA permit.

We are transmitting herewith portions of a topographic map of the area and photographs of the project site which we hope will provide you with enough information to make a determination on this project. Please respond in writing to Mr. Daren Suzuki at the Maui Planning Department.

If there are any further questions, please do not hesitate to contact myself or Mr. Saul Kahihikolo, Jr. at 565-3982.

Yours truly,


Kory Frampton
Project Planner for
Hui Wa'a o Lanai

cc: Daren Suzuki, Planning
Saul Kahihikolo, Jr.

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



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

REPLY TO
ATTENTION OF

September 21, 1998

Operations Branch

Mr. Rory Frampton
Chris Hart & Partners
1955 Main Street, Suite 200
Wailuku, Hawaii 96793

RECEIVED
SEP 24 1998

CHRIS HART & PARTNERS
Landscape Architecture & Planning

Dear Mr. Frampton:

This responds to your letter of September 3, 1998, which transmits information concerning the proposed Lana'i Canoe Halau, Hulopo'e Bay,

Based on your clarification of the specific location of the proposed work, it has been determined that the project will not impact waters of the U.S., including waters of the U.S. Army. Therefore, the project will not require a Department of the Army permit.

If you have questions concerning this determination, please contact Galloway of my staff at 438-9258, extension 15, and refer to File No. 980

Sincerely,

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

Copy Furnished:

Mr. Daren Suzuki
Planning Department
County of Maui
200 S. High Street
Wailuku, Hawaii 96793

5177

LINDA CROCKETT LINGLE
MAYOR



COUNTY OF MAUI
DEPARTMENT OF FIRE CONTROL
200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 243-7561

RONALD P. DAVIS
CHIEF

HENRY A. LINDO, SR.
DEPUTY CHIEF

'98 JUL 10 A10:42

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

July 10, 1998

Mr. Daren Suzuki, Staff Planner
County of Maui, Department of Planning
250 South High Street
Wailuku, HI 96793

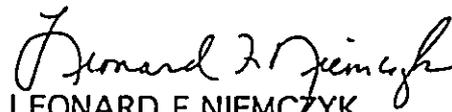
RE: Lanai Canoe Hale; TMK: 4-9-17:por. 2; SSV 980001

Dear Mr. Suzuki,

The Department of Fire Control has no objection to granting the shoreline setback variance and special management area minor permit.

If you have any questions, you may contact me at extension 7566.

Sincerely,


LEONARD F NIEMCZYK
Captain, FPB



University of Hawai'i at Mānoa

Environmental Center
A Unit of Water Resources Research Center
Crawford 317 • 2550 Campus Road • Honolulu, Hawaii 96822
Telephone: (808) 956-7861 • Facsimile: (808) 956-3960

July 14, 1998
EA:00178

Saul Kahihikolo, Jr.
President
Hui Wa'a O Lāna'i

Dear Mr. Kahihikolo:

Draft Environmental Assessment
Hulopo'e Bay Canoe Hale,
Mānele, Lāna'i

The applicant proposes to construct a canoe *hālau* (*hālau wa'a*) of 'ōhi'a and laubala on a foundation of beach rock and concrete which is partially present. The *hālau* will be used as a storage structure for canoes and equipment, to conduct Hawaiian culture classes and to provide an interpretive site of early Hawaiian coastal settlements. A Shoreline Setback Variance is required.

We reviewed this draft Environmental Assessment (EA) with the assistance of David Smith, Ocean Engineering; and Victoria Cullins of the Environmental Center.

General Comments

Our reviewers contend that the term "canoe *hālau*" should replace "canoe *hale*." A *hālau*, by definition, is a long house, as used for the storage of canoes or for hula instruction (Pukui and Elbert, 1986. The Hawaiian Dictionary). In some places in the document, as in Figures 4 and 6, the term canoe *hālau* is used.

Our reviewers note that the document could not be adequately reviewed as vital information is not provided. There appears to be a potential for large south swells, or other storm events, to wash over the project area. To assess this potential hazard the following

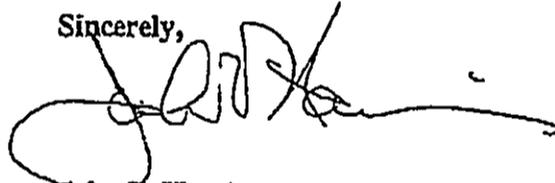
An Equal Opportunity/Affirmative Action Institution

Mr. Kahihikolo
July 14, 1998
Page 2

information is necessary: elevation of the project area; a beach profile; a description of nearshore topography; a description of coastal oceanography; wave climate and statements (perhaps from *kupuna* or other witnesses) of how the area is affected by large south swell conditions, along with historical aerial photographs of the area, if available. A description of the vegetation is also needed, as some coastal native plants such as *'aki 'aki*, *pōhuehue*, and *'ākulikalī* are salt-tolerant, have dense root systems and are effective windbreaks and erosional buffers.

