

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



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COUNTY OF MAUI
DEPARTMENT OF PLANNING

January 22, 2016

Scott Glenn, Director
Office of Environmental Quality Control
Department of Health, State of Hawai'i
235 South Beretania Street, Room 702
Honolulu, Hawai'i 96813

Dear Mr. Glenn:

SUBJECT: FINAL ENVIRONMENTAL ASSESSMENT (EA) FOR THE COMMUNITY PLAN AMENDMENT (CPA) AND CHANGE IN ZONING (CIZ) FOR THE LANAI AVENUE RESIDENTIAL HOMES PROJECT, LOCATED AT 605, 615, AND 623 LANAI AVENUE, ISLAND OF LANAI, HAWAII: TMK: (2) 4-9-006:050 (CPA 2015/0005)(CIZ 2015/0006)(EA 2015/0006)

With this letter, the Lāna'i Planning Commission (Commission) hereby transmits the Final Environmental Assessment and Finding of No Significant Impact (FEA-FONSI) for the Lāna'i Avenue Residential Homes Project situated at Tax Map Key No.: (2) 4-9-006:050, in the Lāna'i District on the Island of Lāna'i for publication in the next available edition of *The Environmental Notice*. The Commission, at its regular meeting on January 20, 2016, accepted the FEA for the project and issued a FONSI.

The Commission has included copies of public comments and the corresponding responses from the Applicant that were received during the thirty (30) day public comment period on the Draft Environmental Assessment and Anticipated Finding of No Significant Impact (DEA-AFONSI).

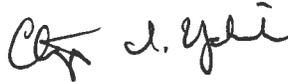
Attached are a completed OEQC Publication Form, two (2) copies of the FEA-FONSI, an Adobe Acrobat PDF file of the same, and an electronic copy of the publication form in MS Word. Simultaneous with this letter, we have submitted the summary of the action in a text file by electronic mail to your office.

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QUALITY CONTROL

Scott Glenn, Director
January 22, 2016
Page 2

If there are any questions, please contact Staff Planner Kurt Wollenhaupt at kurt.wollenhaupt@mauicounty.gov or at (808) 270-1789.

Sincerely,



CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

for

WILLIAM SPENCE
Planning Director

Attachments

xc: Kurt F. Wollenhaupt, Staff Planner (PDF)
Lynn McCrory, Pūlama Lāna'i
Bryan Esmeralda, Munekiyo Hiraga
EA Project File
General File

WRS:CIY:KFW:sn

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July 2015 Revision

**APPLICANT ACTION
SECTION 343-5(e), HRS
PUBLICATION FORM**

FEB 23 2016

Project Name Lānaʻi Avenue Residential Homes
HRS §343-5 Trigger(s): Community Plan Amendment
Island: Lānaʻi
District: Lānaʻi
TMK: (2)4-9-006:050
Permits: Change in Zoning and Community Plan Amendment

Approving Agency:

(Address, Contact Person, Telephone) Lānaʻi Planning Commission
Department of Planning, County of Maui
Contact: Kurt Wollenhaupt, Staff Planner
2200 Main Street, Suite 315
Wailuku, Hawaiʻi 96793
Phone: (808) 270-7735

Applicant:

(Address, Contact Person, Telephone) Lanai Resorts, LLC, a Hawaii Limited Liability Company
doing business as Pūlama Lānaʻi
Contact: Lynn McCrory, Senior VP of Government Affairs
733 Bishop Street, Suite 2000
Honolulu, Hawaiʻi 96813
Phone: (808) 237-2001

Consultant:

(Address, Contact Person, Telephone) Munekiyo Hiraga
Contact: Bryan Esmeralda, AICP
305 High Street, Suite 104
Wailuku, Hawaiʻi 96793
Phone: (808) 244-2015

Status (check one only):

- DEA-AFNSI** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of DEA, a completed OEQC publication form, along with an electronic word processing summary and a PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov; a 30-day comment period ensues upon publication in the periodic bulletin.
- FEA-FONSI** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and a PDF copy (send both summary and PDF to oeqchawaii@doh.hawaii.gov; no comment period ensues upon publication in the periodic bulletin.
- FEA-EISPN** Submit the approving agency notice of determination/transmittal on agency letterhead, a hard copy of the FEA, an OEQC publication form, along with an electronic word processing summary and PDF copy (you may send both summary and PDF to oeqchawaii@doh.hawaii.gov; a 30-day consultation period ensues upon publication in the periodic bulletin.
- Act 172-12 EISPN** Submit the approving agency notice of determination on agency letterhead, an OEQC publication form, and an electronic word processing summary (you may send the summary to oeqchawaii@doh.hawaii.gov. NO environmental assessment is required and a 30-day consultation period upon publication in the periodic bulletin.
- DEIS** The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the DEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the DEIS (you may send both the summary and PDF to oeqc@doh.hawaii.gov); a 45-day comment period ensues upon publication in the periodic bulletin.
- FEIS** The applicant simultaneously transmits to both the OEQC and the approving agency, a hard copy of the FEIS, a completed OEQC publication form, a distribution list, along with an electronic word processing summary and PDF copy of the FEIS (you may send both the summary and PDF to oeqc@doh.hawaii.gov); no comment period ensues upon publication in the periodic bulletin.

___ Section 11-200-23
Determination

The approving agency simultaneously transmits its determination of acceptance or nonacceptance (pursuant to Section 11-200-23, HAR) of the FEIS to both OEQC and the applicant. No comment period ensues upon publication in the periodic bulletin.

___ Statutory hammer
Acceptance

The approving agency simultaneously transmits its notice to both the applicant and the OEQC that it failed to timely make a determination on the acceptance or nonacceptance of the applicant's FEIS under Section 343-5(c), HRS, and that the applicant's FEIS is deemed accepted as a matter of law.

___ Section 11-200-27
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 not required. No EA is required and no comment period ensues upon publication in the periodic bulletin.

___ Withdrawal (explain)

Summary (Provide proposed action and purpose/need in less than 200 words. Please keep the summary brief and on this one page):

Lanai Resorts, LLC, a Hawai'i limited liability company doing business as Pūlama Lāna'i ("Applicant"), proposes to reconstruct three (3) single-family homes on Lāna'i. The homes are proposed to replace three (3) homes that were located at 605, 615, and 623 Lāna'i Avenue in Lāna'i City, on land identified by Tax Map Key (TMK) (2)4-9-006:050. The homes were demolished in August 2014.

The three (3) proposed homes will replace the three (3) former homes that were constructed as part of the original Lāna'i City development and fell into a state of disrepair, necessitating their demolition. In addition, the former 3-car carport will be replaced with three (3) single-car detached carports. Detailed Historic American Building Survey documentation for the three (3) former homes has been completed and submitted and accepted by the County of Maui, State Historic Preservation Division, and National Park Service.

The current land use designations of the property are as follows: State – "Urban"; Maui County Zoning – "B-CT, Country Town Business"; and Lāna'i Community Plan – "B, Business/Commercial". In this regard, the proposed use of the property with single-family homes is considered non-conforming. As such, the Applicant is preparing applications for a Change in Zoning to "R-1, Residential" and Community Plan Amendment to "SF, Single-Family Residential" to ensure that the land use designations allow for the proposed redevelopment.

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Final Environmental Assessment

LĀNA‘I AVENUE RESIDENTIAL HOMES (TMK (2)4-9-006:050)

Prepared for:

**Lanai Resorts, LLC, a Hawaii Limited Liability
Company doing business as Pūlama Lāna‘i**

February 2016

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by Munekiyo Hiraga**



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Appendix A-2.	HABS Document - 615 Lāna‘i Avenue
Appendix A-3.	HABS Document - 623 Lāna‘i Avenue
Appendix B.	Structural Inspection Report
Appendix C.	Schematic Development Plans
Appendix D.	Oral History Interviews
Appendix E.	Engineering Study

List of Acronyms

AFNSI	Anticipated Finding of No Significant Impact
ALISH	Agricultural Lands of Importance to the State of Hawai'i
AMSL	Above Mean Sea Level
AWWTF	Auxiliary Wastewater Treatment Facility
B	Business/Commercial (Community Plan Designation)
B-CT	Country Town Business (Zoning District)
BMPs	Best Management Practices
CIZ	Change in Zoning
CPA	Community Plan Amendment
CRC	Cultural Resources Commission
CZM	Coastal Zone Management
CWPP	Countywide Policy Plan
DEM	Department of Environmental Management
DFPS	Department of Fire and Public Safety
DLNR	Department of Land and Natural Resources
DOE	Department of Education
DPR	Department of Parks and Recreation
DPW	Department of Public Works
EA	Environmental Assessment
FEMA	Federal Emergency Management Agency
FONSI	Findings of No Significant Impact
HABS	Historic Architecture Building Survey
HAR	Hawai'i Administrative Rules
HCZMP	Hawai'i Coastal Zone Management Program
HRS	Hawai'i Revised Statutes
HAPCo	Hawaiian Pineapple Company, Ltd.
LCDG	Lāna'i City Design Guidelines
LHES	Lāna'i High and Elementary School
LPC	Lāna'i Planning Commission
LWC	Lāna'i Water Company
MCC	Maui County Code
MG	Million Gallons
MGD	Million Gallons per Day
MPD	Maui Police Department
R-1	Residential (Zoning District)
SF	Single-Family (Community Plan Designation)

SHPD	State Historic Preservation Division
SLUC	State Land Use Commission
SMA	Special Management Area
TMK	Tax Map Key
WoA	Waihuna Clay, 0-3 Percent Slopes (Soil Type)
WUDP	Water Use and Development Plan
WWTF	Wastewater Treatment Facility

Executive Summary

Project Name:	Lāna‘i Avenue Residential Homes
Type of Document:	Final Environmental Assessment
Legal Authority:	Chapter 343, Hawai‘i Revised Statutes
Anticipated Determination:	Finding of No Significant Impact
Applicable Environmental Assessment review “Trigger”:	Community Plan Amendment
Location:	Lāna‘i Island Lāna‘i City TMK No. (2)4-9-006:050
Applicant:	Lāna‘i Resorts, LLC, a Hawaii limited liability company doing business as Pūlama Lāna‘i 733 Bishop Street, Street 2000 Honolulu, Hawai‘i 96813 Contact: Lynn McCrory, Senior VP of Government Affairs Phone: (808) 237-2001
Approving Agency:	Lāna‘i Planning Commission County of Maui, Department of Planning 2200 Main Street, Suite 315 Wailuku, Hawai‘i 96793 Phone: (808) 270-7735
Consultant:	Munekiyo Hiraga 305 High Street, Suite 104 Wailuku, Hawai‘i 96793 Contact: Bryan Esmeralda, Associate Phone: (808) 244-2015
Project Summary:	Lāna‘i Resorts, LLC, a Hawaii limited liability company doing business as Pūlama Lāna‘i (“Applicant”), proposes to reconstruct three (3) single-family residential homes of approximately 1,100

square feet each in Lānaʻi City. The homes were located at 605, 615, and 623 Lānaʻi Avenue in Lānaʻi City on land identified by Tax Map Key (TMK) (2) 4-9-006:050, a parcel approximately 0.51 acre in size, owned by the Applicant.

Demolition permits for the homes were recommended for approval by the Maui County Cultural Resources Commission (CRC) on December 5, 2013 and were issued by the County of Maui, Department of Public Works, Development Services Administration on May 23, 2014. The homes were demolished in August 2014. Detailed Historic American Building Survey (HABS) documentation of the three (3) former homes has been completed and submitted to the CRC, State Historic Preservation Division (SHPD) of the Department of Land and Natural Resources (DLNR), and National Parks Service of the U.S. Department of the Interior.

The proposed three (3) new homes on Lānaʻi Avenue will replace the three (3) former homes that were part of the original Lānaʻi City development. In addition, a former 3-car carport on the site will be replaced with three (3) single-car carports. Related improvements include driveway construction and site landscaping.

Land use entitlements required for the proposed project include a Change in Zoning (CIZ) from “B-CT, Country Town Business” to “R-1, Residential” and a Lānaʻi Community Plan Amendment (CPA) from “B, Commercial” to “SF, Single-Family”. The CPA triggers compliance with Chapter 343, Hawaiʻi Revised Statutes and Section 11-200-6, Hawaiʻi Administrative Rules environmental review requirements. As such, this Environmental Assessment (EA) has been prepared to document the project’s technical characteristics and environmental impacts, as well as to advance findings and conclusions relative to the significance of the project. This EA serves as the primary supporting technical document for the consolidated CIZ and CPA applications. The Approving Agency for the EA is the Lānaʻi Planning Commission.

I. PROJECT OVERVIEW

I. PROJECT OVERVIEW

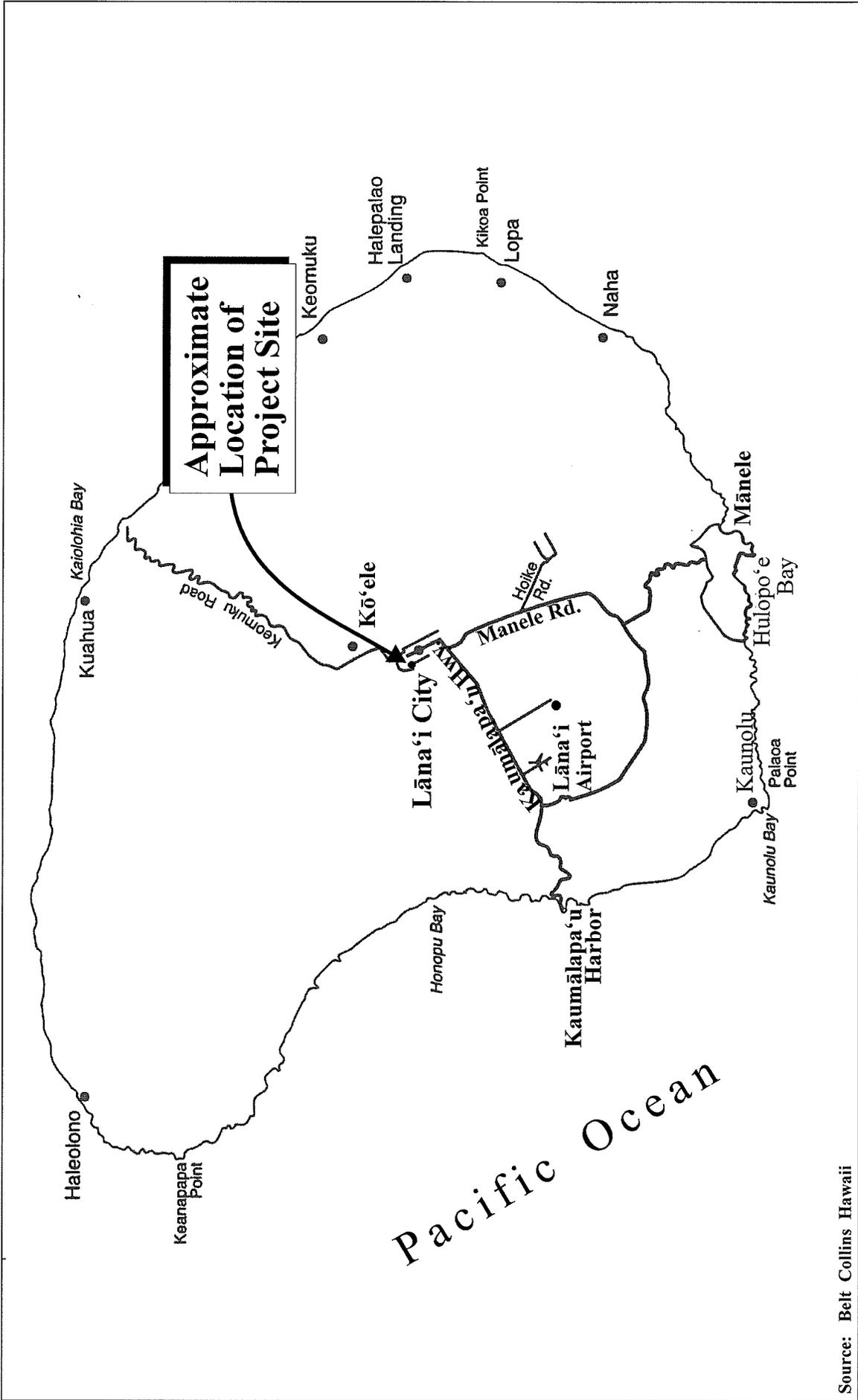
A. PROPERTY LOCATION, EXISTING USE, AND LAND OWNERSHIP

The Applicant, Lanai Resorts, LLC a Hawaii limited liability company doing business as Pūlama Lāna‘i (“Applicant”), proposes a Change in Zoning from the “B-CT, Business/Country Town” district to the “R-1, Residential” district and a Community Plan Amendment from the “B, Business/Commercial” district to the “SF, Single-Family” residential district for the property located on Lāna‘i Avenue in Lāna‘i City, Lāna‘i, Hawai‘i identified by Tax Map Key (TMK) (2)4-9-006:050. See **Figure 1** and **Figure 2**. The Change in Zoning (CIZ) request to R-1 is a change from what was stated as the request in the Draft Environmental Assessment. Please see Section D.1. of this chapter for an explanation regarding this change.

The subject property is located within Lāna‘i City. Land uses immediately surrounding the subject property include residential homes, with Dole Park and the Lāna‘i Theater, as well as small shops and restaurants in close proximity. The project site was recently occupied by three (3) residential homes and one (1) 3-car detached carport which were demolished in August 2014. See **Figure 3**. The homes were constructed as part of the original Lāna‘i City development and were demolished as they had fallen into a serious state of disrepair. It is noted that Historic American Building Survey (HABS) reports were prepared for the structures, and have been submitted to the Maui County Cultural Resources Commission (CRC), State Historic Preservation Division (SHPD), and the National Parks Service. See **Appendix “A-1”**, **Appendix “A-2”**, and **Appendix “A-3”**. **Appendix “B”** contains a structural inspection report for the three (3) homes and carport.

The subject property is currently designated “B, Business/Commercial” by the Lāna‘i Community Plan, “B-CT, Country Town Business” by Maui County Zoning, and is designated “Urban” by the State Land Use Commission.

The Applicant is the fee-simple owner of the subject property. The site is approximately 0.51 acre in size.