Provision of this additional information will provide our reviewers with the opportunity to adequately review the EA and to make recommendations for prevention of damages from natural hazards.

Sincerely,



John T. Harrison
Environmental Coordinator

cc: OEQC
Roger Fujioka
Lāna'i Planning Commission
David Smith
Victoria Cullins



CHRIS
HART
& PARTNERS

September 3, 1998

John T. Harrison, Environmental Coordinator
UH Environmental Center
Crawford 317
2550 Campus Road
Honolulu, Hawaii 96822

Subject: Response to Comments regarding the Draft *Environmental Assessment* for the proposed Lana`i Canoe Halau, Hulopo`e Bay, Lana`i TMK 4-9-17: 2

Dear Mr. Harrison: *John*

This letter responds to your memorandum dated July 14, 1998, which provided comments on the above referenced proposal.

We have included additional information in the Final Environmental related to topography and the history of shoreline processes in the area. Most of the information comes from a report prepared by Makai Ocean Engineering and Sea Engineering entitled "AERIAL PHOTOGRAPH ANALYSIS OF COASTAL EROSION ON THE ISLANDS OF KAUAI, MOLOKAI, LANAI, MAUI AND HAWAII". In summary the report describes the beach as being relatively stable over time. We have confirmed this with a letter from Mr. Solomon Kaopuiki, who has been a frequent user of the beach since 1937. The actual project site, which is situated at approximately 11 feet above mean sea level, was selected based on long term Lana`i residents' observations of the beach area over time. Based on available information, the site has not been subject to wave action in the past.

Nevertheless, the applicant acknowledges the remote risk that locating a structure in close proximity to the shoreline does create. In the unlikely event that shoreline retreat does pose a threat to the structure, the applicant acknowledges that current State and County policies would prevent them from constructing shoreline protection structures such as seawalls or revetments. Furthermore, in the event that the structure is undermined by wave action, or interferes with beach processes, the applicant is prepared to take appropriate mitigation measures to ensure that the structure does not present a health and safety hazard. In this regard, the applicant also acknowledges that one of the potential mitigation options would include removal or relocation of the structure.

If there are any further questions, please do not hesitate to contact myself or Mr. Saul Kahihikolo, Jr. at 565-3982.

Yours truly,

Roy Frampton
Roy Frampton
Project Planner for
Hui Wa`a o Lanai

cc: Daren Suzuki, Planning
Saul Kahihikolo, Jr.



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809
July 14, 1997

'98 JUL 15 P12:18
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

LD-NAV
Ref.: SSV98001.RCM

Honorable Lisa M. Nuyen
Planning Director, County of Maui
Planning Department
250 S. High Street
Wailuku, Hawaii 96793

Dear Ms. Nuyen:

SUBJECT: Review : Shoreline Setback Variance and Special
Management Area Minor Permit Application
I. D. No.: SSV 980001
Proposal : Construct a Canoe Hale (28' x 50' in size)
Applicant: Saul Kahihikolo
Location : Hulope Bay, Manele, Lanai, Hawaii
TMKs : 2nd/ 4-9-17: Portion of parcel 02

Thank you for the opportunity to review and comment on the
Shoreline Setback Variance and Special Management Area Minor Permit
Application.

Our Maui District Land Office has informed us that the site
plan portrays the shoreline (edge of vegetation) as of May 5, 1995
to be within the State beach area. Therefore, we recommend that
prior to construction of the Canoe Hale, the applicant obtain a
current survey of their property boundary and shoreline
certification to avoid encroachment onto the State owned area.

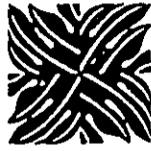
The Department of Land and Natural Resources has no other
comments to offer on the subject matter at this time.

Should you have any questions, please feel free to contact
Nicholas Vaccaro of the Land Division Support Services Branch at
1-808-575-0438.