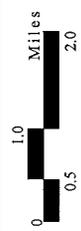


Source: Belt Collins Hawaii

Figure 1



Lānaʻi Avenue Residential Homes Regional Location Map

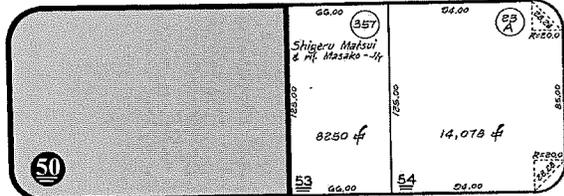


Prepared for: Lanai Resorts, LLC, a Hawaii Limited Liability Company doing business as Pūlama Lānaʻi

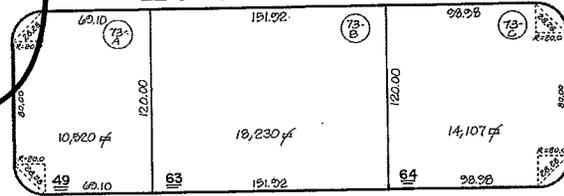


Pūlama Lanai Avenue Houses 1741/Regional

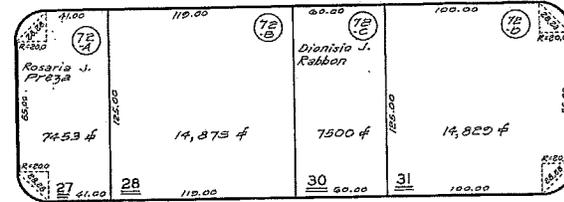
Lāna'i Avenue



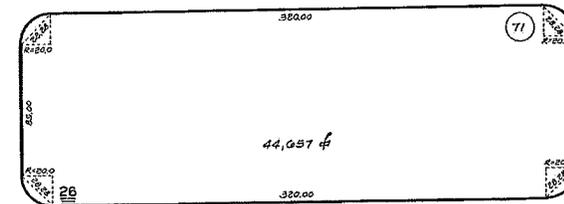
Kō'ele Street



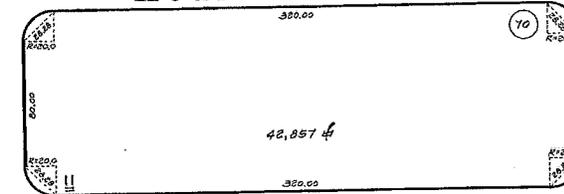
Jacaranda Street



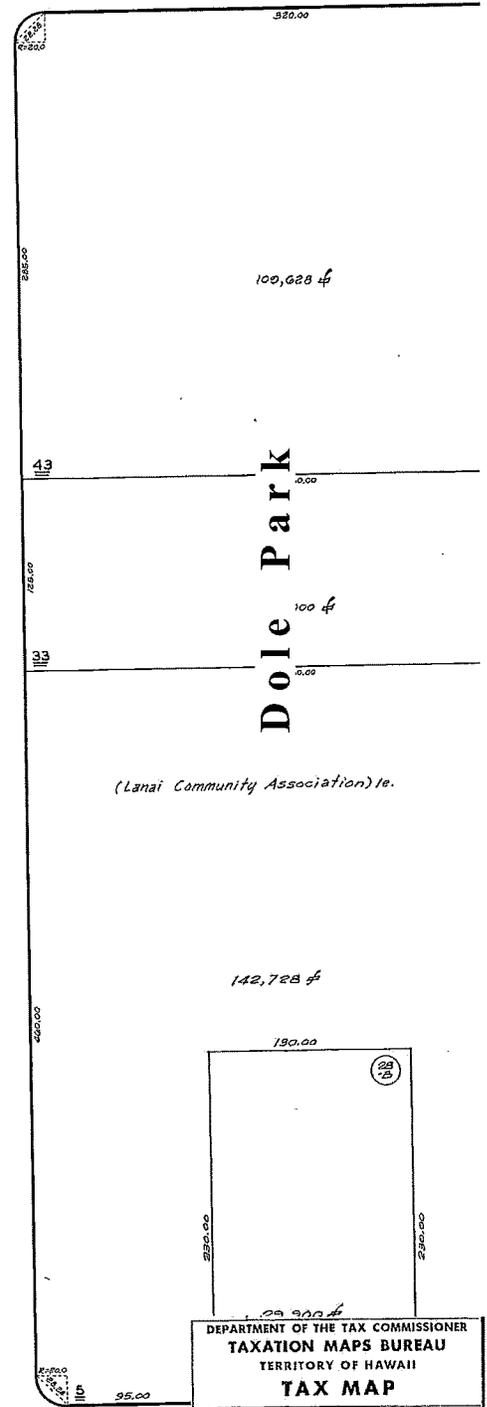
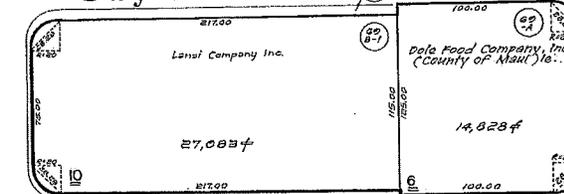
'Ilima Street



Houston Street



Gay Street



DEPARTMENT OF THE TAX COMMISSIONER		
TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
SECOND		DIVISION
ZONE	SEC.	PLAT
4	9	06
CONTAINING		PARCELS

FOR LANAI CITY, LANAI, T. H. LD. CT. APP. 862 MAPS 15,19,22,24 & 25 (Formerly par 4-9-01)

Subject Property

Source: Maui County Real Property Tax Division

Figure 2 Lāna'i Avenue Residential Homes Property Location Map

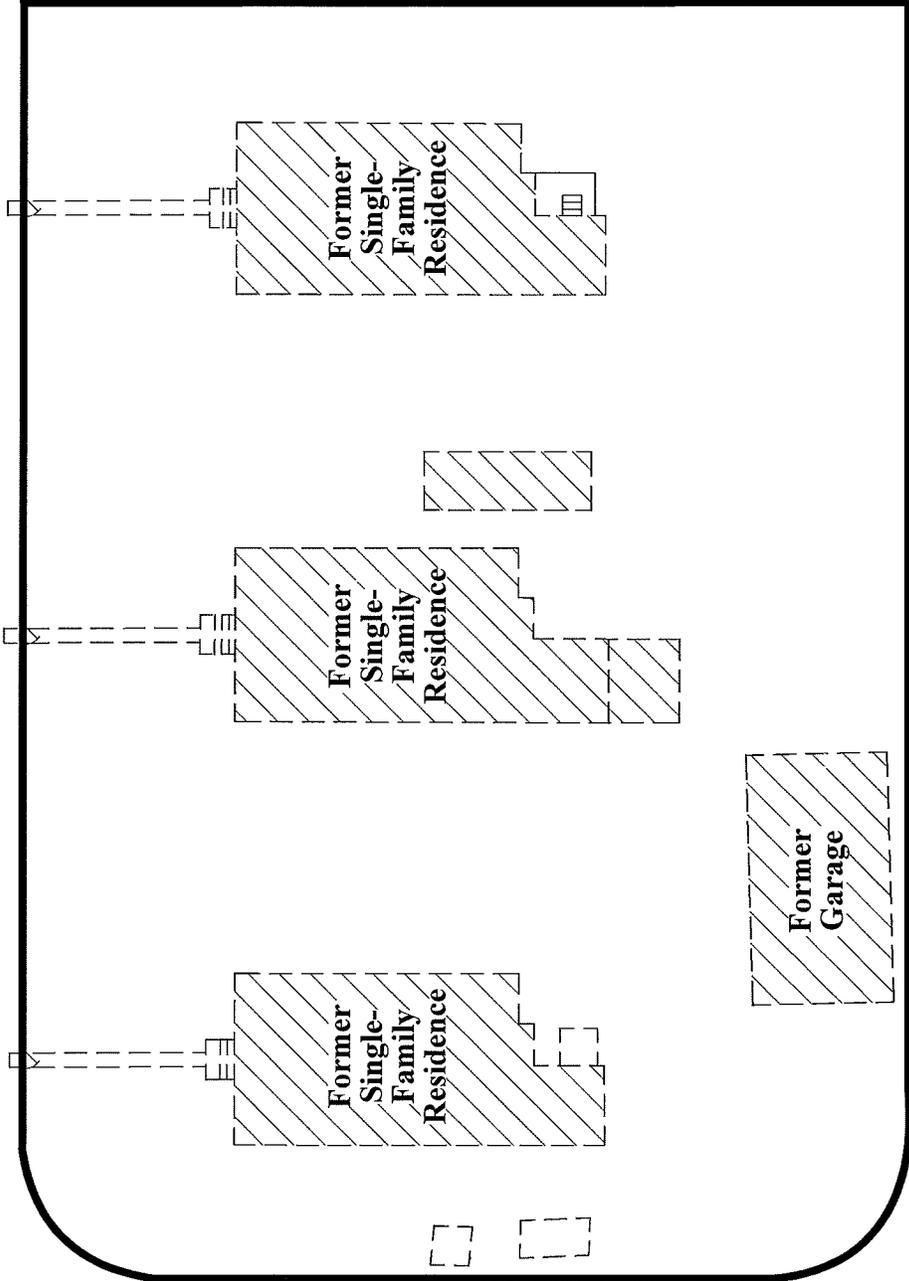
NOT TO SCALE



Prepared for: Lanai Resorts, LLC, a Hawaii Limited Liability Company doing business as Pūlama Lāna'i



Lāna‘i Avenue



Sixth Street

Kō‘ele Street

Source: Mason Architects, 2013

Figure 3



Lāna‘i Avenue Residential Homes
Former Site Plan

NOT TO SCALE

Prepared for: Lanai Resorts, LLC, a Hawaii Limited Liability
Company doing business as Pūlama Lāna‘i



Pūlama Lanai/Lanai Avenue Houses 1741/Exist Site Plan

B. PROPOSED DEVELOPMENT

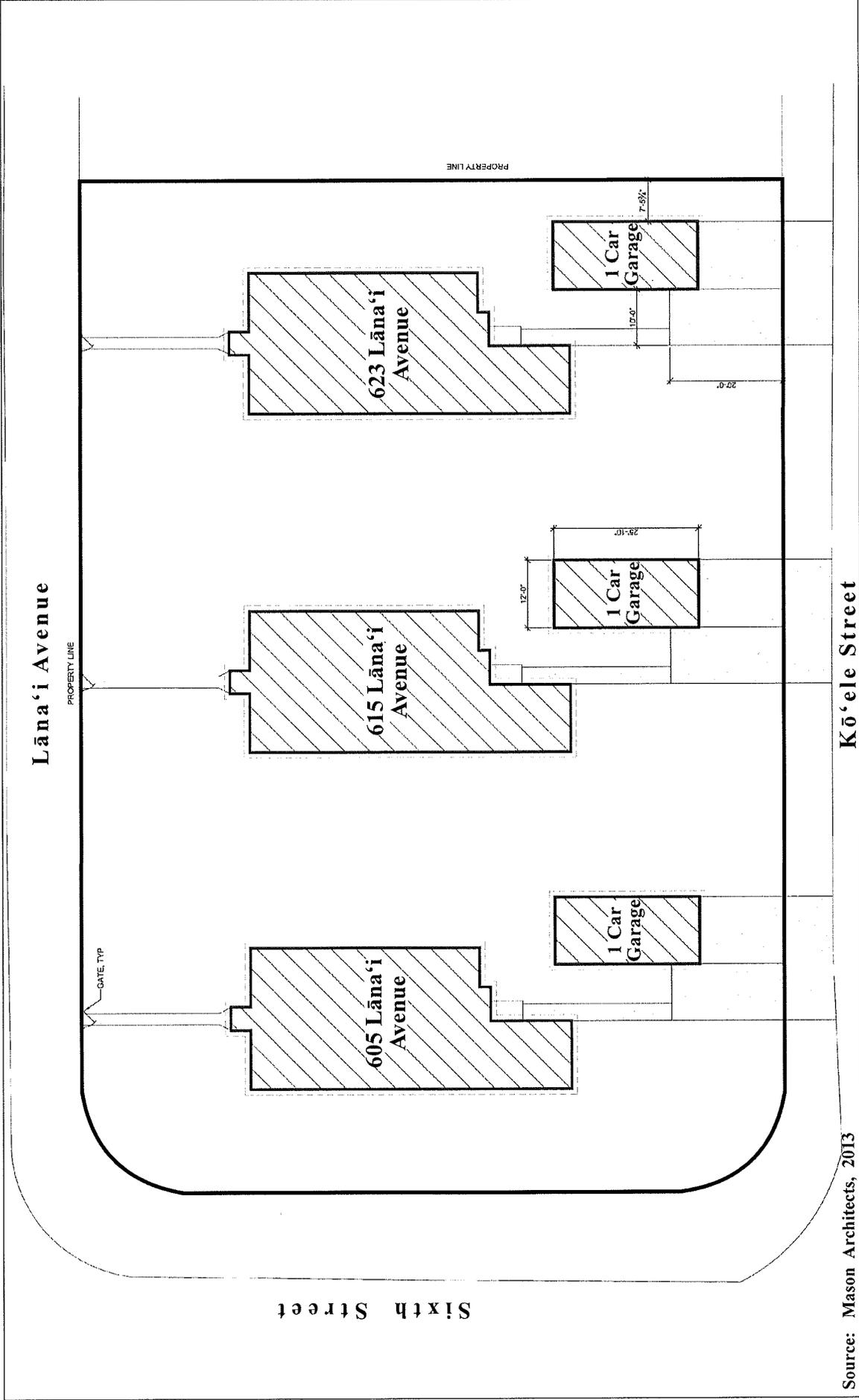
Located at 605, 615, and 623 Lāna‘i Avenue in Lāna‘i City, the three (3) homes and garage were part of the original Lāna‘i City Development. All the homes were built to be identical during their original development. Over the years the homes fell into disrepair. As such, the applicant has demolished the homes which were owned by the Applicant and were vacant.

It is the Applicant’s intent to construct the replacement homes in their original design with few minor alterations with regards to providing alternative access to each home, and constructing three (3) separate carports rather than having a single garage on the property. The homes will be approximately 1,100 square feet each. See **Figure 4**. Schematic Development Plans of each structure are presented in **Appendix “C”**.

C. REASONS JUSTIFYING THE REQUEST

Pursuant to Maui County Code (MCC), Chapter 19.15.010, the “B-CT Country Town Business” district is intended to establish development standards for businesses in the rural communities of Maui County. As such, the property as it existed with the three (3) single-family homes was considered a nonconforming use in the B-CT district, which does not allow residential units as a permitted use. Similarly, the Lāna‘i Community Plan designation of “B, Business/Commercial” also does not permit single-family residences as a principal use.

The applicant is interested in reconstructing the homes and adding them to the stock of available housing units on Lāna‘i Island. The use limitations of the B-CT district and “B, Business/Commercial” designation do not permit residential units as a principal use. As such, the applicant is seeking a Change in Zoning to the “R-1, Residential” district and Community Plan Amendment to the “SF, Single-Family” residential designation which will allow the construction of the proposed single-family units, which is in keeping with the needs of Lāna‘i City residents. The Change in Zoning and Community Plan Amendment being sought are necessary to ensure that the property and its proposed use are complimentary to surrounding properties and uses.



Source: Mason Architects, 2013

Figure 4 Lāna'i Avenue Residential Homes
 Proposed Site Plan

NOT TO SCALE



Prepared for: Lanai Resorts, LLC, a Hawaii Limited Liability Company doing business as Pūlama Lāna'i



Pūlama Lanai/Lanai Avenue Houses 1741/ProposedSitePlan

D. ENTITLEMENTS REQUESTED

The land underlying the property has a State Land Use designation of “Urban”, a Maui County Zoning of “B-CT, Country Town Business”, and a Lāna‘i Community Plan designation of “B, Business/Commercial”. As such, certain land use entitlements and approvals will be required in order for the proposed project to proceed, as described below:

1. Change in Zoning

On the basis of the Applicant’s desire to reconstruct the three (3) single-family homes for residential use, a Change in Zoning (CIZ) is required. Accordingly, a request to amend the existing County zoning classification from “B-CT, Country Town Business” to “R-1, Residential” is being sought.

It is noted that the Draft Environmental Assessment stated that the CIZ request was to the “R-2, Residential” district. Upon review of the request by the Department of Planning, it was determined that the request should be revised to “R-1, Residential”. Maui County Code (MCC) Section 19.08.040 states that:

The minimum lot area shall be six thousand square feet in R-1 residential districts, seven thousand five hundred square feet in R-2 residential districts, and ten thousand square feet in R-3 residential districts. The minimum lot width shall be sixty feet for R-1, sixty-five feet for R-2, and seventy feet for R-3. There may be more than one single-family dwelling on any lot when the minimum lot area of six thousand square feet in R-1, seven thousand five hundred square feet in R-2, and ten thousand square feet in R-3 is provided for each dwelling unit.

In this regard, the proposed redevelopment of three (3) homes at the property is slightly below (0.03-acre or 172 square feet) the requirements of the R-2 designation as stated above as the subject property is approximately 22,328 square feet in size. As such, the Applicant has amended their CIZ request from “R-2, Residential” to “R-1, Residential”. Under this (“R-1”) zoning designation, the property has adequate square footage to support the redevelopment of the three (3) homes pursuant to MCC Section 19.08.040. The project as proposed will continue to meet the building setbacks, height requirements, and density for the R-1 zoning standards.

The CIZ will initially be reviewed by the Lāna‘i Planning Commission (LPC) which will make a recommendation to the Maui County Council. Final review and approval of the CIZ will be by the Maui County Council and Mayor through the enactment of an ordinance.

2. Community Plan Amendment

In order to enable the development of the proposed three (3) single-family homes, a Community Plan Amendment (CPA) will be required. An amendment to the Community Plan Map will be pursued to change the underlying Lāna‘i Community Plan designation from “B, Business/Commercial” to “SF, Single-Family” residential”.

Similar to the CIZ, initial review of the CPA is by the LPC, with final review and approval by the Maui County Council and Mayor through the enactment of an ordinance.

E. CHAPTER 343, HAWAI‘I REVISED STATUTES REQUIREMENT

The proposed development involves a CPA for the project site. The CPA triggers environmental review pursuant to Chapter 343, Hawai‘i Revised Statutes (HRS) and Section 11-200-6, Hawai‘i Administrative Rules (HAR). As such, this Environmental Assessment (EA) has been prepared to document the project’s technical characteristics and environmental impacts, as well as to advance findings and conclusions relative to the significance of the project. It is noted that this EA serves as the primary supporting technical document for the consolidated CIZ and CPA applications. The Approving Agency for the EA is the LPC.

F. IMPLEMENTATION TIME FRAME AND PROJECT COST

The development of the proposed project will commence upon receipt of regulatory construction permits and approvals. It is anticipated that the construction will have a duration of six (6) months. The estimated cost of construction for the proposed project is approximately \$800,400.00.

II. DESCRIPTION OF THE EXISTING ENVIRONMENT, IMPACT AND MITIGATION MEASURES

II. DESCRIPTION OF THE EXISTING ENVIRONMENT, IMPACT AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

a. Existing Conditions

As previously indicated, the subject property is situated within Lāna‘i City. The area is characterized by small shops and restaurants, as well as park, public uses, and open space. Single- and multi-family residential properties surround the town’s commercial core. Abutting the property are other single-family residences. Developed properties within Project District 2 (Kō‘ele) near Lāna‘i City include The Four Seasons Resorts Lāna‘i, The Lodge at Koele, The Experience at Koele Golf Course and Clubhouse, the 9-hole Cavendish golf course, 27 villa units (multi-family), and resort-oriented single-family residences.

Other urban areas of Lāna‘i include Lāna‘i Airport, situated about 3.1 miles to the southwest, Kaumālapa‘u Harbor, the commercial seaport situated about 6 miles to the southwest, and Lāna‘i Project District 1 (Mānele), situated about 8.0 miles to the south of Lāna‘i City.

b. Potential Impacts and Proposed Mitigation

The CIZ and CPA being proposed are to ensure that the proposed use of the property is in consonance with surrounding uses. The area features single-family residences immediately surrounding the subject property. The proposed action will complement existing surrounding land uses. The proposed CIZ and CPA will preserve the property’s history and complement the existing town design qualities.

2. Climate

a. Existing Conditions

Like most areas of Hawai'i, Lāna'i's climate is relatively uniform year-round. The region's tropical climate, its position relative to storm tracts and the Pacific anticyclone, and the surrounding ocean combine to produce this stable climate. Variations in climate among different regions then, is largely left to local terrain.