Very truly yours,

DEAN Y. UCHIDA
Administrator

c: Maui Land Board Member
At Large Land Board Member
Maui District Land Office



CHRIS
HART
& PARTNERS

September 3, 1998

Mr. Dean Uchida, Administrator
Land Division
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Subject: Response to Comments regarding the Draft Environmental Assessment for the proposed Lana`i Canoe Halau, Hulopo`e Bay, Lana`i TMK 4-9-17: 2

Dear Mr. Uchida:

This letter responds to your letter dated July 24, 1998, which provided comments on the above referenced proposal.

Shoreline Certification. Your letter questions whether the canoe hale site is within state owned land. We have discussed this matter with Mr. James Thompson a licensed land surveyor with Water P. Thompson, Inc. Mr. Thompson has confirmed that the project site as depicted in the 1995 shoreline certification map is mauka of the certified shoreline and within the property owned by the Lana`i Company identified as TMK 4-9-17:02. Mr. Thompson is currently applying for re-certification of the shoreline fronting the project area and he has informed us that the location of the shoreline has not changed since 1995. Please reference the enclosed letter from Mr. Mason Young along with a map depicting the certified shoreline as of May 5, 1995.

If there are any further questions, please do not hesitate to contact myself, Mr. Saul Kahihikolo, Jr. at 565-3982 (Lana`i), or Mr. James Thompson at 536-2705 (Oahu).

Yours truly,


Rory Frampton
Project Planner for
Hui Wa`a o Lana`i

cc: Daren Suzuki, Planning
Saul Kahihikolo, Jr.
James Thompson

LANDSCAPE ARCHITECTURE AND PLANNING

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



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

APR 16 1999

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

Ref.:LD-PEM

Mr. James Thompson
Walter P. Thompson, Inc.
P. O. Box 3351
Honolulu, Hawaii 96801

RECEIVED
APR 22 1999

CHIEF OF LAND DIVISION
LAND AND NATURAL RESOURCES

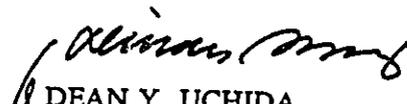
Dear Mr. Thompson:

Subject: Shoreline Certification Request
Applicant: Walter P. Thompson, Inc.
Property Owner: Castle & Cooke, Inc.
Location - Island: Lanai District: Lanai
Tax Map Key: 4-9-17:Por 2
Property Description: Canoe Hale, Por of Lot 4, Ld Ct Consolidation 170,
Manele, Lanai
Land Division No.: LA-004

This is to inform you that the subject shoreline certification request has been certified. Three (3) copies of the certified maps are enclosed herewith.

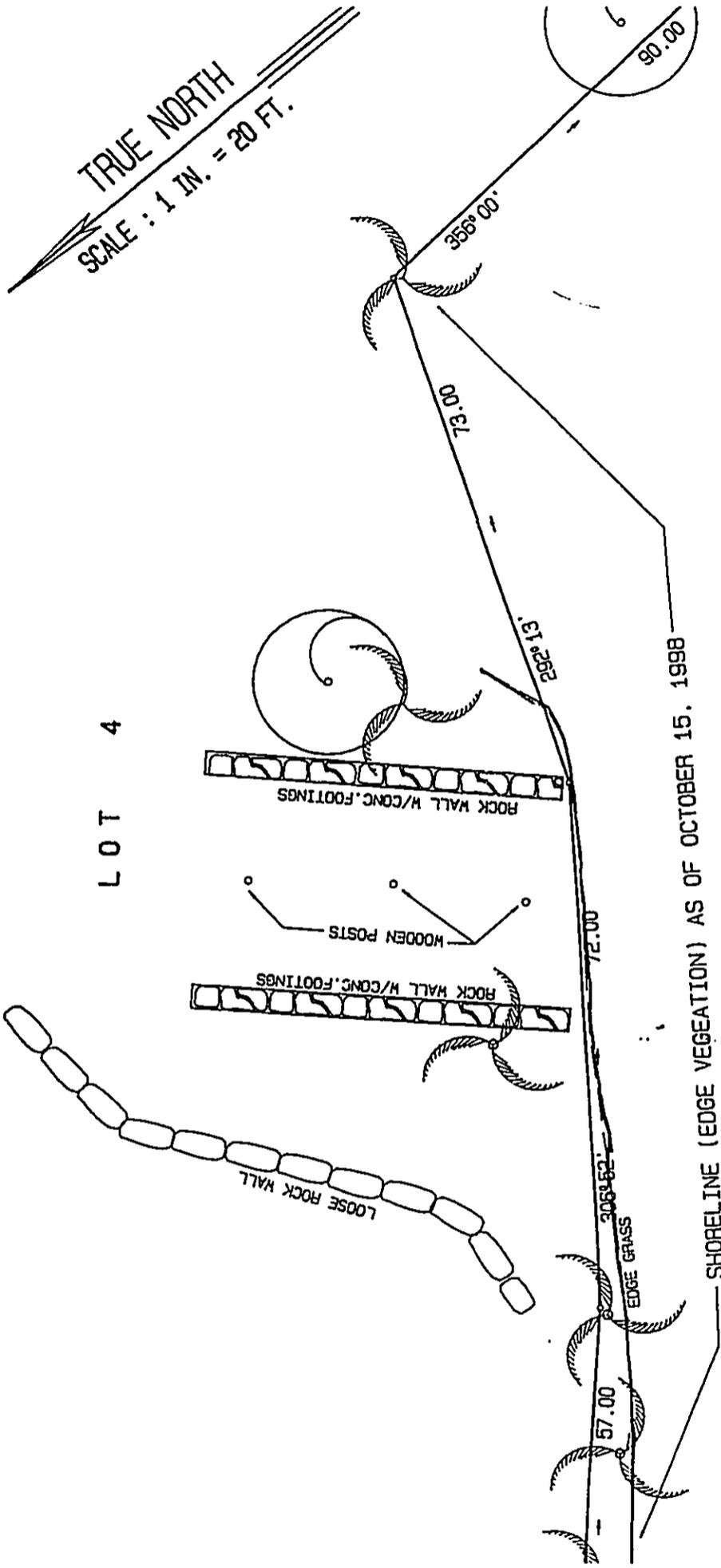
Should you have any questions on this matter, please feel free to contact Patti Miyashiro at 587-0430.

Very truly yours,


DEAN Y. UCHIDA
Administrator

Enclosure

c: Hawaii Land Board Member
Hawaii District Land Branch (w/attach)
Survey Division (w/attach)



HULOPOE BAY

AREA OF CERTIFICATION
CANOE HALE, HULOPOE BAY

portion 02

5524

PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII '98 JUL 21 P1:11
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813
DEPT OF LAND AND NATURAL RESOURCES
COUNTY OF MAUI
RECEIVED

July 17, 1998

Mr. Daren Suzuki
Department of Planning
County of Maui
250 South High Street
Wailuku, HI 96793

Subject: Application for Shoreline Setback Variance and Special Management Area Minor Permit for Lanai Canoe Hale, Hulopoe Beach Park, Island of Lanai

Dear Mr. Suzuki:

Thank you for the opportunity to review the Application for Shoreline Setback Variance and Special Management Area Minor Permit for Lanai Canoe Hale, Hulopoe Beach Park, Island of Lanai. Hui Wa'a O Lana'i, a local Hawaiian organization, intends to build on a privately owned beach park a canoe hale as a storage structure for canoes and canoe equipment. The facility will also be used as an outlet for interpretation and demonstration of all features of the Hawaiian culture.

The Office of Hawaiian Affairs (OHA) has reviewed the application and has no concerns at this time. But OHA believes the proposed facility should not be construed as a mechanism to (i) preclude free access to the shoreline, and/or (ii) prevent Native Hawaiians from engaging in traditional and customary practices.

Letter to Mr. Daren Suzuki
July 17, 1998
Page 2

Please contact Colin Kippen (594-1938), LNR Officer, or Luis Manrique (594-1758), should you have any questions on this matter.

Sincerely yours,



Randall Ogata
Administrator



Colin Kippen
Officer,
Land and Natural
Resources Division

cc: Board of Trustees
CAC, Island of Maui
OEQC



CHRIS
HART
& PARTNERS

September 3, 1998

Randall Ogata, Administrator
Collin Kippen, Officer
Office of Hawaiian Affairs
711 Kapioloani Blvd., Suite 500
Honolulu, Hawaii 96822

Subject: Response to Comments regarding the Draft Environmental Assessment for the proposed Lana`i Canoe Halau, Hulopo`e Bay, Lana`i TMK 4-9-17: 2

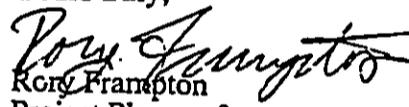
Dear Mr. Ogata and Mr. Kippen:

This letter responds to your memorandum dated July 17, 1998, which provided comments on the above referenced proposal.