Temperature data collected at Lāna'i City indicates that August was the warmest month, with a high temperature of 78.1 degrees Fahrenheit, while January was the coolest month of the year with a low temperature of 59.5 degrees Fahrenheit (Maui County Data Book, 2014).

Rainfall at Lāna'i City is highly seasonal, with most precipitation occurring between November and April when winter storms hit the area. Precipitation data collected at Lāna'i City shows that January was the wettest month, with 5.30 inches of precipitation, while June was the driest with 1.28 inches of precipitation. The average annual total was 35.04 inches (Maui County Data Book, 2014).

b. Potential Impacts and Proposed Mitigation

The proposed development will not present adverse impacts with regard to climatic conditions.

3. Topography and Soil Characteristics

a. Existing Conditions

The subject property is characterized as level to gently sloping topography. The property lies at an elevation of approximately 1,620 feet above mean sea level (amsl). The project site is located within the Molokai-Lahaina association of soils. Found on small areas that are subject to ponding, this soil association is characterized as deep, nearly level to moderately steep sloping, and well drained that have a moderately fine course texture. Waihuna clay, 0 to 3 percent slopes (WoA), defines the soil type related to the project site. It is characterized by moderately slow permeability, slow runoff, and slight erosion hazard. See **Figure 5**.

b. Potential Impacts and Proposed Mitigation

The proposed CIZ and CPA are not anticipated to have any substantial adverse impacts on topography or soil conditions. The proposed development is characterized as a reconstruction of three (3) single-family homes and three (3) carports in a design similar to that of the previously existing structures. Erosion control measures and Best Management Practices (BMPs) will be implemented during the construction period to minimize soil erosion and control sedimentation.

4. Flood and Tsunami Hazard

a. Existing Conditions

Lāna‘i City is located at an elevation of approximately 1,575 feet amsl. The tsunami evacuation map for this area of Lāna‘i indicates that the project site is located beyond the limits of coastal flooding. Similarly, the project site is located within Flood Zone X on the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map for the island of Lāna‘i. Flood Zone X does not carry any development regulations.

b. Potential Impacts and Proposed Mitigation

The proposed development should not pose flood hazards to downstream properties as the site was previously developed with single-family homes. As such, adjacent and downstream properties will not be adversely affected by the proposed action. Furthermore, because the project site is located in an upland region of the island and within FEMA Flood Zone X, there are no threats to the surrounding area from coastal wave action.

5. Flora and Fauna

a. Existing Conditions

Plant life in the vicinity of the project site is characterized by well-maintained, ornamental landscaping that is typical of properties in Lāna‘i City’s residential areas. Animal life which may be found in the area is typical of the developed regions of Lāna‘i.

b. **Potential Impacts and Proposed Mitigation**

Plant life in the vicinity of the project site is reflective of the ornamental, landscape character of Lāna‘i City. There are no rare, threatened, or endangered species of plant life located on the project site.

Fauna and avifauna found in the vicinity are typical of the Lāna‘i City area. There are no known rare, threatened, or endangered species of animal life or significant habitats found in the vicinity of the project site.

The proposed CIZ and CPA will not have an adverse impact on biological resources in the area.

6. **Archaeological Resources**

a. **Existing Conditions**

No archaeological features have been identified on the project site. The subject property was cleared and graded in connection with the former site development work. The site was previously occupied by three (3) single-family homes and one (1) detached garage.

Historic American Building Survey (HABS) documents were prepared by Mason Architects for the existing structures. Refer to **Appendix “A-1”**, **Appendix “A-2”**, and **Appendix “A-3”**.

The original houses were plantation period residences constructed as part of the original Lāna‘i City development. They were constructed exclusively by Japanese contractors under the leadership of Kikuichi Honda. The double house configuration is a historically significant house vernacular in the State of Hawai‘i because of its plantation era ties (HABS No. HI-559, 2014).

The former houses were of single-story, single-wall construction, and featured board-and-batten exterior walls, side gable roofs with shed roof sections constructed with corrugated metal, and foundations of wood posts on footings of either single basalt stones or concrete blocks. The construction of the houses was typical of plantation housing of the time and was also commonly used for other residential construction in Hawai‘i (HABS No. HI-559, 2014).

b. Potential Impact and Proposed Mitigation

The proposed action involves CIZ and CPA requests for the subject property in order to enable the reconstruction of the three (3) single-family homes. The homes will be reconstructed in the same design as was used with the original homes. The reconstruction is planned as the homes fell into a state of disrepair beyond rehabilitation and were demolished in August 2014. The new homes will conform to Lāna‘i’s architectural standards. As such, the proposed project will not have an adverse impact on archaeological resources in the area.

7. Cultural Resources

a. Existing Conditions

The island of Lāna‘i was initially inhabited by a small number of native Hawaiians who cultivated dry land crops and fishponds. The first American colonization of Lāna‘i was a group of 46 Mormon missionaries in 1854. Following an unsuccessful emigration attempt, one (1) of the church leaders started the Lāna‘i Ranch on land that he had acquired. By 1875, about 90 percent of the island was in Lāna‘i Ranch holdings. These land holdings on Lāna‘i continued to change ownership for decades, with each owner continuing the cattle ranching operations (HABS No. HI-559, 2014).

In 1922, virtually the entire island was purchased by James Dole and the Hawaiian Pineapple Company, Ltd. (HAPCo). HAPCo’s production was quickly outgrowing its Oahu holdings, and after Dole had seen the success of a small experimental pineapple crop cultivated on Lāna‘i, he had envisioned a plan for the island which included fields for pineapple cultivation, a small town for the plantation workers, and infrastructure and harbor improvements to assist in the island’s pineapple production (HABS No. HI-559, 2014).

Lāna‘i City became the first planned community in the Territory of Hawai‘i. Construction began in 1923 on a small town intended to house the Hawaiian Pineapple Company workers during Lāna‘i’s pineapple industry days. Today, it is the last intact plantation town in Maui County and the last intact example of Garden City planning and Hawai‘i Sugar

Planters Association Village planning standards in Maui County, and one (1) of the last in the State of Hawai‘i (HABS No. HI-559, 2014).

In addition, oral histories with former residents of the homes were gathered in order to gain insight into the conditions of the homes during their occupation, as well as the significance to the community the homes have. See **Appendix “D”**. Summaries of the oral histories are presented below.

Patrick Viela

Patrick Viela began spending summers and most other vacations on Lāna‘i when he was ten (10) years old as his father, Solomon, was hired to become the Maui Electric Company (MECO) site manager when electric operations were transferred from the private Hawaiian Pineapple Company plant to MECO. During his time on Lāna‘i, Viela embraced the slower lifestyle and began to develop a love of the outdoors by taking up hunting, horseback riding, and working with his father’s bird dogs.

Viela described that the home they lived in, located at 605 Lāna‘i Avenue, was owned by Lanai Land Company and leased to MECO for their employees. Viela and his father loved the home they lived in. During the Murdoch era, Viela’s father tried purchasing the house, however, Murdoch’s representatives refused the offer, stating that they were not planning on selling those lands and were instead going to use them for the development of the country town business area.

Viela described the home as having a porch, three (3) bedrooms, and a living room on the main level of the house. The rear of the house was set below the rest of the house and contained the kitchen, laundry room, and bathroom. Behind the house on Kō‘ele Street was a garage which Viela claimed was built by his father.

The homes were maintained by the landowner through the Murdoch era, after which the homes fell into disrepair to the point of being condemned. Viela expressed his sadness at having to leave the house and at the state of disrepair the house fell into.

Viela explained that although he was only a part-time resident of Lāna‘i when he was a kid, he felt a connection to the island and his request made to his family is to have his remains brought back to Lāna‘i after he dies.

Remedios “Midy” Eharis and Doreen Eharis Pascua

Remedios “Midy” Eharis was born in Hana, Maui and moved to Lāna‘i in 1956 when her husband, John, was hired to work for MECO when electric operations were transferred from the private Hawaiian Pineapple Company plant to MECO.

During her oral history interview, Eharis fondly recalls many of her neighbors, the surrounding businesses in Lāna‘i City, and how her husband always planted flowers outside their house. She told a story about an artist painting a picture of her house because he found it beautiful with all the flowers. The painting eventually sold for \$1,600.00.

When asked to describe the house, Eharis explained that their house was originally a Dole company office. The house had two (2) front doors, one (1) door led into the living room and the other lead straight into the first bedroom. The Eharis house had three (3) bedrooms, a large living room, kitchen, laundry room, and bathroom towards the rear of the house, and a lean-to out back.

Eharis explained how her husband wanted to buy the house, but was refused as the plan was to use the property to build up the country town business district. Eharis said that she cried when she had to leave the house in 2007.

Eharis lived in the house provided by MECO at 615 Lāna‘i Avenue for 51 years, until they were asked to leave in 2007. Eharis now lives in a house across the street, however she shared in her oral history that she still loves the old house and laments that she and her husband were not able to purchase it.

b. Potential Impacts and Proposed Mitigation

The island of Lāna‘i has been able to withstand the pressures of major development and maintain its small-town rural character. Many of the

Lāna‘i City homes are original structures from the original development. The three (3) homes that once existed at the subject property were unmaintained and, as such, fell into such a state of disrepair that they have been deemed uninhabitable and were demolished in August 2014. The proposed action seeks to reconstruct the homes in a similar design that would be in keeping with the architectural standards of Lāna‘i City. In this regard, there will be no adverse impacts to Lāna‘i City’s cultural resources as a result of the proposed action. Refer to **Appendix “A-1”**, **Appendix “A-2”**, and **Appendix “A-3”**.

8. **Noise and Air Quality**

a. **Existing Conditions**

The project site does not experience adverse noise or air quality conditions. Noise and airborne pollutants that do exist can largely be attributed to noise and exhaust from occasional construction activities or vehicle traffic in the area.

b. **Potential Impacts and Proposed Mitigation**

Air quality impacts associated with the project include dust generated by short-term construction related activities. Site work, such as grading and grubbing as well as excavation and fill, are associated with the generation of airborne particulates. However, since the property was previously developed, the site work will be minimal. BMPs, such as regular watering and sprinkling, will be implemented to minimize fugitive dust, as required.

In the long term, there will be no significant impacts to air quality associated with the proposed project.

As with air quality, ambient noise conditions will be impacted by construction activities. Noise from construction activities will be attributable to the vertical construction of the three (3) homes and carports. To aid in the mitigation of noise impacts, construction activities will be conducted only during daylight hours. In addition, the use of sound attenuating equipment and proper vehicle and equipment maintenance can be utilized to minimize impacts to ambient noise levels during construction.

In general, the project will not generate adverse long-term noise conditions.

9. **Visual Resources**

a. **Existing Conditions**

The project area is part of the plantation era architectural character which provides a scenic view and ambience. Lānaʻi City is located approximately 1,575 feet in elevation and stands in the shadow of Lānaʻi Hale, Lānaʻi's highest mountain. Cook Island pines that line the streets give the city a park-like appearance. The houses within the vicinity of the project site maintain a plantation-style architecture with corrugated iron roofs and neatly trimmed landscaping using native plants and multi-colored flowers.

b. **Potential Impacts and Proposed Mitigation**

The homes will be reconstructed using their original design to maintain their consistency and compatibility with existing surrounding land uses. In addition, the proposed reconstruction is in keeping with the aesthetic and visual character of the district and is anticipated to have a positive impact upon the visual character of the surrounding area.

10. **Beach and Mountain Access Considerations**

a. **Existing Conditions**

The project area is located within Lānaʻi City and is not within close proximity to any beaches or mountains. The Munro Trail can be accessed near Lānaʻi City, via Keōmuku Highway. This trail traces Lānaʻi's highest ridgeline to Lānaʻi Hale, the island's 3,370-foot peak.

All beaches in Lānaʻi can be accessed via roads connecting to Lānaʻi City.

b. **Potential Impacts and Mitigation Measures**

The proposed CIZ and CPA are not anticipated to adversely affect traditional mountain or beach access.

11. **Chemical and Fertilizer Use**

a. **Existing Conditions**

Landscaping on the project site is typical of the tropical plants found within Lāna‘i City. Plants include ginger and ti plants and grass lawn.

b. **Potential Impacts and Mitigation Measures**

The use of landscaping herbicides will be generally limited to maintain the existing landscaping of the property in their application. Pesticides are expected to be used only as a treatment and not as a preventative measure.

B. **SOCIO-ECONOMIC ENVIRONMENT**

1. **Regional Setting**

The island of Lāna‘i is the second smallest of the populated Hawaiian Islands, with a land area of about 141.3 square miles. Of this total area, lands within the State “Agricultural” District occupy 72.9 square miles, while lands within the “Conservation” District encompass 59.7 square miles. “Urban” and “Rural” designated lands comprise 5.0 and 3.7 square miles, respectively.

Historically, Castle & Cooke, Inc. acquired more than 98 percent of the island and had established a 16,000-acre pineapple plantation surrounding its company town, Lāna‘i City by the 1920s. For most of the 20th century, Lāna‘i remained a plantation community. In the early 1990s, the declining profitability from pineapple cultivation resulted in a transition from an agricultural to visitor industry-based economy. In July 2012, Lanai Resorts, LLC, a Hawaii limited liability company doing business as Pūlama Lāna‘i, purchased the Castle & Cooke, Inc. holdings.

The island of Lāna‘i is accessible by commercial inter-island flights, barge and ferry services, and private boats and aircraft. Lāna‘i City is the island’s town center and its residential and commercial core. Lāna‘i Airport, located 3.2 miles southeast of the project site, is the island’s only airport linking Lāna‘i to Oahu and other neighbor islands. Kaumālapa‘u Harbor is a State owned small barge harbor located on the southwest coast of Lāna‘i. It is the island’s only commercial seaport. Fuel and commodities for the island’s residents come through this harbor. The Mānele Small Boat Harbor, also a State owned harbor,

accommodates various recreational and commercial boating activities, and a daily ferry shuttle service to and from Lahaina, Maui.

Lāna‘i’s attraction to visitors is attributable to its comfortable year-round climate and its world renown, first class resorts, which include The Four Seasons Resort Lāna‘i, The Lodge at Koele, and the The Four Seasons Resort Lanai at Manele Bay. Hotel Lanai in Lāna‘i City also offers accommodations for visitors to the island.

2. **Population**

a. **Existing Conditions**

The resident population of Lāna‘i has grown steadily within the past 20 years. This gain is evident during the period from 1990 to 1995 as the island’s emerging visitor industry attracted new employees for its resort operations.

In 1990, the resident population of Lāna‘i was at 2,426. In 2000, the population was 3,193, an increase of 31.6 percent (Maui County Data Book, 2014).

The recent global financial crisis and resulting slowdown in the economy had a detrimental effect on population growth in the State. This is evidenced by Lāna‘i’s population in 2010 of 3,135.

The projected 2020 population for Lāna‘i is expected to increase to 4,308 (SMS, 2006).

b. **Potential Impacts and Proposed Mitigation**

The proposed change in zoning and community plan amendment is not anticipated to have an adverse nor significant impact upon the population.

3. **Economy**

a. **Existing Conditions**

With its shift to a visitor industry-based economy, the island of Lāna‘i has emerged as one of the foremost luxury golf resort destination areas in the world. Conde Nast Travel magazine has previously ranked the Four Seasons Resort Lanai at Manele Bay and the Challenge at Manele number

one and the Four Seasons Resort Lanai, the Lodge at Koele and The Experience at Koele number four in golf resorts in North America and the Caribbean.

In addition to these resorts, local businesses and visitor-oriented service providers contribute to the success of the island's economy. These include outdoor recreational activities, such as fishing, diving, hiking, hunting, bicycling, kayaking, sport shooting, snorkeling, whale watching, and sightseeing.

The Hawai'i jobless rate (seasonally unadjusted) in September 2015 was 3.6 percent statewide and 2.8 percent on Lāna'i compared to 4.3 percent statewide and 2.6 percent on Lāna'i in September 2014 (State Department of Labor and Industrial Relations, 2015).

b. Potential Impacts and Proposed Mitigation

On a short-term basis, the project will support construction and construction-related employment. Accordingly, the project will have limited beneficial impact on the local economy during the period of construction. In the long term, the proposed change in zoning and community plan amendment will provide both direct and indirect economic benefits to the island's economy.

4. Housing

a. Existing Conditions

The project site is located within Lāna'i City, the island's main residential community. While the community is small, population projections predict an increase in the island's total population over the coming decades. Prior to August 2014, the project site contained three (3) single-family homes that were part of the original Lāna'i City development. Since their original development, the homes fell into a state of disrepair that left them uninhabitable, effectively causing these homes to be taken out of the available housing unit total for the island. As such, the homes were demolished in August 2014.

b. Potential Impacts and Proposed Mitigation

The proposed CIZ and CPA will enable the homes to be reconstructed and put into the number of available housing units for the island. The Applicant is still determining at this time whether the homes will be offered for rent or sale. Nonetheless, the proposed action will have a beneficial impact on Lāna‘i’s housing market.

C. PUBLIC SERVICES

1. Solid Waste Disposal

a. Existing Conditions

Single-family solid waste disposal on Lāna‘i is provided by the Maui County Department of Environmental Management (DEM) on a weekly basis, while commercial disposal service is provided by a private disposal service. Opened in 1974, approximately 17 acres of the Lāna‘i landfill’s 35.67-acre site is currently utilized as a landfill. Situated near Lāna‘i City, the existing landfill has approximately 7 to 8 years of remaining capacity.

In addition, programs for recycling diverted waste, such as glass, tires, cardboard, green waste, scrap metal, used oil, newspapers, and aluminum, have been undertaken by individuals, school students, the 4-H Club, and the Applicant.

b. Potential Impacts and Proposed Mitigation

As applicable, a solid waste management plan will be formulated to address the disposal of construction generated waste. In the long term, the proposed action is not anticipated to adversely impact capacity of the existing landfill.

2. Police and Fire Protection

a. Existing Conditions

Police services for island residents is provided by the Maui Police Department (MPD). The current Lāna‘i Police Station is situated in Lāna‘i City.

Fire prevention, protection, and suppression services for the island of Lānaʻi are provided by the Maui County Department of Fire and Public Safety (DFPS). Located in Lānaʻi City, the Lānaʻi Fire Station is staffed by fire fighters on alternating work shifts and is equipped with two (2) vehicles with a storage capacity of 700 gallons per vehicle.

b. Potential Impacts and Proposed Mitigation

Police and fire protection services are not expected to be adversely impacted by the proposed CIZ and CPA nor will their existing service area limits be extended.

3. Medical Services

a. Existing Conditions

The Lānaʻi Community Hospital is the only major medical facility on the island. The 14-bed facility provides acute and long-term medical care, as well as 24-hour emergency medical service.

Also in Lānaʻi City are the Lānaʻi Community Health Center and Straub Clinic which provide out-patient medical care for the island's residents.

b. Potential Impacts and Proposed Mitigation

Medical services are not expected to be adversely impacted by the proposed CIZ and CPA. The proposed action will not extend existing service area limits.

4. Recreational Facilities

a. Existing Conditions

Public parks and recreational facilities are administered and maintained by the Maui County Department of Parks and Recreation (DPR). DPR parks and facilities in Lānaʻi City include: the Lānaʻi Community Center, the Lānaʻi Gym and Tennis Courts, and the Lānaʻi Little League Field, Fraser Avenue Park and Kaumālapaʻu Highway/Fraser Avenue Park.