This letter is to assure you that the project will not be used as a mechanism to preclude free access to the beach or to prevent Native Hawaiians from engaging in traditional and customary practices. To the contrary, we feel it will encourage more use of the beach by the public, and in particular, will provide an opportunity for Native Hawaiians to participate in Hawaiian canoe paddling.

If there are any further questions, please do not hesitate to contact myself or Mr. Saul Kahihikolo, Jr. at 565-3982.

Yours truly,


Kory Frampton
Project Planner for
Hui Waa o Lanai

cc: Daren Suzuki, Planning
Saul Kahihikolo, Jr.

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAN

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

'98 JUL 27 PM 1:30
RECEIVED
AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES CONSERVATION AND
ENVIRONMENTAL AFFAIRS CONSERVATION AND
RESOURCES ENFORCEMENT CONVEYANCES
FORESTRY AND WILDLIFE HISTORIC PRESERVATION DIVISION
LAND MANAGEMENT STATE PARKS
WATER AND LAND DEVELOPMENT

July 20, 1998

Mr. Daren Suzuki
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

LOG NO: 21777 ✓
DOC NO: 9807BD03

Dear Mr. Suzuki:

SUBJECT: Chapter 6E-42 Historic Preservation Review of a Shoreline Setback Variance and a Special Management Area Minor Permit for the Lana'i Canoe Hale Palawai Ahupua'a, Lahaina District, Island of Lana'i TMK 4-9-17: Portion of 02 (SSV 980001)

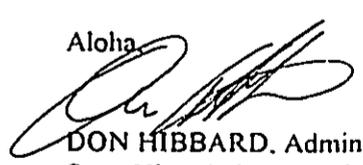
This letter is a Historic Preservation review of a Shoreline Setback Variance and a Special Management Area Minor Permit for the Lana'i Canoe Hale located in Palawai Ahupua'a. Our review is based on reports, maps, and aerial photographs maintained at the State Historic Preservation Division. Staff archaeologist Boyd Dixon conducted a field check of the subject property in October of 1997.

No known historic sites are recorded within the immediate area of the existing canoe hale, although significant sites are located just behind the beach approximately 75 meters to the northwest. We therefore find the Lana'i Canoe Hale project to have "no effect" on known historic sites, with two recommendations: 1) that no future construction materials be removed from *mauka* of the beach area, and 2) that any future construction involving subsurface trenching or excavation be monitored by a qualified archaeologist, with the submittal of a monitoring plan prior to beginning construction.

As an additional contingency, in the event that unrecorded historic remains (i.e. firepits, artifacts, or human skeletal remains) are inadvertently uncovered during any construction on the property, all work should cease in the vicinity and the contractor should immediately contact the State Historic Preservation Division.

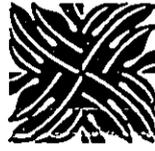
If you have any questions please contact Boyd Dixon at 243-5169.

Aloha


DON HIBBARD, Administrator
State Historic Preservation Division

BD:jen

cc. Lisa Nuyen, Maui County Planning Department (fax: 243-7634)
Ralph Nagamine, Maui County Department of Public Works (fax: 243-7972)



CHRIS
HART
& PARTNERS

September 3, 1998

Mr. Don Hibbard, Administrator
State Historic Preservation Division
Department of Land and Natural Resources
State of Hawaii
P.O. Box 621
Honolulu, Hawaii 96809

Subject: Response to Comments regarding the Draft Environmental Assessment for the proposed Lana'i Canoe Halau, Hulopo'e Bay, Lana'i TMK 4-9-17: 2

Dear Mr. Hibbard:

This letter responds to your letter dated July 20, 1998, which provided comments on the above referenced proposal.

The applicant concurs with your recommendation to not use any construction materials mauka of the beach area due to the potential for these materials to have historic value. No further sub-surface trenching is anticipated for the project and, thus, there will be no need for an archaeological monitoring plan. In the event that unrecorded historic remains are inadvertently uncovered during any construction on the property, all work will cease and the State Historic Preservation Division will be contacted immediately.

If there are any further questions, please do not hesitate to contact myself, Mr. Saul Kahihikolo, Jr. at 565-3982 (Lana'i).

Yours truly,


Rory Prampton
Project Planner for
Hui Wa'a o Lana'i

cc: Daren Suzuki, Planning
Saul Kahihikolo, Jr.

BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

236 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4186

'98 JUL 24 P12:48
DEPT. OF ENVIRONMENTAL QUALITY CONTROL

July 22, 1998

Mr. Saul Kahihikolo, Jr., President
Hui Wa'a o Lana'i
P.O. Box 1341
Lana'i City, Hawai'i 96763

Dear Mr. Kahihikolo:

We submit for your response the following comments on a March 1998, draft environmental assessment (DEA) entitled "Lana'i Canoe Hale, Hulopo'e Bay, Manele, Lana'i, TMK 4-9-17 portion of 2.

1. **PUBLIC VIEWPLANES:** Please provide current photographs of the site as seen from various directions. Analyze any impact this project will have on public views to and from the shoreline.
2. **SHORELINE HARDENING:** Page 5 of the DEA claims the hale is to be built on "relatively stable" ground just above the high wash of the waves. Because the project is so near the shoreline it may have an impact on sand migration and beach processes or be susceptible to coastal hazards such as storm events. This project's impacts on the beach should be completely analyzed in the final environmental assessment (FEA). To assist you in this analysis, please find enclosed the State's draft shoreline hardening policy. Pages 1-5 provide background on shoreline hardening. Pages 6-7 contain ten items which should be included in the final environmental assessment for this project. Please provide the information for the FEA.
3. **SIGNIFICANCE CRITERIA:** Please evaluate the action against the significance criteria listed under section 11-200-12, Hawai'i Administrative Rules (see, enclosed example).
4. **VARIANCE:** If the shoreline setback variance is due to hardship under Chapter 205A, Hawai'i Revised Statutes, please explain what "hardship criteria" you meet to qualify for the variance.

Please submit to the County of Maui Department of Planning, copies of this letter, your response to it and other comment letters/responses for their inclusion in the FEA and notice of determination for this project. If there are any questions, please call Les Segundo of my staff at 586-4185.

Sincerely,

Handwritten signature of Gary Gill in black ink.

GARY GILL
Director

Enclosures

c: Mr. Darren Suzuki, County of Maui, Department of Planning



CHRIS
HART
& PARTNERS

September 3, 1998

Mr. Gary Gill, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, HI 96813

Subject: Response to Comments regarding the Draft Environmental Assessment for the proposed Lana'i Canoe Halau, Hulopo'e Bay, Lana'i TMK 4-9-17: 2

Dear Mr. Gill:

This letter responds to your letter dated July 22, 1998, which provided comments on the above referenced proposal.

1. Public Viewplanes. Photographs of the project area have been included in the Final Environmental Assessment. The project, when completed, is anticipated to have a positive effect on the aesthetics at the beach since it will be an interpretation of traditional Hawaiian building techniques. The natural materials of the structure will blend in with existing vegetation and will not exceed the height of existing trees in the area. There are no views to the shoreline from public right of ways in the project vicinity. Direct views from the beach parking lot to the ocean will be minimally affected since the project is not in the direct line of site to the ocean. Views along the public shoreline will be minimally affected since the project is situated mauka of the certified shoreline and generally follows along the edge of existing vegetation. Again, the structure will blend in with existing vegetation and trees.

2. Shoreline Hardening. Thank you for the information regarding State's draft policy on shoreline hardening. We will include additional information regarding the history of the shoreline and the beach in the Final Environmental Assessment. However, we feel it is important to note that the project itself is not considered shoreline hardening as discussed in the policy document. It is not a revetment, seawall or other similar structure designed to impede natural shoreline processes. Moreover, the two foundation structures are situated perpendicular to the shoreline (not parallel) and are mauka of the shoreline.

Nevertheless, the applicant acknowledges the remote risk that locating a structure in close proximity to the shoreline does create. In the unlikely event that shoreline retreat does pose a threat to the structure, the applicant acknowledges that current State and County policies would prevent them from constructing shoreline protection structures such as seawalls or revetments. Furthermore, in the event that the structure is undermined by wave action, or interferes with beach processes, the applicant is prepared to take appropriate mitigation measures to ensure that the structure does not present a health and safety hazard. In this regard the applicant also acknowledges that one of the potential mitigation options would include removal or relocation of the structure.

3. Significance Criteria. We have included a section evaluating the significance criteria listed in section 11-200-12, Hawai'i Administrative rules.

LANDSCAPE ARCHITECTURE AND PLANNING

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

4. Variance. The proposed structure is a water sport recreational facility and as such there is no requirement for a finding of hardship. (see 205A-46(a)(5), HRS, and 12-403-19 (a) (5), Shoreline Setback Rules for the Lana'i Planning Commission.)

If there are any further questions, please do not hesitate to contact myself or Mr. Saul Kahihikolo, Jr. at 565-3982.

Yours truly,


Rory Frampton
Project Planner for
Hui Wa'a o Lanai

cc: Daren Suzuki, Planning
Saul Kahihikolo, Jr. ..

LINDA CROCKETT LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

AARON SHINMOTO, P.E.
Chief Staff Engineer



'98 JUL 24 A9:57
COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration

EASSIE MILLER, P.E.
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Divisions

DATE: JULY 24, 1998

MEMO TO: LISA M. NIJYEN, PLANNING DIRECTOR

FROM: CHARLES JENCKS, DIRECTOR OF P. W. & W. M.

SUBJECT: SHORELINE SETBACK VARIANCE APPLICATION #SSV 980001
LANAI CANOE HALE, HULOPOE BAY, LANAI, HAWAII
TMK (2) 4-9-017: 002

We reviewed the subject application and have the following comments:

1. The developer should be informed that parking, loading spaces and landscaping is required pursuant to Chapter 19.36 of the Maui County Code.
2. Americans with Disabilities Act requires those places of public accommodation and commercial facilities be accessible to people with disabilities.
3. Construction materials and methods depicted in the subject application may not conform with the building code. We will determine if additional BVA and/or BCA approvals will be needed for this project during our review of the building permit application.

Please call Ralph Nagamine at 243-7379 if you have any questions regarding this memorandum.

RMN:co

P:\PLANNING\PLANNING\LANAI\COMMENTS\SISMA\CANOE.BAY



CHRIS
HART
& PARTNERS

September 3, 1998

Mr. Charles Jencks, Director
Department of Public Works & Waste Management
County of Maui
200 S. High Street
Wailuku, Hawaii 96793

Subject: Response to Comments regarding the Draft Environmental Assessment for the proposed Lana'i Canoe Halau, Hulopo'e Bay, Lana'i TMK 4-9-17: 2

Dear Mr. Jencks:

The following points respond to your letter dated July 24, 1998, which provided comments on the above referenced proposal.

1. Parking. The applicant will comply with Chapter 19.36, Maui County Code, however, it is our understanding that there is sufficient stalls within the existing parking lot to accommodate the needs of the project.

2. American with Disabilities Act. The park and restroom currently have improvements to accommodate persons with disabilities. It is our understanding that since the canoe halau will be used for storage and as an interpretative cultural site it will not require wheelchair accessibility.

3. Building Code. The applicant intends on using traditional Hawaiian building materials, and it is our understanding that the current building code does not allow the use of thatch material for roofing without a sprinkler system. At the time of building permit application we will meet with the Department to determine whether a variance will be needed from the Board of Variances and Appeals.

If there are any further questions, please do not hesitate to contact myself or Mr. Saul Kahihikolo, Jr. at 565-3982.

Yours truly,

Rory Crampton
Project Planner for
Hui Wa'a o Lana'i

cc: Daren Suzuki, Planning
Saul Kahihikolo, Jr.



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Pacific Islands Ecoregion
300 Ala Moana Boulevard, Room 3-122
Box 50088
Honolulu, Hawaii 96850

RUSH
MAUI PLANNING DEPARTMENT
LISA DON CLAYTON
JILL
Dms 7/1
Due Date
By: _____

'98 JUL
RECEIVED
JUL 27 1998

In Reply Refer To: LLLW

Mr. David W. Blane
Planning Director, Planning Division
Department of Planning, County of Maui
250 South High St.
Wailuku, Maui, Hawaii 96793

Re: Lanai Canoe Hale, Hulopoe Bay, Manele, Lanai, Hawaii

Dear Mr. Blane:

The U.S. Fish and Wildlife Service (Service) has reviewed the application for a Shoreline Setback Variance and Special Management Area Minor Permit for the construction of a canoe hale at Hulopoe Bay, Manele, Lanai, Hawaii. The project sponsor is Hui Wa'a O Lanai. The Service offers the following comments for your consideration.

The proposed project involves the construction of a canoe hale that is 50 feet (ft) long and 28 ft wide as part of the Hulopoe area interpretive plan of early Hawaiian coastal settlement. The hale will be made of Ohia tree posts and set in a foundation of concrete and beach rock. Roofing material will be lauhala thatch. A portion of the foundation was constructed in 1994.