There are also a number of privately owned and maintained recreational facilities that are available for public use. Situated in Lānaʻi City, Dole Park is a privately owned park utilized by the public. Additional privately

owned parks utilized by the public include Olopuia Woods Park, Waialua Park, and Hulopoe Beach Park. Olopuia Woods Park and Waialua Park are located in Lānaʻi City, while Hulopoe Beach Park is situated near Mānele Small Boat Harbor in the Mānele Project District. Other beaches on Lānaʻi include: Kaiolohia (Shipwreck Beach), Lopa Beach, Polihua Beach, and Sharks Bay.

The Lānaʻi Recreation Center is a privately owned and maintained recreational complex which is utilized by the public. The Center encompasses a heated swimming pool, basketball court, exercise track, fitness course, softball fields, football field, recreational building, and playground.

Other privately operated recreational facilities on Lānaʻi include two (2) 18-hole championship golf courses and a 9-hole golf course. The Experience at Kōʻele and the Challenge at Mānele adjoin The Lodge at Kōʻele and the Mānele Bay Resorts, respectively. In addition to guests, these privately operated facilities are also available for use by the public. The 9-hole Cavendish Golf Course is a privately operated facility in Lānaʻi City which provides recreational opportunities for Lānaʻi residents at no cost.

b. Potential Impacts and Proposed Mitigation

The proposed action is not expected to generate a need for additional recreational facilities. There are no anticipated adverse impacts to existing recreational facilities and resources.

5. Educational Resources

a. Existing Conditions

The island of Lānaʻi is served by the State Department of Education's (DOE's) public school system.

Located in Lānaʻi City, Lānaʻi High and Elementary School (LHES) provides elementary and secondary educational facilities and services for children from kindergarten through the twelfth grade.

LHES is the largest of six (6) kindergarten through grade 12 public schools in the DOE system. It is the only school that serves educational

needs on the island of Lāna‘i. Since 2009, total school student enrollment has remained steady. See **Table 1**.

Table 1. School Enrollment by Year for Lāna‘i High and Elementary School

School Year	2012-2013	2013-2014	2014-2015
Enrollment	530	582	567
Source: State of Hawai‘i, Department of Education.			

In an effort to ensure that each student’s scholastic experience is maximized to its fullest potential, DOE assesses school performance, as well as facilities to ensure that they are adequate to meet student needs. The total school population is used in formulas to determine State standards for space adequacy. School facilities are considered inadequate if below 70 percent of the State standard; marginal if between 70 percent and 99 percent; and in excess of State standard if above 100 percent. Space adequacy for LHES is presented in **Table 2**.

Table 2. State Standard Adequacy of School Space by Use

Administration	35%
Library	105%
Cafeteria/Auditorium	114%
Classrooms	178%
Source: State of Hawai‘i Department of Education, School Status and Improvement Report, Lāna‘i High and Elementary School, 2012.	

b. Potential Impacts and Mitigation Measures

The proposed CIZ and CPA may result in three (3) additional families residing in Lāna‘i City. Regardless of this potential increase, in looking at current State Standard Adequacy rates for LHES, the proposed action is not anticipated to place added demands on educational facilities or services on Lāna‘i.

D. INFRASTRUCTURE

1. Roadway Systems

a. Existing Conditions

Vehicular access to the property is off of Kō‘ele Street, a two-lane, two-way County road with a north-south orientation serving the commercial and residential areas of Lāna‘i City. Access is also provided off of Lāna‘i Avenue. Traffic circulation within the Lāna‘i City is provided by a system of connecting streets.

A traffic assessment was prepared for the proposed project in December 2014 by Austin, Tsutsumi & Associates, Inc. (ATA). On completion, the proposed project is expected to generate approximately three (3) trips during the AM and PM peak hours of traffic. See Appendix “A” within **Appendix “E”**.

b. Potential Impacts and Proposed Mitigation

The proposed action is not anticipated to adversely affect traffic operating conditions in Lāna‘i City. The traffic assessment determined that the number of trips generated by the proposed project is insignificant, and as such, no traffic mitigation measures were recommended. Refer to Appendix “A” within **Appendix “E”**.

2. Water System

a. Existing Conditions

Domestic water service for the island of Lāna‘i is provided by the Lanai Water Company (LWC), a privately owned utility. The portion of the potable water system serving Lāna‘i City is supplied by Well No. 6. Water from this well is stored in a 2.0 million gallon (MG) capacity storage tank located south of Lāna‘i City. The subject property is serviced by an 8-inch water main in Kō‘ele Street. Refer to **Appendix “E”**.

Water use figures for the year 2008 show that the total high level groundwater use was approximately 2.23 million gallons per day (MGD). Of this amount, 0.94 MGD was brackish groundwater from Palawai Basin (Well Nos. 1, 9, and 14) used to irrigate the Challenge at Manele Golf

Course; 0.68 MGD was from higher elevation, potable well Nos. 2 and 4, which were used for domestic consumption. The Kō‘ele Project District potable water use was approximately 0.60 MGD (Lanai Water Working Group, 2011).

b. Potential Impacts and Proposed Mitigation

The Lāna‘i Water Advisory Committee was established by the Board of Water Supply to assist in the development of the Lāna‘i Water Use and Development Plan (WUDP) which was approved by the Maui County Council in 2011.

The water use related to the proposed single-family homes and the impacts to source and transmission capabilities are not deemed significant as the homes will be replacing previously existing structures. The homes will be serviced by existing laterals and meters. Refer to **Appendix “E”**.

3. Wastewater Systems

a. Existing Conditions

Wastewater is treated at the County of Maui’s Lāna‘i Wastewater Treatment Facility (WWTF) located in Lāna‘i City. The WWTF has a design capacity of 0.5 MGD. The Lāna‘i sewerage system is a gravity flow system serving Lāna‘i City. The WWTF and treatment ponds are located southwest of Lāna‘i City and provide secondary (R-1) treatment of incoming flows. The Auxiliary Wastewater Treatment Facility (AWWTF) takes the R-1 effluent from the County WWTF and treats it to R-1 quality which allows for unrestricted reuse for irrigation. The R-1 system was completed in November 1994 by Castle & Cooke Resorts, LLC and is located to the east of the County WWTF. Since the time it was put into operation, R-1 effluent has been the sole source of irrigation supply for The Experience at Kō‘ele Golf Course. The AWWTF is owned and operated privately by Lanai Resorts, LLC. The subject property is serviced by 8-inch sewer mains in Kō‘ele Street and Lāna‘i Avenue.

b. Potential Impacts and Proposed Mitigation

The existing sewage collection system and property sewer laterals will accommodate the wastewater from the project. The design capacity of the WWTF is 0.5 MGD. The wastewater requirements of the project are not

expected to have an adverse effect on existing wastewater facilities or capacities as the homes will be replaced with existing structures. (See **Exhibit “A”**). Sewer service cleanouts for each home on the property will be provided and designed to County of Maui standards.

4. Drainage

a. Existing Conditions

The subject property was previously developed with three (3) single-family homes constructed as part of the original Lāna‘i City development. There is an existing 18-inch storm drain line in Kō‘ele Street. There are no existing storm water inlets or catch basins to collect runoff off Kō‘ele Street in the vicinity of the project site. Runoff onsite sheet flows from Lāna‘i Avenue towards Kō‘ele Street beneath and around the raised houses onto Kō‘ele Street and the adjacent properties downstream. There are no drain collection structures on the project site.

b. Potential Impacts and Proposed Mitigation

No further grading work is proposed as part of the CIZ and CPA applications. The property will be maintained “as is” with the existing drainage improvements. Should additional drainage improvements be required during the building permit review for the replacement homes and carports by the Department of Public Works (DPW), the improvements will be designed and approved at that time.

5. Electrical and Telephone Systems

a. Existing Conditions

Electrical, telephone, and cable services on Lāna‘i are provided by Maui Electric Company, Hawaiian Telcom, Inc., and Oceanic Time Warner Cable, respectively. The electrical, telephone, and cable transmission lines for the property are located along the roadway rights-of-way.

b. Potential Impacts and Proposed Mitigation

The proposed CIZ and CPA are not expected to adversely impact or disrupt services being provided by these utilities.

E. CUMULATIVE AND SECONDARY IMPACTS

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

The proposed CIZ and CPA applications are intended to ensure the conformity of the land use designations with respect to the proposed reconstruction of three (3) existing single-family homes in Lāna‘i City. As the site was previously developed and the homes will be built using the original design elements, there are no foreseeable cumulative impacts associated with the proposed action.

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

As previously discussed, the proposed CIZ and CPA applications are intended to ensure the conformity of the land use designations with respect to the proposed reconstruction of three (3) single-family homes in Lāna‘i City. In this regard, there are no foreseeable secondary impacts associated with the proposed action.

III. RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS

III. RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205A, Hawai‘i Revised Statutes (HRS), relating to the State Land Use Commission (SLUC), establishes the four (4) major land use districts in which all lands in the State are placed. These districts have been designated “Urban”, “Rural”, “Agricultural” and “Conservation”. The SLUC classifies the majority of lands on Lāna‘i for “Agricultural” and “Conservation” uses. The island of Lāna‘i encompasses a total land area of approximately 90,500 acres. Of this total area, “Agricultural” lands occupy 46,639 acres, “Conservation” lands encompass 38,197 acres, “Urban” lands comprise 3,257 acres, and “Rural” lands consist of 2,407 acres (County of Maui, Office of Economic Development, 2011). The lands underlying the subject property are presently designated “Urban”. See **Figure 6**. The proposed action is consistent with the property’s “Urban” designation.

B. CHAPTER 226, HAWAI‘I REVISED STATUTES, HAWAI‘I STATE PLAN

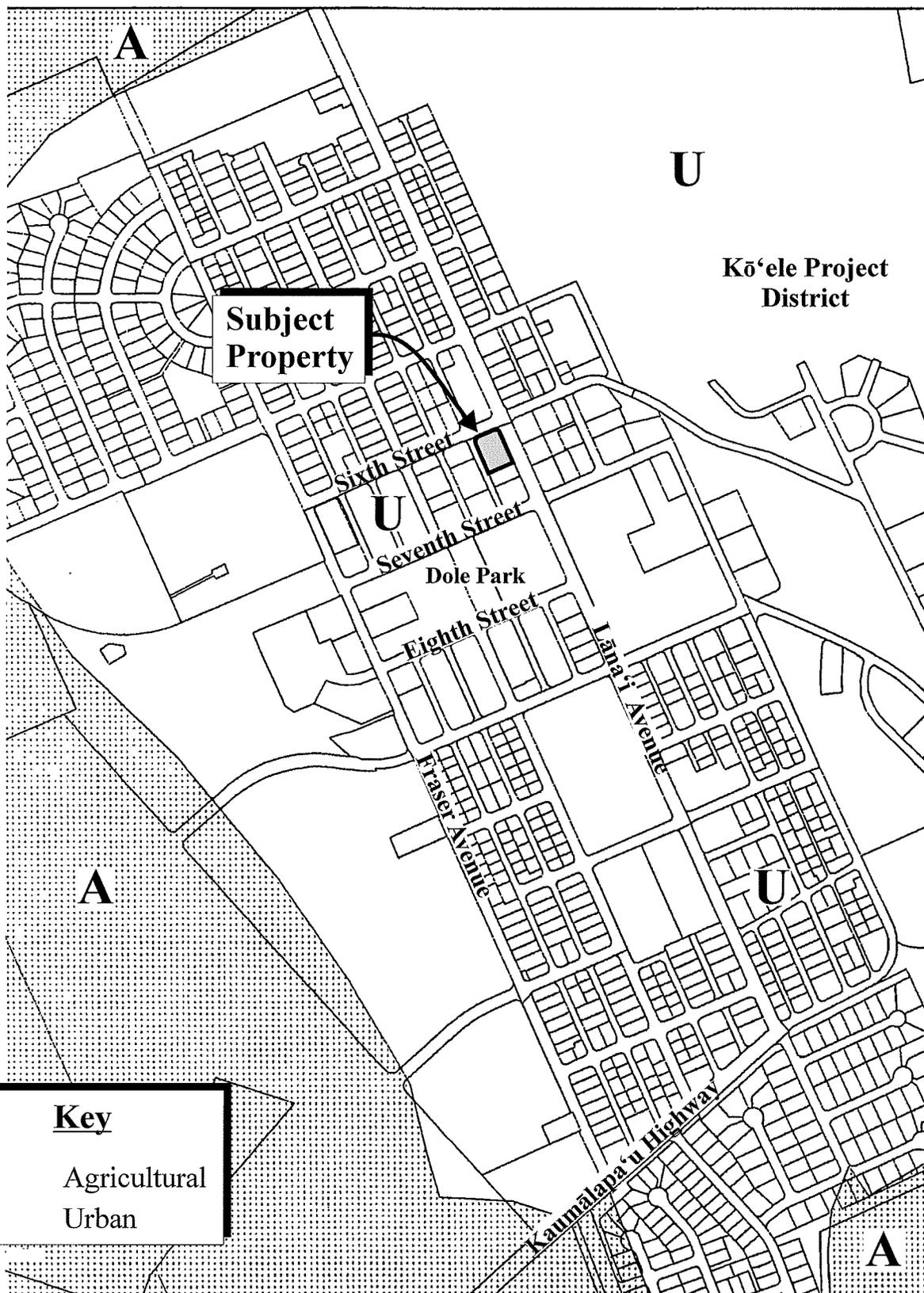
Chapter 226, HRS, also known as the Hawai‘i State Plan, is a long-range comprehensive plan which serves as a guide for the future long-term development of the State by identifying goals, objectives, policies, and priorities, as well as implementation mechanisms.

The proposed project is in concert with the following goals of the Hawai‘i State Plan:

- *A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.*
- *Physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.*

1. Objectives and Policies of the Hawai‘i State Plan

Examples of State objectives and policies relevant to the proposed project are as follows:



Source: State Land Use Commission

Figure 6 Lānaʻi Avenue Residential Homes
State Land Use Classifications

NOT TO SCALE



Prepared for: Lanai Resorts, LLC, a Hawaii Limited Liability Company doing business as Pūlama Lānaʻi



Pūlama Lānaʻi Lānaʻi Avenue Houses 1741\SLUC

§226-12 Objective and policies for the physical environment--scenic, natural beauty, and historic resources.

- (a) *Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.*
- (b) *To achieve the scenic, natural beauty, and historic resources objective, it shall be the policy of this State to:*
 - (4) *Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.*
 - (5) *Encourage the design of developments and activities that complement the natural beauty of the islands*

§226-13 Objectives and policies for the physical environment--land, air, and water quality.

- (b) *To achieve the land, air, and water quality objectives, it shall be the policy of this State to:*
 - (6) *Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.*
 - (7) *Encourage urban developments in close proximity to existing services and facilities.*

§226-19 Objectives and policies for socio-cultural advancement--housing.

- (a) *Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:*
 - (1) *Greater opportunities for Hawaii's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawaii's population.*
 - (2) *The orderly development of residential areas sensitive to community needs and other land uses.*

- (b) *To achieve the housing objectives, it shall be the policy of this State to:*
- (1) *Effectively accommodate the housing needs of Hawaii's people.*
 - (2) *Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.*
 - (3) *Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.*
 - (4) *Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.*
 - (5) *Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.*
 - (6) *Facilitate the use of available vacant, developable, and underutilized urban lands for housing.*
 - (7) *Foster a variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods that reflect the culture and values of the community.*
 - (8) *Promote research and development of methods to reduce the cost of housing construction in Hawaii.*

C. MAUI COUNTY GENERAL PLAN

As indicated by the Maui County Charter, the purpose of the general plan shall be to:

...indicate desired population and physical development patterns for each island within the County; shall address the unique problems and needs of each island and region within the County; shall explain the opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns, and characteristics of future developments. The general plan shall identify objectives to be achieved, priorities, policies, and implementing actions to be pursued with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development.

Chapter 2.80B of the Maui County Code, relating to the General Plan and Community Plans, implements the foregoing Charter provisions through enabling legislation calling for a Countywide Policy Plan (CWPP). The CWPP was adopted as Ordinance No. 3732 effective March 24, 2010.

The following section identifies pertinent objectives, policies, implementing actions and related provisions set forth in the CWPP. It is recognized that the document is comprehensive in nature and addresses a number of functional planning areas which apply to all programs, plans, and projects. However, for purposes of addressing General Plan compliance requirements, policy considerations which are deemed most relevant in terms of compatibility and consistency are addressed in this report section.

With regard to the Countywide Policy Plan, Section 2.80B.030 of the Maui County Code states the following:

The countywide policy plan shall provide broad policies and objectives which portray the desired direction of the County's future. The countywide policy plan shall include:

1. *A vision for the County;*
2. *A statement of core themes or principles for the County; and*
3. *A list of countywide objectives and policies for population, land use, the environment, the economy, and housing.*

Core principles set forth in the Countywide Policy Plan are listed 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.*

Congruent with these core principles, the Countywide Policy Plan identifies goals, objectives, policies and implementing actions for pertinent functional planning categories, which are identified as follows:

1. *Natural environment*
2. *Local cultures and traditions*
3. *Education*
4. *Social and healthcare services*
5. *Housing opportunities for residents*
6. *Local economy*
7. *Parks and public facilities*
8. *Transportation options*
9. *Physical infrastructure*
10. *Sustainable land use and growth management*
11. *Good governance*

With respect to the proposed project, the following goals, objectives, policies and implementing actions are illustrative of the project's compliance with the Countywide Policy Plan:

B. Preserve Local Cultures and Traditions

Goal: *Maui County will foster a spirit of pono and protect, perpetuate, and reinvigorate its residents' multi-cultural values and traditions to ensure that current and future generations will enjoy the benefits of their rich island heritage.*

Objective:

1. *Perpetuate the Hawaiian culture as a vital force in the lives of residents.*

Policy:

- d. *Encourage the use of traditional Hawaiian architecture and craftsmanship.*

Objective:

4. *Preserve and restore significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes.*

Policies:

- f. *Perpetuate the authentic character and historic integrity of rural communities and small towns.*
- l. *Foster partnerships to identify and preserve or revitalize historic and cultural sites.*

E. Expand Housing Opportunities for Residents

Goal: *Quality, island-appropriate housing will be available to all residents.*

Objective:

2. *Increase the mix of housing types in towns and neighborhoods to promote sustainable land use planning, expand consumer choice, and protect the County's rural and small-town character.*

Policies:

- b. *Design neighborhoods to foster interaction among neighbors.*
- d. *Promote infill housing in urban areas at scales that capitalize on existing infrastructure, lower development costs, and are consistent with existing or desired patterns of development.*

Objective:

3. *Increase and maintain the affordable housing inventory.*

Policies:

- b. *Prioritize available infrastructure capacity for affordable housing.*
- g. *Minimize the intrusion of housing on prime, productive, and potentially productive agricultural lands and regionally valuable agricultural lands.*
- h. *Encourage long-term residential use of existing and future housing to meet residential needs.*

J. Promote Sustainable Land Use and Growth Management

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

Objective:

3. *Design all developments to be in harmony with the environment and to protect each community's sense of place.*

Policies:

- c. *Protect and enhance the unique architectural and landscape characteristics of each Community Plan Area, small town, and neighborhood.*
- j. *Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.*
- k. *Support small-town revitalization and preservation.*

D. LĀNA‘I COMMUNITY PLAN

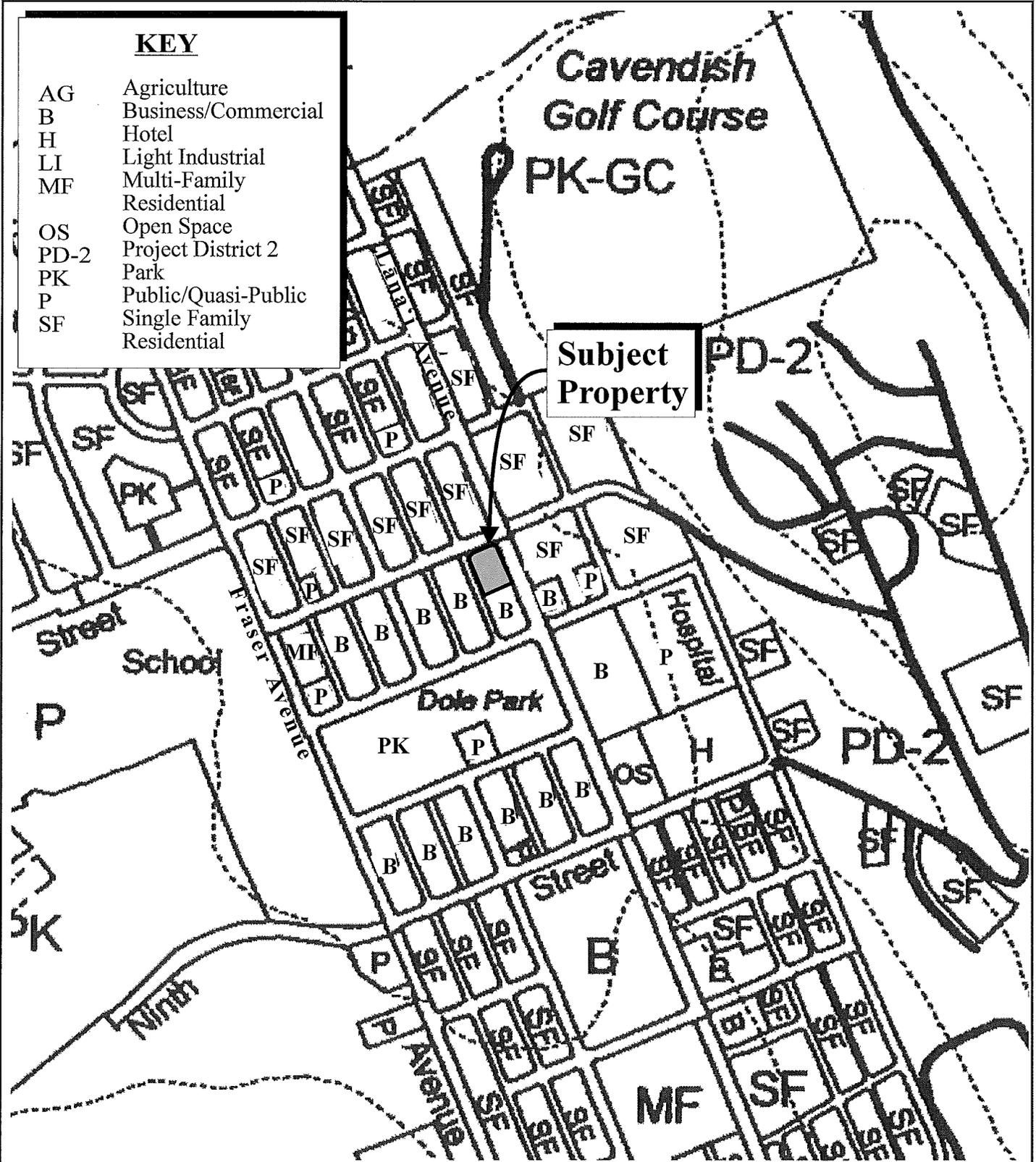
The project site is located in the Lāna‘i Community Plan region, one (1) of the nine (9) Community Plan regions established in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designed to implement the Maui County General Plan. Each Community Plan contains recommendations and standards which guide the sequencing, patterns, and characteristics of future development in the region.

Land use guidelines are established by the Lāna‘i Community Plan land use map. The subject property is designated for “B, Business/Commercial” use. See **Figure 7**. Implementation of the proposed project requires an amendment to the Community Plan Map and as such, the application is seeking an amendment to establish the “SF, Single-Family” residential designation for the subject property.

The Lāna‘i Community Plan sets forth goals, objectives and policies which are statements identifying preferred future conditions. Goals, objectives and policies associated with the proposed use of the subject property include the following:

KEY

- AG Agriculture
- B Business/Commercial
- H Hotel
- LI Light Industrial
- MF Multi-Family Residential
- OS Open Space
- PD-2 Project District 2
- PK Park
- P Public/Quasi-Public
- SF Single Family Residential



Source: County of Maui, Department of Planning

Figure 7 Lāna'i Avenue Residential Homes
Community Plan Designation

NOT TO SCALE



Prepared for: Lanai Resorts, LLC, a Hawaii Limited Liability Company doing business as Pūlama Lāna'i



URBAN DESIGN

Goal

Preserve and enhance the unique urban design character of Lanai through consideration of planning, land use and design standards which respect the islands rural plantation history.

Objectives and Policies

1. *Establish design standards in the commercial/civic center area of Lana`i City, to provide special treatment in the maintenance and/or enhancement of the unique visual and physical identity of the town. Design standards should be based on the following guidelines:*
 - *Maintain the existing scale and street layout pattern of Lana`i City.*
 - *Develop off-street parking as part of expanded commercial facilities.*
 - *Promote an architectural style within the commercial/civic center areas that is consistent with existing buildings and neighborhood character.*
4. *Encourage the use of wood construction for residential and commercial projects.*
5. *Minimize urban design restrictions for single family residential projects.*
11. *Ensure that proposed land use patterns in Lana`i City will preserve and complement the existing town design qualities.*

HOUSING

Goal

Provide for the housing needs of all Lana`i residents in order to ensure a healthy and vibrant social and economic environment.

Objective and Policy

7. *Provide housing types which are consistent with Lana`i's rural community lifestyle.*

It is noted that the Lāna`i Community Plan is in the process of being updated. The Planning Department issued recommended revisions on the Lāna`i Planning

Commission's draft on January 21, 2015 and they are currently under review by the Maui County Council.

In this regard, the Applicant has communicated the intent of the proposed CPA action to the Lāna'i Planning Commission.

E. MAUI COUNTY ZONING

As designated by Maui County zoning, the subject property is located in the "B-CT, Country Town Business" district.

To ensure conformity with Maui County zoning, the applicant is seeking a change in zoning from "B-CT, Country Town Business" district to "R-1, Residential" district as part of the entitlement process for the proposed project.

As previously discussed, the Draft EA stated that the CIZ request was to the "R-2, Residential" district. Upon review of the request by the Department of Planning, it was determined that the request should be revised to "R-1, Residential" due to the project's lot size. The proposed redevelopment of three (3) homes at the property is slightly below (0.03 acre or 172 square feet) the requirements of the R-2 designation as stated within Maui County Code (MCC) Section 19.08.040 as the subject property is approximately 22,328 square feet in size. As such, the Applicant has amended their CIZ request from "R-2, Residential" to "R-1, Residential". Under this zoning ("R-1") designation, the property has adequate square footage to support the redevelopment of the three (3) homes pursuant to MCC Section 19.08.040. The project as proposed will continue to meet the building setbacks, height requirements, and density for the R-1 zoning standards.

F. COASTAL ZONE MANAGEMENT/SPECIAL MANAGEMENT AREA

The Hawai'i Coastal Zone Management Program (HCZMP), as formalized in Chapter 205A, HRS, establishes objectives and policies for the preservation, protection and restoration of natural resources of Hawai'i's coastal zone. Although it is noted that the subject property is not within the County of Maui's Special Management Area (SMA), the State of Hawai'i is located within the Coastal Zone Management (CZM) area. As such, an assessment of coastal zone management objectives and policies has been carried out as part of the EA process.

As set forth in Chapter 205A, HRS, this section addresses the project's relationship to applicable coastal zone management considerations.

(1) **Recreational Resources**

Objective:

Provide coastal recreational opportunities accessible to the public.

Policies:

- (A) Improve coordination and funding of coastal recreational planning and management; and
- (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
 - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
 - (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;
 - (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
 - (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
 - (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
 - (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication

against the requirements of Section 46-6, HRS.

Response: The proposed development is located inland from the shoreline and is not anticipated to affect coastal recreational resources.

(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 archeological resources;
- (B) Maximize information retention through preservation of remains and artifacts or salvage operations; and
- (C) Support state goals for protection, restoration, interpretation, and display of historic resources.

Response: The subject property has been developed as a site for single-family homes since Lāna‘i City’s original development. The former houses were constructed as part of the original Lāna‘i City development and demolished in August 2014. Furthermore, HABS reports have been prepared to document the architectural significance of the existing homes. Refer to **Appendix “A-1”**, **Appendix “A-2”**, and **Appendix “A-3”**. As such, there will be no adverse impacts with regards to significant natural and manmade historic and prehistoric resources in the coastal management area as a result of the proposed action.

(3) **Scenic and Open Space Resources**

Objective:

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

Policies:

- (A) Identify valued scenic resources in the coastal zone management area;
- (B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;

- (C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
- (D) Encourage those developments which are not coastal dependent to locate in inland areas.

Response: The project area is located along the lower slopes of Lanaihale within the Lāna‘i City development. The proposed project will be developed and landscaped to ensure visual compatibility with surrounding land uses. The urban forms established by the proposed development will be designed within the specifications of the Lāna‘i City Design Guidelines (LCDG) with features similar to the surrounding built urban forms.

(4) **Coastal Ecosystems**

Objective:

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

Policies:

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Improve the technical basis for natural resource management;
- (C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- (E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Response: BMPs will be employed to ensure that construction-related soil erosion impacts are mitigated. As the project site has been previously disturbed, and as the proposed structures will be built in similar architectural design as the former homes, adverse impacts to adjacent and downstream properties and valuable coastal ecosystems are not anticipated.

(5) **Economic Uses**

Objective:

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

Policies:

- (A) Concentrate coastal dependent development in appropriate areas;
- (B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and
- (C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - (i) Use of presently designated locations is not feasible;
 - (ii) Adverse environmental effects are minimized; and
 - (iii) The development is important to the State's economy.

Response: The proposed project will have a positive impact on the economy with the provision of short-term construction and construction-related jobs. There are no anticipated long-term economic effects associated with the proposed action.

(6) **Coastal Hazards**

Objective:

Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.

Policies:

- (A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- (B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;

- (C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
- (D) Prevent coastal flooding from inland projects.

Response: The proposed project will not be located within environmentally sensitive areas which are subject to natural hazards. As previously discussed, the project site is not in an area prone to coastal flooding. The closest coastal area is located over four (4) miles away from the project site. As such, the proposed project is not anticipated to impact coastal hazards.

(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: A number of community and committee public informational meetings regarding the proposed development have been held on Lāna‘i. The proposed project received overall positive reviews. An initial community informational meeting on the planning for three (3) of Lāna‘i’s Historic Properties (Lanai Avenue Homes, Hospice & Community Support Houses, and Theatre) was held on September 18, 2013. This meeting was attended by 41 residents. A second community informational meeting was held on July 28, 2015 to update the community on the project’s progress and the intention to file the CIZ and CPA applications. There were 21 attendees at this meeting. In addition, the Maui County Cultural Resources Committee (CRC) held a site visit and commission meeting on Lāna‘i on October 2, 2013. There were seven (7) residents in attendance. On December 5, 2013, the CRC met and approved the demolition of the existing houses on Lāna‘i Avenue and reconstruction of three (3) houses. Pūlama Lāna‘i holds an average of three (3) community informational meetings

each month on various topics. Attendance at these meetings ranges between 20 and 50 residents. Requests for updates on the Lāna‘i Avenue homes are usually made by interested residents. Further opportunities for public understanding of the proposed project are provided for in accordance with Chapter 343, HRS, notice and public review provisions, as well as pursuant to Maui County ordinances applicable to the CIZ and CPA applications. On October 21, 2015, the Lāna‘i Planning Commission reviewed and provided comments on the Draft EA as part of the process.

(8) **Public Participation**

Objective:

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

Policies:

- (A) Promote public involvement in coastal zone management processes;
- (B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and
- (C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Response: As previously mentioned, public information meetings on the proposed project have been carried out. This EA document will be processed in accordance with Chapter 343, HRS, and opportunity for comment by agencies and the public will be provided. Additionally, public input opportunities will be provided through the Lāna‘i Planning Commission’s review of the CIZ and CPA applications.

(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, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;

- (B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- (C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response: The proposed project is located over four (4) miles inland from the shoreline and is not anticipated to impact shoreline activities and beach processes.

(10) **Marine Resources**

Objective:

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

Policies:

- (A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;
- (C) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- (D) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
- (E) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response: The proposed project is not anticipated to have adverse effects upon marine and coastal resources in the vicinity. As previously noted, the project site is located over four (4) miles away from the shoreline.

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

No Special Management Area Use Permit or Special Management Area Minor Permit shall be granted for structures that allow artificial light from floodlights, uplights, or spotlights used for decorative or aesthetic purposes when the light:

- (1) Directly illuminates the shoreline and ocean waters; or*
- (2) Is directed to travel across property boundaries toward the shoreline and ocean waters.*

The proposed project lighting design will specify the shielding of all exterior lights and directional down lighting.

IV. ALTERNATIVES TO THE PROPOSED ACTION

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Alternatives to the preferred alternative, which is the proposed action, include the “no action” and “rehabilitation” alternatives. These alternatives are addressed below.

A. NO ACTION ALTERNATIVE

Constructed as part of the original Lāna‘i City development, the homes have never undergone a major renovation. As such, the buildings exhibited signs of their age including rust and weathering of the corrugated metal roofs, and extensive mold and termite damage to the buildings’ wood frames. Due to the buildings’ state of disrepair, they were deemed structurally unsafe and uninhabitable in a structural inspection carried out in 2011. Refer to **Appendix “B”**. As such, the three (3) homes were not recently inhabited, thus removing them from the available housing unit count for the island of Lāna‘i. The homes were demolished in August 2014, thereby making the site currently vacant.

A no action alternative would leave the site vacant and underutilized and continue to deny Lāna‘i residents with suitable housing unit options.

B. REHABILITATION

Since becoming vacant, the houses remained uninhabited and unmaintained at their current location. Time eventually took its toll on the structures and they fell into serious disrepair. Extensive weathering to the roofs and mold and termite damage to the buildings’ wood construction, as previously mentioned, successfully ruled out rehabilitation as a feasible alternative. The structural inspection report prepared for the existing homes and carport also recommended demolition of the structures due to safety and structural concerns.

**V. SUMMARY OF
UNAVOIDABLE IMPACTS
AND COMMITMENTS OF
RESOURCES**

V. SUMMARY OF UNAVOIDABLE IMPACTS AND COMMITMENTS OF RESOURCES

The development of the project will result in certain unavoidable construction-related impacts as outlined in Chapter II.

In the short term, construction associated with the proposed development will generate noise impacts. These impacts will be limited to the immediate vicinity of the project construction area. Best Management Practices (BMPs) such as the use of sound attenuating construction equipment will be used, where practicable, to mitigate noise impacts caused by construction. In the long term, there are no anticipated unavoidable impacts resulting from implementation of the proposed project.

Unavoidable air impacts will also arise as a result of construction activities, such as the generation of dust and other airborne pollutants. To mitigate adverse impacts, appropriate BMPs including frequent watering of exposed surfaces and regular maintenance of construction equipment will be implemented during the construction period to minimize construction-related impacts.

Development of the proposed project will not alter the existing landscape, as the project involves the reconstruction of three (3) formerly existing single-family homes using the same design. Furthermore, the project site is located within an already developed urban area. As such, there will be no adverse impact upon scenic or open space resources. The proposed project will be developed using the same design as the former structures, as previously discussed, and according to Lānaʻi City Design Guidelines (LCDG). Landscaping will be installed as part of the development improvements to ensure visual buffering and softening of the built landscape.

VI. SIGNIFICANCE CRITERIA ASSESSMENT

VI. SIGNIFICANCE CRITERIA ASSESSMENT

The “Significance Criteria”, Section 12 of the Administrative Rules, Title 11, Chapter 200, “Environmental Impact Statement Rules”, were reviewed and analyzed to determine whether the proposed project will have significant impacts to the environment. The following criteria and preliminary analysis are provided.

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

The project will not result in any adverse environmental impacts. There are no known, rare, threatened, or endangered species of flora, fauna or avifauna located within the project site.

The subject property has been previously disturbed in connection with the development of the former structures. Accordingly, the development of the project is not expected to result in any adverse impacts to cultural resources. Should any artifacts or human remains be encountered during construction, work will stop in the immediate vicinity of the find and the SHPD will be immediately notified to establish an appropriate mitigation strategy.

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

The proposed project and the commitment of land resources would not curtail 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 State’s Environmental Policy and Guidelines are set forth in Chapter 344, HRS. The proposed action does not contravene provisions of Chapter 344, HRS.

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

The proposed project will have a direct beneficial effect on the local economy during construction and ongoing operations. No long-term economic impacts are anticipated. The proposed project will have a beneficial impact on the social welfare of Lāna‘i City by providing residents with three (3) housing unit options.

5. **Substantially affects public health.**

No adverse impacts to the public's health and welfare are anticipated as a result of the proposed project.

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

No significant population changes are anticipated as a result of the proposed project.

From a land use standpoint, the proposed project is in keeping with the objectives and policies of the Lāna‘i Community Plan. The proposed project complements and is compatible with surrounding land uses.

The proposed improvements will connect to existing LWC and County wastewater systems. No adverse impacts to water and wastewater capacities and facilities are anticipated. Post-development onsite surface runoff is expected to be unchanged as the site is currently developed. The project is not anticipated to present adverse impacts upon educational, recreational, and solid waste collection and disposal facilities and resources.

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

During the construction phase of the project, there will be short-term air quality and noise impacts as a result of the project. In the long term, effects upon air quality and ambient noise levels are not anticipated. The project is not anticipated to significantly affect the open space and scenic character of the area. There are no sensitive environments (e.g., wetlands, streams, erosion prone areas, etc.) which will be affected by the proposed action.

No substantial degradation of environmental quality resulting from the project is anticipated.

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

The proposed project is not anticipated to have a cumulative adverse impact on the environment, nor involve a commitment to larger actions. As previously noted, the proposed project involves the reconstruction of three (3) single-family

homes using the same design elements. As such, existing infrastructure systems and services are available to serve the project.

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

There are no rare, threatened or endangered species of flora, fauna, avifauna or their habitats that will be adversely affected by the proposed action.

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

Construction activities will result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blown emissions. Noise impacts will occur primarily from construction-related activities. It is anticipated that construction will be limited to daylight working hours. Water quality is not expected to be affected.

In the long term, the project is not anticipated to have a significant impact on air and water quality.

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 is not located within and would not affect environmentally sensitive areas. The project site is not subject to flooding or tsunami inundation. Soils of the project site are not erosion-prone. There are no geologically hazardous lands, estuaries, or coastal waters within or adjacent to the project site.