The Service believes that no significant adverse impacts to fish and wildlife resources are expected to result from the construction of the canoe hale. We appreciate the opportunity to comment on the proposed project. If you have questions regarding these comments, please contact Fish and Wildlife Biologist Lorena Wada by telephone at 808/541-3441 or by facsimile transmission at 808/541-3470.

Sincerely,

Robert P. Smith
Pacific Islands Manager

cc: Michael Wilson, DLNR, Honolulu
Fern Duvall, DOFAW, Maui

UH Sea Grant Extension Service
Maui Community College
310 Kaahumanu Ave.
Kahului, HI 96732
October 15, 1998

County of Maui
Department of Planning
250 South High Street
Wailuku, HI 96793
Attn: Daren Suzuki, Staff Planner

**Re: Shoreline Setback Variance and Special Management Area Minor Permit
for the Lanai Canoe Hale (TMK: 4-9-17: portion of 02)**

Dear Mr. Suzuki:

I have reviewed the environmental assessment for the construction of the Lanai Canoe Hale. The hale is proposed to be built with a minimal setback from vegetation line. The makai edge of the rock wall foundations are located less than 10 feet from the shoreline as defined as the edge of vegetation on May 5, 1995. Such a minimal setback is not consistent with current guidelines on construction in the shoreline area as specified in the *Beach Management Plan for Maui*.

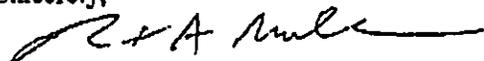
Sandy shorelines are subject to periodic erosion events, and a deeper shoreline setback would allow for shifts in the vegetation line. The siting of the hale so close to the shoreline presents an unnecessary risk of damage to the structure during episodes of high waves and will interfere with beach processes should there be retreat of the vegetation line. If makai portions of the side walls are undermined after an erosion event, this could pose a public safety hazard.

Nevertheless, data on historical shoreline changes at Hulopoe Beach from 1949 to 1988 suggests that the shoreline has been relatively stable, and this reduces the likelihood of erosion creating a hazardous situation at the canoe hale. Furthermore, the relatively light construction design of the hale (post and beam, rather than slab on grade) will facilitate mauka relocation should coastal erosion pose a reoccurring or chronic threat to public safety. The applicant has acknowledged this erosion risk and has committed to take appropriate mitigation measures should the structure become a public safety hazard or interfere with beach processes. If necessary, this commitment should be formally added as a condition in the permit(s).

Also of note is the intended purpose of the proposed structure. The use of the canoe hale as a place to store canoes and canoe equipment and for fostering greater awareness of the Hawaiian culture and archaeological sites meets some of the specific criteria for approval of a variance in the shoreline setback rules.

In summary, although large structures in the shoreline setback area should usually be prohibited, a lightly-constructed canoe hale on a relatively stable beach may be allowed, as long as there is a commitment by the applicant to relocate the structure should it interfere with beach processes. Thank you for the opportunity to review this application.

Sincerely,



Robert A. Mullane
Maui County Regional Coastal Processes Agent



Mr. Robert A. Mullane
Maui County Regional Coastal Processes Agent
UH Sea Grant Extension Service
310 Kaahumanu Ave.
Kahului, HI 96732

Subject: Response to Comments regarding the Draft Environmental Assessment for the proposed Lana'i Canoe Halau, Hulopo'e Bay, Lana'i TMK 4-9-17: 2

Dear Mr. Mullane:

This letter responds to your letter dated October 15, 1998, which provided comments on the above referenced proposal.

The applicant acknowledges the remote risk that locating a structure in close proximity to the shoreline does create. In the unlikely event that shoreline retreat does pose a threat to the structure, the applicant acknowledges that current State and County policies would prevent them from constructing shoreline protection structures such as seawalls or revetments. Furthermore, in the event that the structure is undermined by wave action, or interferes with beach processes, the applicant is prepared to take appropriate mitigation measures to ensure that the structure does not present a health and safety hazard. In this regard the applicant also acknowledges that one of the potential mitigation options would include removal or relocation of the structure.

If there are any further questions, please do not hesitate to contact myself or Mr. Saul Kahihikolo, Jr. at 565-3982.

Yours truly,


Kory Frampton
Project Planner for
Hui Wa'a o Lanai

cc: Daren Suzuki, Planning
Saul Kahihikolo, Jr.