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

The project site is not identified as a scenic vista or viewplane. The proposed project will not affect scenic corridors and coastal scenic and open space resources.

13. **Requires substantial energy consumption.**

The proposed project will involve the short-term commitment of fuel for equipment, vehicles, and machinery during construction activities. However, this use is not anticipated to result in a substantial consumption of energy resources.

In the long term, the project will create an additional demand for electricity. However, this demand is not deemed substantial or excessive within the context of the island's overall energy consumption.

Based on the foregoing findings, the proposed action will result in a Finding of No Significant Impact (FONSI) determination.

VII. LIST OF PERMITS AND APPROVALS

VII. LIST OF PERMITS AND APPROVALS

The following list of permits and approvals are anticipated to be needed for project implementation:

1. State of Hawai'i
 - A. Department of Health Community Noise Permit, as applicable.
 - B. Department of Transportation Permit to Operate Oversized and Overweight Vehicles on State Highways, as applicable.

2. County of Maui
 - A. Change in Zoning
 - B. Community Plan Amendment
 - C. Work to Perform in County Right-of-Way Permit, as applicable.
 - D. Construction Permits (Building, Grading, Driveway)

**VIII. PARTIES CONSULTED
DURING THE PREPARATION
OF THE DRAFT
ENVIRONMENTAL
ASSESSMENT; LETTERS
RECEIVED AND RESPONSES
TO SUBSTANTIVE
COMMENTS**

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

The following agencies were consulted during preparation of the Draft Environmental Assessment (EA). Agency comments and responses to substantive comments are included herein.

- | | |
|---|---|
| <p>1. Loyal A. Mehrhoff, Field Supervisor
U. S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122
Box 50088
Honolulu, Hawai'i 96813</p> | <p>7. William J. Aila, Jr., Chairperson
State of Hawai'i
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawai'i 96809</p> |
| <p>2. Scott Enright, Chair
Department of Agriculture
1428 South King Street
Honolulu, Hawai'i 96814-2512</p> | <p>8. Alan Downer, Administrator
State of Hawai'i
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawai'i 96707</p> |
| <p>3. Jobie Masagatani, Director
Hawaiian Home Lands Commission
P.O. Box 1879
Honolulu, Hawai'i 96805</p> | <p>9. Morgan Davis, Maui Archaeologist
State of Hawai'i
Department of Land and Natural Resources
State Historic Preservation Division
130 Mahalani Street
Wailuku, Hawai'i 96793</p> |
| <p>4. State of Hawai'i
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawai'i 96814</p> | <p>10. Glenn Okimoto, Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813</p> |
| <p>5. Alec Wong, P.E., Chief
Clean Water Branch
State of Hawai'i
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawai'i 96814</p> | <p>11. Office of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, Hawai'i 96813</p> |
| <p>6. Patti Kitkowski, District Environmental
Health Program Chief
State of Hawai'i
Department of Health
Maui Sanitation Branch
54 South High Street, Room 300
Wailuku, Hawai'i 96793</p> | <p>12. Dr. Kamana`opono Crabbe, Chief Executive
Officer
Office of Hawaiian Affairs
737 Iwilei Road, Suite 200
Honolulu, Hawai'i 96817</p> |

- | | |
|---|--|
| <p>13. Jesse Souki, Director
State of Hawai'i
Office of Planning
P. O. Box 2359
Honolulu, Hawai'i 96804</p> | <p>22. Kyle Ginoza, Director
County of Maui
Department of Environmental Management
One Main Plaza
2200 Main Street, Suite 100
Wailuku, Hawai'i 96793</p> |
| <p>14. Dan Orodener, Executive Officer
State of Hawai'i
State Land Use Commission
P.O. Box 2359
Honolulu, Hawai'i 96804</p> | <p>23. Jo Anne Johnson Winer, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawai'i 96793</p> |
| <p>15. Alan Arakawa, Mayor
County of Maui
200 South High Street
Wailuku, Hawai'i 96793</p> | <p>24. Honorable G. Riki Hokama
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793</p> |
| <p>16. Jeffrey A. Murray, Fire Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, Hawai'i 96732</p> | <p>25. Dan Takahata, Manager – Engineering
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawai'i 96733</p> |
| <p>17. Jo-Ann Ridao, Director
County of Maui
Department of Housing and Human
Concerns
One Main Plaza
2200 Main Street, Suite 546
Wailuku, Hawai'i 96793</p> | <p>26. Hawaiian Telcom
60 South Church Street
Wailuku, Hawai'i 96793</p> |
| <p>18. Glenn Correa, Director
County of Maui
Department of Parks and Recreation
700 Halia Nakoia Street, Unit 2
Wailuku, Hawai'i 96793</p> | |
| <p>19. William Spence, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793</p> | |
| <p>20. Gary Yabuta, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawai'i 96793</p> | |
| <p>21. David Goode, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawai'i 96793</p> | |

NEIL ABERCROMBIE
GOVERNOR
STATE OF HAWAII



JOHN M. K. MASAGATANI
CHAIRMAN
HAWAIIAN HOMES COMMISSION

DARRELL T. YOUNG
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS

P O BOX 1879
HONOLULU, HAWAII 96805

March 21, 2014

Munekiyo and Hiraga, Inc.
Attention: Bryan Esmeralda
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Bryan:

Subject: Early Consultation Request for the Preparation of Draft Environmental Assessment for Demolition of Three Lanai Avenue Residential Homes, Reconstruction, Community Plan Amendment and Change in Zoning, at
TMK (2)4-9-006:050, Lanai City, Lanai, Hawaii

The proposed action is to demolish three existing homes that were part of the original Lanai City development, and replace them with three new homes, as well as a Community Plan Amendment and Change in Zoning to bring the parcel's land use and zoning into consistency with the desired use. The Department of Hawaiian Home Lands (DHHL) offers the following comments on preparation of the Draft Environmental Assessment (DEA) for the project:

1. Where appropriate, please include a graphic representation of the location of DHHL lands in relation to the proposed action, such as a map of major land ownership in Lanai City. Please see the enclosed map for reference purposes - Hawaiian home lands are in the grayed-out area.
2. Based on preliminary discussions with the previous owner, Castle and Cooke Resorts, development of DHHL's remaining 35 acres will require water source development, as existing water sources have been allocated to other projects. There is adequate water allocated to the remaining 18 vacant lots in the existing DHHL subdivision.
3. The proposed project does not appear to increase demand on water supplies based on the replacement of existing structures with no change of use or increase in density or intensity of prior uses. At this time, DHHL is in the process of formulating a

Munekiyo and Hiraga, Inc.
Attention: Bryan Esmeralda
March 21, 2014
Page 2

Water Policy Plan and Implementation Program based on the rights and responsibilities of DHHL for water provision to our beneficiaries, as outlined in the Hawaiian Homes Commission Act of 1920, as amended, and other legal statutes.

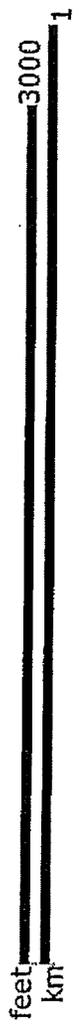
If you have any questions or need more information, please contact Nancy McPherson, Staff Planner, of the Planning Office at (808) 620-9519 or via email at Nancy.M.McPherson@hawaii.gov.

Aloha,



Jobie M. K. Masagatani, Chairman
Hawaiian Homes Commission

Enc.



Google earth



MUNEKIYO HIRAGA, INC.
1000 KALANANĪ'ŪNI
SUITE 1000
HONOLULU, HAWAII 96813
PHONE: (808) 983-1233
FAX: (808) 983-1234
WWW.MUNEKIYOHIRAGA.COM

April 15, 2014

Jobie Masagatani, Chairman
Hawaiian Homes Commission
Department of Hawaiian Home Lands
State of Hawaii
P.O. Box 1879
Honolulu, Hawaii 96805

SUBJECT: Early Consultation Comments for the Proposed Three (3) Lanai
Avenue Residential Homes Reconstruction at TMK (2) 4-9-006:050,
Lanai City, Hawaii

Dear Ms. Masagatani:

Thank you for your letter dated March 21, 2014 providing early consultation comments on the subject project. On behalf of the applicant, Lanai Resorts, LLC, a Hawaii limited liability company doing business as Pūlama Lāna'i (Pūlama Lāna'i), we offer the following information in response to your comments in the order they are presented in your letter.

1. The proposed project is located approximately 0.5-mile from lands owned by the Department of Hawaiian Home Lands (DHHL) in Lanai City. Please see the attached **Figure 1**. We note that the three (3) existing homes that are the subject of the early consultation review were part of the original Lanai City development. As existing residences, there is no anticipated increase in water demand needed for the project.
2. Thank you for your comment.
3. We appreciate your understanding that the proposed project does not increase demand on water supplies based on the replacement of existing structures with no change of use or increase in density or intensity of prior uses.

305 High St., Suite 104 Wailuku, Hawaii 96793
PH: (808) 244-2015 FAX: (808) 244-8729

735 Bishop St., Suite 238 Honolulu, Hawaii 96813 | PH: (808) 983-1233

Bryan Esmeralda, Analyst
April 15, 2014
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Draft Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at (808) 244-2015.

Very truly yours,



Bryan Esmeralda
Analyst

BE:tn
Attachment

Cc: Lynn McCrory, Pūlama Lāna'i
K:\DATA\Pūlama Lāna'i\Lāna'i Avenue Houses 1741\ECL Response Letters\DHHL response letter.doc



Source: Google Earth

Figure 1 Proposed Lanai Avenue Homes Reconstruction Location Map



MUNEKIYO & HIRAGA, INC.

Prepared for: Pūlama Lānaʻi

Pūlama Lānaʻi/Lanai Avenue Homes 1741/Location Map.DHHL

FEB 26 2014

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



DIRECTOR OF HEALTH

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

In reply, please refer to:
EMD/CWB

02052PCTM.14

February 24, 2014

Mr. Bryan Esmeralda
Analyst
Munekiyo & Hiraga, Inc.
305 High Street
Wailuku, Hawaii 96793

Dear Mr. Esmeralda:

SUBJECT: Comments on the Early Consultation Request for the Preparation of a Draft Environmental Assessment for Three (3) Lanai Avenue Residential Homes Reconstruction Project Lanai City, Island of Lanai, Hawaii

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your letter, dated February 13, 2014, requesting comments on your project. The DOH-CWB has reviewed the subject document and offers these comments. Please note that our review is based solely on the information provided in the subject document and its compliance with the Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at: http://health.hawaii.gov/epo/files/2013/10/CWB_Oct22.pdf

1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
2. National Pollutant Discharge Elimination System (NPDES) permit coverage is required for pollutant discharges into State surface waters and for certain situations involving storm water (HAR, Chapter 11-55).

- a. Discharges into Class 2 or Class A State waters can be covered under an NPDES general permit only if all of the NPDES general permit requirements are met. Please see the DOH-CWB website (<http://health.hawaii.gov/cwb/>) for the NPDES general permits and instructions to request coverage.
- b. All other discharges into State surface waters and discharges into Class 1 or Class AA State waters require an NPDES individual permit. To request NPDES individual permit coverage, please see the DOH-CWB forms website located at: <http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/forms/>
- c. NPDES permit coverage for storm water associated with construction activities is required if your project will result in the disturbance of one (1) acre or more of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. NPDES permit coverage is required before the start of the construction activities.

Land disturbance includes, but is not limited to clearing, grading, grubbing, uprooting of vegetation, demolition (even if leaving foundation slab), staging, stockpiling, excavation into pavement areas which go down to the base course, and storage areas (including areas on the roadway to park equipment if these areas are blocked off from public usage, grassed areas, or bare ground).

3. If your project involves work in, over, or under waters of the United States, it is highly recommend that you contact the Army Corp of Engineers, Regulatory Branch (Tel: 438-9258) regarding their permitting requirements.

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

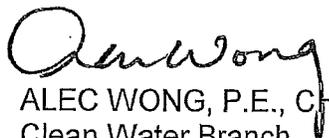
4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

Mr. Bryan Esmeralda
February 24, 2014
Page 3

02052PCTM.14

If you have any questions, please visit our website at: <http://health.hawaii.gov/cwb>, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,



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

CTM:tg



MICHAEL T. HIRAGA
PRESIDENT
KARLYNN FURUDA
EXECUTIVE VICE PRESIDENT
IWEN CHASHI HIRAGA
SENIOR VICE PRESIDENT
MITSURU "NICHY" HIRAGA
SENIOR VICE PRESIDENT
MARK ALEXANDER ROY
VICE PRESIDENT

March 19, 2014

Alec Wong, P.E., Chief
Department of Health
Clean Water Branch
State of Hawaii
P.O. Box 3378
Honolulu, Hawaii 96801-3378

SUBJECT: Early Consultation Comments for the Proposed Three (3) Lanai Avenue Residential Homes Reconstruction at TMK (2) 4-9-006:050, Lanai City, Hawaii, EMD/CWB 02052PCTM.14

Dear Mr. Wong:

Thank you for your letter dated February 24, 2014 providing early consultation comments on the subject project. On behalf of the applicant, Lanai Resorts, LLC, a Hawaii limited liability company doing business as Pūlama Lāna'i (Pūlama Lāna'i), we offer the following information in response to the comments provided.

1. We acknowledge that any project and its potential impacts to State waters must meet criteria with regards to antidegradation (Hawaii Revised Statutes (HAR), Section 11-54-1.1), designated uses (HAR, Section 11-54-3), and water quality criteria (HAR, Sections 11-54-4 through 11-54-8). It is also noted that the project involves the reconstruction of three (3) residential homes inland and away from the shoreline and as such, is not anticipated to have an impact on any State waters.
2. There are no anticipated discharges into State waters as a result of project implementation. Additionally, it is anticipated that grading work at the site will involve less than one (1) acre in size. As such, a National Pollutant Discharge Elimination System (NPDES) permit will not be required for the subject project.

305 High St., Suite 104 Wailuku, Hawaii 96793
PH: (808)244-2015 FAX: (808)244-8729

735 Bishop St., Suite 238 Honolulu, Hawaii 96813 PH: (808)983-1233
WWW.LANAIRESORTS.COM

excellence in
process
management

Alec Wong, P.E., Chief
March 19, 2014
Page 2

3. The proposed project does not involve work in, over, or under waters of the United States. As such, permitting through the Army Corp of Engineers, Regulatory Branch will not be required. It is noted that the Army Corps of Engineers also received a request for early consultation process and will be consulted during the Draft Environmental Assessment (Draft EA) review.
4. It is understood that all discharges related to the project, whether or not NPDES permit coverage and/or Section 401 Water Quality Certification (WQC) are required, must comply with the State's Water Quality Standards.

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Draft EA for the proposed project. Should you have any questions, feel free to contact me at (808) 244-2015.

Very truly yours,



Bryan Esmeralda
Analyst

BE:tn

Cc: Lynn McCrory, Pūlama Lānaʻi
Glenn Mason, Mason Architects

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NEIL ABERCROMBIE
GOVERNOR OF HAWAII



MAR 04 2014

DIRECTOR OF HEALTH

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

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

March 3, 2014

Mr. Bryan Esmeralda
Analyst
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Esmeralda:

**Subject: Early Consultation Request for the Preparation of a Draft
Environmental Assessment for Three Lanai Avenue Residential
Homes Reconstruction, Lanai City, Lanai, Hawaii
TMK: (2) 4-9-006:050**

Thank you for the opportunity to review this project. We have the following comments to offer:

1. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. The Indoor & Radiological Health Branch should be contacted at 808 586-4700.
2. Please provide wastewater disposal method for this project. If you have any questions, please contact Roland Tejano, Environmental Engineer, at 808 984-8232.

It is strongly recommended that the Standard Comments found at the Department's website: <http://health.hawaii.gov/epo/home/landuse-planning-review-program/> be reviewed and any comments specifically applicable to this project should be adhered to.

Mr. Bryan Esmeralda
March 3, 2014
Page 2

Should you have any questions, please call me at 808 984-8230 or E-mail me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

A handwritten signature in cursive script that reads "Patti Kitkowski".

Patti Kitkowski
District Environmental Health Program Chief

c EPO

Patti Kitkowski, District Environmental
Health Program Chief
March 19, 2014
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Draft EA for the proposed project. Should you have any questions, feel free to contact me at 244-2015.

Very truly yours,



Bryan Esmeralda
Analyst

BE:tn

Cc: Lynn McCrory, Pūlama Lānaʻi

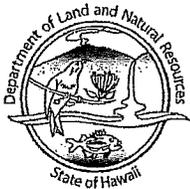
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MAR 06 2014

NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 3, 2014

Munekiyo & Hiraga, Inc.
Attention: Mr. Bryan Esmeralda
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Esmeralda:

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment for Three (3) Lanai Avenue Residential Homes Reconstruction

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from the Engineering Division on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files

NEL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

February 18, 2014

MEMORANDUM

FR:
TO:

- DLNR Agencies:**
- Div. of Aquatic Resources
 - Div. of Boating & Ocean Recreation
 - Engineering Division
 - Div. of Forestry & Wildlife
 - Div. of State Parks
 - Commission on Water Resource Management
 - Office of Conservation & Coastal Lands
 - Land Division – Maui District
 - Historic Preservation

TO: _____

FROM: *fr* Russell Y. Tsuji, Land Administrator *RS*

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment for Three (3) Lanai Avenue Residential Homes Reconstruction

LOCATION: Lanai City, Island of Lanai; TMK: (2) 4-9-006:050

APPLICANT: Pulama Lanai

RECEIVED
LAND DIVISION
2014 FEB 26 PM 4:15
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

14 FEB 20 PM 11:19 ENGINEERING

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by March 3, 2014.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: _____
 Print Name: Cody S. Chung, Chief Engineer
 Date: 2/25/14

cc: Central Files

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/Russell Y. Tsuji
Ref.: Early Consultation Request for the Preparation of a DEA for 3 Lanai Residential Homes
Reconstruction, Lanai City
Maui.004

COMMENTS

- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ____.
- (X) **Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone X. The National Flood Insurance Program (NFIP) does not regulate developments within Zone X.**
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

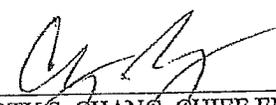
- () Mr. Mario Siu Li at (808) 768-8098 or Ms. Ardis Shaw-Kim at (808) 768-8296 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
- () Mr. Carolyn Cortez at (808) 270-7813 of the County of Maui, Department of Planning.
- () Mr. Stanford Iwamoto at (808) 241-4884 of the County of Kauai, Department of Public Works.

- () The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

- () Additional Comments: _____

- () Other: _____

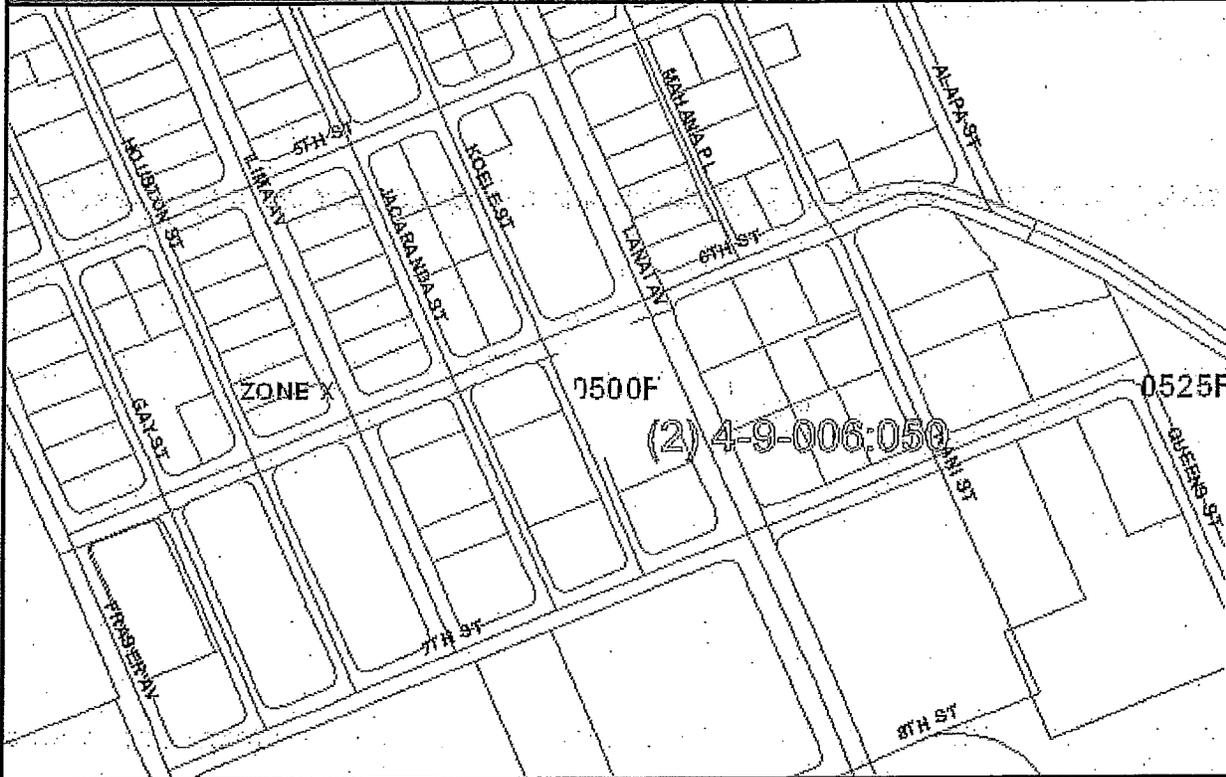
Should you have any questions, please call Mr. Dennis Imada of the Planning Branch at 587-0257.

Signed: 
CARTYS. CHANG, CHIEF ENGINEER
Date: 2/25/14



State of Hawaii

FLOOD HAZARD ASSESSMENT REPORT



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD ZONE DEFINITIONS

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD – The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard 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 requirements apply, but coverage is available in participating communities.

PROPERTY INFORMATION

COUNTY:	MAUI
TMK NO:	(2) 4-9-006-050
PARCEL ADDRESS:	605 LANAI AVE LANAI CITY, HI 96763
FIRM INDEX DATE:	SEPTEMBER 19, 2012
LETTER OF MAP CHANGE(S):	NONE
FEMA FIRM PANEL(S):	1500030500F
PANEL EFFECTIVE DATE:	SEPTEMBER 19, 2012

PARCEL DATA FROM:	JULY 2013
IMAGERY DATA FROM:	MAY 2005

IMPORTANT PHONE NUMBERS

<u>County NFIP Coordinator</u>	
County of Maui	
Carolyn Cortez	(808) 270-7253
<u>State NFIP Coordinator</u>	
Carol Tyau-Beam, P.E., CFM	(808) 587-0267

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

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

MUNEKIYO HIRAGA, INC.

THE HONOLULU BOARD OF WATER SUPPLY
AND SEWERAGE
ENGINEERING DIVISION
1151 PUNCHBOWL STREET, ROOM 221
HONOLULU, HAWAII 96813
PHONE: (808) 983-1233
FAX: (808) 983-1234

March 19, 2014

Carty Chang, Chief Engineer
Engineering Division
Department of Land and Natural Resources
State of Hawaii
1151 Punchbowl Street, Room 221
Honolulu, Hawaii 96813

SUBJECT: Early Consultation Comments for the Proposed Three (3) Lanai
Avenue Residential Homes Reconstruction at TMK (2) 4-9-006:050,
Lanai City, Hawaii

Dear Mr. Chang:

Thank you for your letter dated February 25, 2014 providing early consultation comments on the subject project. On behalf of the applicant, Lanai Resorts, LLC, a Hawaii limited liability company doing business as Pūlama Lāna'i (Pūlama Lāna'i), we offer the following information in response to the comments provided.

1. We understand that the project site is located within Zone X on the Flood Insurance Rate Map (FIRM) for the area. Furthermore, it is acknowledged that the National Flood Insurance Program (NFIP) does not regulate developments within Zone X.

305 High St., Suite 104 Wailuku, Hawaii 96793

PH: (808)244-2015 FAX: (808)244-8729

24440

735 Bishop St., Suite 238 Honolulu, Hawaii 96813 | PH: (808)983-1233

1151 PUNCHBOWL STREET, ROOM 221

Carty Chang, Chief Engineer
March 19, 2014
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Draft Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at (808) 244-2015.

Very truly yours,



Bryan Esmeralda
Analyst

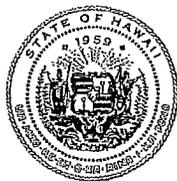
BE:tn

Cc: Lynn McCrory, Pūlama Lānaʻi

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MAR 19 2014

NEIL ABERCROMBIE
GOVERNOR



GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
FORD N. FUCHIGAMI
RANDY GRUNE
AUDREY HIDANO
JADINE URASAKI

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

IN REPLY REFER TO:
STP 8.1502

March 14, 2014

Mr. Bryan Esmeralda
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Esmeralda:

Subject: Lanai Avenue Residential Homes Reconstruction
Early Consultation for the Preparation of a Draft Environmental
Assessment
TMK: (2) 4-9-006:050

The subject project is not expected to significantly impact the State highway facility. However, a permit from DOT Highways, Division Maui District Office, is required for the transport of oversized and/or overweight materials and equipment on State highway facilities.

If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Glenn M. Okimoto".

GLENN M. OKIMOTO, Ph.D.
Director of Transportation



MICHAEL T. MUNEKIYO
PRESIDENT
KARLYNN FUKUDA
EXECUTIVE VICE PRESIDENT
EWEN CHASHI HIRAGA
SENIOR VICE PRESIDENT
MITSURU HIRAGA
SENIOR VICE PRESIDENT
MARK ALEXANDER FLEM
VICE PRESIDENT

April 4, 2014

Glenn Okimoto, Ph.D., Director
Department of Transportation
State of Hawaii
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

SUBJECT: Early Consultation Comments for the Proposed Three (3) Lanai Avenue Residential Homes Reconstruction at TMK (2) 4-9-006:050, Lanai City, Hawaii, STP 8,1502

Dear Mr. Okimoto:

Thank you for your letter dated March 14, 2014 providing early consultation comments on the subject project. On behalf of the applicant, Lanai Resorts, LLC, a Hawaii limited liability company doing business as Pūlama Lānaʻi (Pūlama Lānaʻi), we offer the following information in response to the comments provided.

1. We acknowledge that the subject project is not expected to significantly impact the State highway facility. However, a permit from the Department of Transportation, Highways Division, Maui District Office, will be obtained for the transport of oversized and/or overweight materials and equipment on State highway facilities, as applicable.

4/4/14

305 High St., Suite 104 Wailuku, Hawaii 96793

PH: (808)244-2015 FAX: (808)244-8729

HAHU

735 Bishop St., Suite 238 Honolulu, Hawaii 96813 PH: (808)983-1233

WWW.HPLANNING.COM

Glenn Okimoto, Ph.D., Director
April 4, 2014
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Draft Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at (808) 244-2015.

Very truly yours,



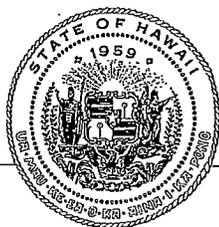
Bryan Esmeralda
Analyst

BE:tn

Cc: Lynn McCrory, Pūlama Lānaʻi

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FEB 24 2014



OFFICE OF PLANNING STATE OF HAWAII

NEIL ABERCROMBIE
GOVERNOR

JESSE K. SOUKI
DIRECTOR
OFFICE OF PLANNING

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846
Fax: (808) 587-2824
Web: <http://planning.hawaii.gov/>

Ref. No. P-14293

February 21, 2014

Mr. Bryan Esmeralda
Munekiyo & Hiraga, Inc.
305 High Street Suite 104
Wailuku, Hawaii 96793

Dear Mr. Esmeralda:

Subject: Pre-Consultation – Draft Environmental Assessment, Three Lanai Avenue Residential Homes Reconstruction, Lanai City, Hawaii;
TMK: (2) 4-9-006:050

Thank you for the opportunity to provide comments on the demolishing and reconstruction of three single-family residential homes in Lanai City. We have reviewed the documents submitted to our office by letter dated February 13, 2014, and have the following comments to offer:

1. The entire state is defined to be within the Coastal Zone Management Area, see Hawaii Revised Statutes (HRS) § 205A-1 (definition of "coastal zone management area"). The Draft Environmental Assessment (Draft EA) should include a discussion of the proposed project's ability to meet the objectives and policies set forth in HRS § 205A-2.
2. During the demolition and construction phase, there is a possibility that nonpoint pollution may be generated and may have an impact on coastal waters. Please review the Hawaii Watershed Guidance, which provides a summary and links to management measures that may be implemented to minimize coastal nonpoint pollution impact. Specifically, please review Section 5.3 B – Urban Runoff on page 120 and Existing Development Management Measure on page 122. Section 5.3 lists management measures that address polluted runoff concerns generated from all types of urban activities. The Hawaii Watershed Guidance can be viewed or downloaded from the Office of Planning website at <http://files.hawaii.gov/dbedt/op/czm/initiative/nonpoint/HIWatershedGuidanceFinal.pdf>.
3. For potential impacts to water resources from stormwater and inundation concerns, please consider utilizing the Office of Planning's Stormwater Impact Assessment, to

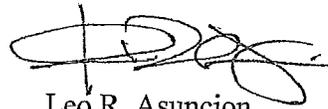
Mr. Bryan Esmeralda
February 21, 2014
Page 2

incorporate into the environmental review process. Specifically, examine Stormwater Design & Mitigation (page 11) and Low-Impact Development Concepts/Stormwater Control Measures (pgs. 15-16) of the Stormwater Impact Assessment. The Appendices include a list of Data Resources, Best Management Practice Techniques and a Reviewers Checklist. The Stormwater Impact Assessment guidance document can be found at http://files.hawaii.gov/dbedt/op/czm/initiative/stomwater_impact/final_stormwater_impact_assessments_guidance.pdf.

4. The Draft EA should include the Coastal Zone Management Act, HRS Chapter 205A, in a list of "relationship to land use plans, policies, and controls."

If you have any questions regarding this comment letter, please contact Josh Hekekoa of our Hawaii CZM Program at 587-2845.

Sincerely,



Leo R. Asuncion
Planning Program Manager
Coastal Zone Management Program



ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 03-14-2014 BY 60322
REASON: FOIA b7(D)
HAWAIIAN TERRITORY
HONOLULU, HAWAII

March 19, 2014

Leo Asuncion, Coastal Zone Management Program Manager
Office of Planning
State of Hawaii
P.O. Box 2359
Honolulu, Hawaii 96804

**SUBJECT: Early Consultation Comments for the Proposed Three (3) Lanai
Avenue Residential Homes Reconstruction at TMK (2) 4-9-006:050,
Lanai City, Hawaii, Ref. No. P-14293**

Dear Mr. Asuncion:

Thank you for your letter dated February 21, 2014 providing early consultation comments on the subject project. On behalf of the applicant, Lanai Resorts, LLC, a Hawaii limited liability company doing business as Pūlama Lāna'i (Pūlama Lāna'i), we offer the following information in response to the comments provided.

1. It is understood that the entire state is defined to be within the Coastal Zone Management Area as identified within Hawaii Revised Statutes (HRS) § 205 A-1. As such, the Draft Environmental Assessment (Draft EA) will include a discussion of the proposed project relative to the objectives and policies set forth in HRS § 205 A-2.
2. The Hawaii Watershed Guidance, specifically Section 5.3 – Urban Runoff on page 120 and Existing Development Management Measures on page 122, will be reviewed for guidance on management measures that address polluted runoff concerns generated from urban activities with regards to possible nonpoint pollution that may be generated during the construction and demolition phases so that there will be no adverse impact on coastal waters. Please note that the project site is located within Lanai City, approximately 4.5 miles away from the shoreline.

305 High St., Suite 104 Wailuku, Hawaii 96793
PH: (808)244-2015 FAX: (808)244-8729

735 Bishop St., Suite 238 Honolulu, Hawaii 96813 PH: (808)983-1233

Leo Asuncion, Coastal Zone
Management Program Manager
March 19, 2014
Page 2

3. The Office of Planning's Stormwater Impact Assessment, specifically Stormwater Design & Mitigation on page 11 and Low-Impact Development Concepts/Stormwater Control Measures on pages 15-16, will be reviewed as part of the environmental review process to avoid potential impacts to water resources from stormwater and inundation concerns as a result of project implementation.
4. The Draft EA will include an analysis of the provisions of the Coastal Zone Management Act, HRS Chapter 205A in its section on relationships to land use plans, policies, and controls.

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Draft EA for the proposed project. Should you have any questions, feel free to contact me at (808) 244-2015.

Very truly yours,



Bryan Esmeralda
Analyst

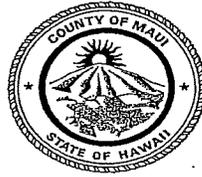
BE:tn

Cc: Lynn McCrory, Pūlama Lāna'i

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MAR 10 2014

ALAN M. ARAKAWA
MAYOR



JEFFREY A. MURRAY
FIRE CHIEF

ROBERT M. SHIMADA
DEPUTY FIRE CHIEF

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

313 MANEA PLACE . WAILUKU, HAWAII 96793
(808) 244-9161 . FAX (808) 244-1363

March 6, 2014

Munekiyo & Hiraga, Inc.
Attn: Bryan Esmeralda
305 High Street, Suite 104
Wailuku, HI 96793

**Re: Three (3) Lanai Avenue Residential Homes Reconstruction
Preparation of Draft EA – Early Consultation
Lanai City, Lanai, Hawaii
(2) 4-9-006: 050**

Dear Bryan:

Thank you for the opportunity to comment on this subject. At this time, our office provides the following comments:

- Our office has no objection to the proposed change in zoning necessary to continue the existing use of these homes.
- Our office does reserve the right to comment on the proposed project during the building permit review process when fire department access, water supply for fire protection, and fire and life safety requirements will be addressed.

If there are any questions or comments, please feel free to contact me at 244-9161 ext. 23.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul Haake", written in a cursive style.

Paul Haake
Captain, Fire Prevention Bureau

MUNEKIYO HIRAGA, INC.

SHIGEMITSU HIRAGA
PRESIDENT
MUNEKIYO HIRAGA
EXECUTIVE VICE PRESIDENT
MUNEKIYO HIRAGA
VICE PRESIDENT
MUNEKIYO HIRAGA
VICE PRESIDENT
MUNEKIYO HIRAGA
VICE PRESIDENT
MUNEKIYO HIRAGA
VICE PRESIDENT

March 19, 2014

Paul Haake, Captain
County of Maui
Fire Prevention Bureau
Department of Fire and Public Safety
313 Manea Place
Wailuku, Hawaii 96793

SUBJECT: Early Consultation Comments for the Proposed Three (3) Lanai
Avenue Residential Homes Reconstruction at TMK (2) 4-9-006:050,
Lanai City, Hawaii

Dear Captain Haake:

Thank you for your letter dated March 6, 2014 providing early consultation comments on the subject project. On behalf of the applicant, Lanai Resorts, LLC, a Hawaii limited liability company doing business as Pūlama Lāna'i (Pūlama Lāna'i), we offer the following information in response to the comments provided.

1. We acknowledge that your office has no objection to the proposed Change in Zoning (CIZ) necessary to continue the existing use of these homes. We note that in addition to a CIZ, Pūlama Lāna'i is also requesting a Community Plan Amendment for the subject property from "Business/Commercial" to "Single-Family Residential".
2. We understand that your office reserves the right to comment on the proposed project during the building permit review process. We would like to add that building permits were submitted to Development Services Administration of the Department of Public Works for processing for the proposed demolition of the existing houses and carport and reconstruction of the replacement houses and carports.

305 High St., Suite 104 Wailuku, Hawaii 96793
PH: (808)244-2015 FAX: (808)244-8729

735 Bishop St., Suite 238 Honolulu, Hawaii 96813 | PH: (808)983-1233

Paul Haake, Captain
March 19, 2014
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Draft Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at 244-2015.

Very truly yours,

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

Bryan Esmeralda
Analyst

BE:tn

Cc: Lynn McCrory, Pūlama Lānaʻi

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DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
HOUSING DIVISION
COUNTY OF MAUI

FEB 25 2014
ALAN M. ARAKAWA
Mayor
JO-ANN T. RIDAO
Director
JAN SHISHIDO
Deputy Director

35 LUNALILO STREET, SUITE 102 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7351 • FAX (808) 270-6284

February 20, 2014

Mr. Brian Esmeralda
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Esmeralda:

Subject: Early Consultation Request for the Preparation of a Draft Environmental Assessment for Three (3) Lanai Avenue Residential Homes Reconstruction at TMK (2) 4-9-006:050, Lanai City, Hawaii

The Department has reviewed the request for Early Consultation 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,

WAYDE T. OSHIRO
Housing Administrator

cc: Director of Housing and Human Concerns



Faint, illegible text in the top right corner, possibly a header or routing slip.

March 19, 2014

Wayde Oshiro, Housing Administrator
Department of Housing and Human Concerns
Housing Division
County of Maui
35 Lunalilo Street, Suite 102
Wailuku, Hawaii 96793

SUBJECT: Early Consultation Comments for the Proposed Three (3) Lanai Avenue Residential Homes Reconstruction at TMK (2) 4-9-006:050, Lanai City, Hawaii

Dear Mr. Oshiro:

Thank you for your letter dated February 20, 2014 providing early consultation comments on the subject project. On behalf of the applicant, Lanai Resorts, LLC, a Hawaii limited liability company doing business as Pūlama Lānaʻi (Pūlama Lānaʻi), we acknowledge that the subject project is not subject to Chapter 2.96, Maui County Code.

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Draft Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at 244-2015.

Very truly yours,

Bryan Esmeralda
Analyst

BE:tn

Cc: Lynn McCrory, Pūlama Lānaʻi

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305 High St., Suite 104 Wailuku, Hawaii 96793
PH: (808)244-2015 FAX: (808)244-8729

735 Bishop St., Suite 238 Honolulu, Hawaii 96813 PH: (808)983-1233

MAR 05 2014

GLENN T. CORREA
Director

BRIANNE L. SAVAGE
Deputy Director

(808) 270-7230

Fax (808) 270-7934

ALAN M. ARAKAWA
Mayor



DEPARTMENT OF PARKS & RECREATION

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

February 28, 2014

Mr. Bryan Esmeralda
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Esmeralda:

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment for Three (3) Lanai Avenue Residential Homes Reconstruction at TMK: (2) 4-6-006:050, Lanai City, Lanai, Hawaii

Thank you for the opportunity to review and comment on the subject project. The Department of Parks & Recreation has no comment to offer at this time. We look forward to reviewing the Environmental Assessment when it is available.

Should you have any questions or concerns, please feel free to contact me or Robert Halvorson, Chief of Planning and Development, at (808) 270-7931.

Sincerely,

A handwritten signature in cursive script that reads "Brianne Savage".

GLENN T. CORREA
Director of Parks & Recreation

c: Robert Halvorson, Chief of Planning and Development

GTC:RH:do

MUNEKIYO HIRAGA, INC.

UNRECORDED COPY
DATE: 03/19/2014
TIME: 10:00 AM
FROM: [illegible]
TO: [illegible]
SUBJECT: [illegible]

March 19, 2014

Brianne Savage
Department of Parks and Recreation
County of Maui
700 Halia Nakoa Street, Unit 2
Wailuku, Hawaii 96793

SUBJECT: Early Consultation Comments for the Proposed Three (3) Lanai Avenue Residential Homes Reconstruction at TMK (2) 4-9-006:050, Lanai City, Hawaii

Dear Ms. Savage:

Thank you for your letter dated February 28, 2014 providing early consultation comments on the subject project. On behalf of the applicant, Lanai Resorts, LLC, a Hawaii limited liability company doing business as Pūlama Lānaʻi (Pūlama Lānaʻi), we offer the following information in response to the comment provided.

We acknowledge that the Department of Parks and Recreation (Department) has no comment to offer at this time. A copy of the Draft Environmental Assessment (Draft EA) will be provided to the Department for review and comment.

305 High St., Suite 104 Wailuku, Hawaii 96793
PH: (808)244-2015 FAX: (808)244-8729
735 Bishop St., Suite 238 Honolulu, Hawaii 96813 | PH: (808)983-1233

Brianne Savage
March 19, 2014
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Draft EA for the proposed project. Should you have any questions, feel free to contact me at 244-2015.

Very truly yours,



Bryan Esmeralda
Analyst

BE:tn

Cc: Lynn McCrory, Pūlama Lāna'i

K:\DATA\Pūlama Lāna'i\Lāna'i Avenue Houses 1741\Response Letters\DPR response.doc



ALAN M. ARAKAWA
MAYOR

OUR REFERENCE

YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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



GARY A. YABUTA
CHIEF OF POLICE

CLAYTON N.Y.W. TOM
DEPUTY CHIEF OF POLICE

March 20, 2014

Mr. Bryan Esmeralda
Analyst
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Esmeralda:

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment for Three (3) Lanai Avenue Residential Homes Reconstruction at TMK (2) 4-9-006:050

Thank you for your letter of February 13, 2014, requesting comments on the above subject.

We have reviewed the information submitted and have no comments or recommendations to make at this time. Thank you for giving us the opportunity to comment on this project.

Very truly yours,

Assistant Chief Victor K. Ramos
for: Gary A. Yabuta
Chief of Police

c: William Spence, Planning Department



MICHAEL T. MUNOZ
 PRESIDENT
 KATHY H. HIRAGA
 EXECUTIVE VICE PRESIDENT
 OWEN CHASE HIRAGA
 SENIOR VICE PRESIDENT
 MITSUHIKO HIRAGA
 SENIOR VICE PRESIDENT
 MARK ALEXANDER RAY
 VICE PRESIDENT

April 4, 2014

Gary Yabuta, Chief
 Police Department
 County of Maui
 55 Mahalani Street
 Wailuku, Hawaii 96793

SUBJECT: Early Consultation Comments for the Proposed Three (3) Lanai Avenue Residential Homes Reconstruction at TMK (2) 4-9-006:050, Lanai City, Hawaii

Dear Chief Yabuta:

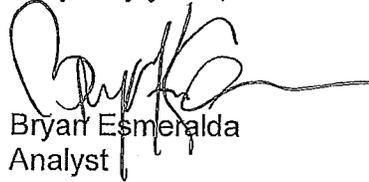
Thank you for your letter dated March 20, 2014 providing early consultation comments on the subject project. On behalf of the applicant, Lanai Resorts, LLC, a Hawaii limited liability company doing business as Pūlama Lānaʻi (Pūlama Lānaʻi), we offer the following information in response to the comments provided.

We acknowledge that the Police Department (Department) has no comment or recommendations to offer at this time. A copy of the Draft Environmental Assessment (Draft EA) will be provided to the Department for review and comment.

Gary Yabuta, Chief
April 4, 2014
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Draft EA for the proposed project. Should you have any questions, feel free to contact me at 244-2015.

Very truly yours,



Bryan Esmeralda
Analyst

BE:tn

Cc: Lynn McCrory, Pūlama Lānaʻi

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FEB 26 2014

ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

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



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS

200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

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

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

February 26, 2014

Mr. Bryan Esmeralda, Analyst
MUNEKIYO & HIRAGA, INC.
305 South High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Mr. Esmeralda:

**SUBJECT: EARLY CONSULTATION REQUEST FOR PREPARATION
OF A DRAFT ENVIRONMENTAL ASSESSMENT FOR
THREE (3) LANAI AVENUE RESIDENTIAL HOMES
RECONSTRUCTION; TMK: (2) 4-9-006:050, LANAI CITY,
LANAI, HAWAII**

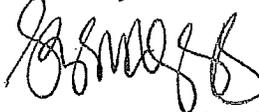
We reviewed the early consultation request and have the following comments:

Comments from Highways Division:

1. Landscaping abutting County roads shall be provided with root barriers.
2. Landscaping and or fencing should not obscure sight distance to/from driveways, nor obscure sight distance at the intersections of Koele and 6th Street and Lanai Avenue and 6th Street.

Please call Rowena M. Dagdag-Andaya at 270-7845 if you have any questions regarding this letter.

Sincerely,


DAVID C. GOODE
Director of Public Works

DCG:RMDA:da

xc: Highways Division
Engineering Division

S:\DSA\Eng\CZM\Draft Comments\49006050_early_consult_3_lanai_res_home_reconst.wpd



MICHAEL T. MUNEKIYO
PRESIDENT
KAROLYN FUKUDA
EXECUTIVE VICE PRESIDENT
EMEN OHASHI HIRAGA
SENIOR VICE PRESIDENT
MITSURU KIMOTO HIRAGA
SENIOR VICE PRESIDENT
MARK ALEXANDER ROY
VICE PRESIDENT

May 29, 2014

Rowena Dagdag-Andaya, Deputy Director
Department of Public Works
County of Maui
200 South High Street, Room No. 434
Wailuku, Hawaii 96793

SUBJECT: Early Consultation Comments for the Proposed Three (3) Lanai Avenue Residential Homes Reconstruction at TMK (2) 4-9-006:050, Lanai City, Hawaii

Dear Ms. Dagdag-Andaya:

Thank you for your letter dated February 26, 2014 providing early consultation comments on the subject project. On behalf of the applicant, Lanai Resorts, LLC, a Hawaii limited liability company doing business as Pūlama Lānaʻi (Pūlama Lānaʻi), we offer the following information in response to the comments provided.

1. We note your comment regarding landscaping which will abut County roads. Your comment has been forwarded to the project's landscape architect for review. Should additional follow up be needed, we will coordinate with your department.
2. Landscaping and/or fencing will not obscure sight distance to and from driveways, nor will they obscure sight distance at the intersections of Koele and 6th Streets and Lanai Avenue and 6th Street.

MAUI

305 High St., Suite 104 Wailuku, Hawaii 96793

PH: (808)244-2015 FAX: (808)244-8729

HAULI

735 Bishop St., Suite 238 Honolulu, Hawaii 96813 | PH: (808)983-1233

WWW.MEPLANNING.COM

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process
management 98

Department of Public Works
May 29, 2014
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Draft Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at 244-2015.

Very truly yours,



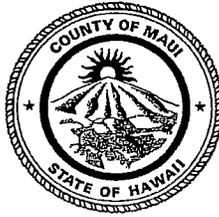
Bryan Esmeralda
Analyst

BE:tn

Cc: Lynn McCrory, Pūlama Lāna'i
Glenn Mason, Mason Architects
Russell Chung, PBR Hawaii & Associates, Inc.

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ALAN M. ARAKAWA
Mayor
KYLE K. GINOZA, P.E.
Director
MICHAEL M. MIYAMOTO
Deputy Director



APR 07 2014
MICHAEL RATTE
(Acting)
Solid Waste Division
ERIC NAKAGAWA, P.E.
Wastewater Reclamation Division

**COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT**
2200 MAIN STREET, SUITE 100
WAILUKU, MAUI, HAWAII 96793

April 2, 2014

Mr. Brian Esmeralda
Munekiyo & Hiraga Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Esmeralda:

**SUBJECT: THREE (3) LANAI AVENUE RESIDENTIAL HOMES
RECONSTRUCTION
EARLY CONSULTATION
TMK (2) 4-9-006:050, LANAI CITY, LANAI**

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:
 - a. Address construction waste management.
2. Wastewater Reclamation Division (WWRD) comments:
 - a. A property sewer service cleanout shall be installed on the subject property's sewer service lateral at the owner's expense, prior to connection to the County's sewer system. The aforementioned cleanout shall be located 2 feet inside property line.

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

Sincerely,

A handwritten signature in black ink, appearing to read "K. Ginoza", with a horizontal line extending to the right.

KYLE K. GINOZA, P.E.
Director of Environmental Management



MICHAEL T. MUNEKIYO
PRESIDENT
KARLYNN FRIEDLA
EXECUTIVE VICE PRESIDENT
GWEN CHASSI HIRAGA
SENIOR VICE PRESIDENT
MITSURU "MIGHT" HIRAGO
SENIOR VICE PRESIDENT
MARK ALEXANDER ROY
VICE PRESIDENT

April 15, 2014

Kyle Ginoza, P.E., Director
Department of Environmental Management
County of Maui
2200 Main Street, Suite 100
Wailuku, Hawaii 96793

SUBJECT: Early Consultation Comments for the Proposed Three (3) Lanai Avenue Residential Homes Reconstruction at TMK (2) 4-9-006:050, Lanai City, Hawaii

Dear Mr. Ginoza:

Thank you for your letter dated April 2, 2014 providing early consultation comments on the subject project. On behalf of the applicant, Lanai Resorts, LLC, a Hawaii limited liability company doing business as Pūlama Lāna'i (Pūlama Lāna'i), we offer the following information in response to the comments provided.

1. Solid Waste Division:

A solid waste management plan will be formulated as applicable to address the proper disposal of construction-generated waste as a result of project implementation.

2. Wastewater Reclamation Division:

A property sewer service cleanout will be installed on the property's sewer service lateral prior to connection to the County of Maui's sewer system as part of project implementation. Furthermore, the cleanout will be located approximately two (2) feet inside of the property line as per County standard.

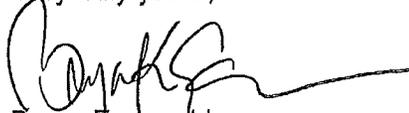
HAWAII
305 High St., Suite 104 Wailuku, Hawaii 96793
PH: (808)244-2015 FAX: (808)244-8729
OAHU
735 Bishop St., Suite 238 Honolulu, Hawaii 96813 PH: (808)983-1233
WWW.MHPLAFFINING.COM

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management

Kyle Ginoza, P.E., Director
April 15, 2014
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Draft Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at 244-2015.

Very truly yours,



Bryan Esmeralda
Analyst

BE:tn

cc: Lynn McCrory, Pūlama Lāna'i
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**IX. LETTERS RECEIVED
DURING THE DRAFT
ENVIRONMENTAL
ASSESSMENT REVIEW
PERIOD AND RESPONSES TO
SUBSTANTIVE COMMENTS**

IX. LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT REVIEW PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS

The Draft EA for the subject action was filed and published in the Office of Environmental Quality Control Environmental Notice on October 8, 2015. The following agencies were sent a copy of the Draft EA. Comments on the Draft EA were received during the 30-day public comment period. Letters received as well as responses to substantive comments are included in this chapter.

1. Loyal A. Mehrhoff, Field Supervisor
U. S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122
Box 50088
Honolulu, Hawai'i 96813
2. Scott Enright, Chair
Department of Agriculture
1428 South King Street
Honolulu, Hawai'i 96814-2512
3. Jobie Masagatani, Director
Hawaiian Home Lands Commission
P.O. Box 1879
Honolulu, Hawai'i 96805
4. Kathryn Matayoshi, Superintendent
State of Hawai'i
Department of Education
P.O. Box 2360
Honolulu, Hawai'i 96804
5. State of Hawai'i
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawai'i 96814
6. Alec Wong, P.E., Chief
Clean Water Branch
State of Hawai'i
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawai'i 96814
7. Patti Kitkowski, District Environmental Health Program Chief
State of Hawai'i
Department of Health
Maui Sanitation Branch
54 South High Street, Room 300
Wailuku, Hawai'i 96793
8. Suzanne Case, Chairperson
State of Hawai'i
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawai'i 96809
9. Daniel Ornellas, District Land Agent
State of Hawai'i
Department of Land and Natural Resources
54 South High Street, Suite 101
Wailuku, Hawai'i 96793
10. Alan Downer, Administrator
State of Hawai'i
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawai'i 96707
11. Morgan Davis, Maui Archaeologist
State of Hawai'i
Department of Land and Natural Resources
State Historic Preservation Division
130 Mahalani Street
Wailuku, Hawai'i 96793

- | | |
|--|---|
| <p>12. Ford Fuchigami, Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813</p> <p>13. Department of Transportation, Maui District
State of Hawai'i
650 Palapala Drive
Kahului, Hawai'i 96732</p> <p>14. Office of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, Hawai'i 96813</p> <p>15. Dr. Kamana`opono Crabbe, Chief Executive Officer
Office of Hawaiian Affairs
737 Iwilei Road, Suite 200
Honolulu, Hawai'i 96817</p> <p>16. Leo Asuncion, Director
State of Hawai'i
Office of Planning
P. O. Box 2359
Honolulu, Hawai'i 96804</p> <p>17. Dan Orodener, Executive Officer
State of Hawai'i
State Land Use Commission
P.O. Box 2359
Honolulu, Hawai'i 96804</p> <p>18. Alan Arakawa, Mayor
County of Maui
200 South High Street
Wailuku, Hawai'i 96793</p> <p>19. Kyle Ginoza, Director
County of Maui
Department of Environmental Management
One Main Plaza
2200 Main Street, Suite 100
Wailuku, Hawai'i 96793</p> <p>20. Jeffrey A. Murray, Fire Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, Hawai'i 96732</p> | <p>21. Carol Reimann, Director
County of Maui
Department of Housing and Human Concerns
One Main Plaza
2200 Main Street, Suite 546
Wailuku, Hawai'i 96793</p> <p>22. Ka'ala Buenconsejo, Director
County of Maui
Department of Parks and Recreation
700 Halia Nako Street, Unit 2
Wailuku, Hawai'i 96793</p> <p>23. William Spence, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793</p> <p>24. Tivoli Faaumu, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawai'i 96793</p> <p>25. David Goode, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawai'i 96793</p> <p>26. Jo Anne Johnson Winer, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawai'i 96793</p> <p>27. Dave Taylor, Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, Hawai'i 96793</p> <p>28. Honorable G. Riki Hokama
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793</p> <p>29. Lāna'i Planning Commission
County of Maui
Department of Planning
2200 Main Street, Suite 619
Wailuku, Hawai'i 96793</p> |
|--|---|

30. Real Property Assessment Division
Department of Finance
County of Maui
70 East Kaahumanu Avenue, Suite A-16
Kahului, Hawai'i 96732
31. Lana'i Public and School Library
555 Fraser Avenue
Lāna'i City, Hawai'i 96763
32. Matt McNeff, Manager – Engineering
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawai'i 96733
33. Hawaiian Telcom
60 South Church Street
Wailuku, Hawai'i 96793

OCT 23 2015

DAVID Y. IGE
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

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

In reply, please refer to:
File:

EPO 15-252

October 16, 2015

Mr. Bryan Esmeralda
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Esmeralda:

**SUBJECT: Draft Environmental Assessment (DEA) for the Community Plan Amendment (CPA) and Change in Zoning (CIZ) for the Lanai Avenue Residential Homes Project 605, 615, and 623 Lanai Avenue, Lanai
TMK: (2) 4-9-006:050 (CPA 2015/0005) (CIZ 2015/0006) (EA 2015/0006)**

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your DEA to our office via the OEQC link:

[http://oeqc.doh.hawaii.gov/Shared%20Documents/EA and EIS Online Library/Lanai/2010s/2015-10-08-LA-5E-DEA-Lanai-Avenue-Residential-Homes.pdf](http://oeqc.doh.hawaii.gov/Shared%20Documents/EA%20and%20EIS%20Online%20Library/Lanai/2010s/2015-10-08-LA-5E-DEA-Lanai-Avenue-Residential-Homes.pdf)

EPO strongly recommends that you review the standard comments and available strategies to support sustainable and healthy design provided at: <http://health.hawaii.gov/epo/landuse>. Projects are required to adhere to all applicable standard comments.

We suggest you review the requirements for the National Pollutant Discharge Elimination System (NPDES) permit. We recommend contacting the Clean Water Branch at (808) 586-4309 or cleanwaterbranch@doh.hawaii.gov after relevant information is reviewed at:

1. <http://health.hawaii.gov/cwb>
2. <http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/standard-npdes-permit-conditions>
3. <http://health.hawaii.gov/cwb/site-map/clean-water-branch-home-page/forms>

Please note that all wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems". We do reserve the right to review the detailed wastewater plans for conformance to applicable rules. Should you have any questions, please review online guidance at: <http://health.hawaii.gov/wastewater> and contact the Planning and Design Section of the Wastewater Branch at 586-4294.

Mr. Bryan Esmeralda
Page 2
October 16, 2015

If noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor and Radiological Health Branch at (808) 586-4700 and review relevant information online at: <http://health.hawaii.gov/irhb/noise>

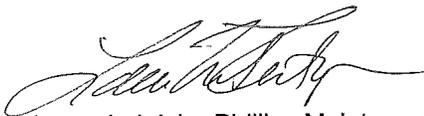
EPO encourages you to examine and utilize the Hawaii Environmental Health Portal. The portal provides links to our e-Permitting Portal, Environmental Health Warehouse, Groundwater Contamination Viewer, Hawaii Emergency Response Exchange, Hawaii State and Local Emission Inventory System, Water Pollution Control Viewer, Water Quality Data, Warnings, Advisories and Postings. The Portal is continually updated. Please visit it regularly at: <https://eha-cloud.doh.hawaii.gov>

You may also wish to review the draft OEQC viewer at: <http://eha-web.doh.hawaii.gov/oeqc-viewer/>
This viewer geographically shows where previous Chapter 343 documents have been prepared.

In order to better protect public health and the environment, the U.S. Environmental Protection Agency (EPA) has developed a new environmental justice (EJ) mapping and screening tool called EJSCREEN. It is based on nationally consistent data and combines environmental and demographic indicators in maps and reports. EPO encourages you to explore, launch and utilize this powerful tool in planning your project. The EPA EJSCREEN tool is available at: <http://www2.epa.gov/ejscreen>

We request that you utilize all of this information on your proposed project to increase sustainable, innovative, inspirational, transparent and healthy design.

Mahalo nui loa,



Laura Leialoha Phillips McIntyre, AICP
Program Manager, Environmental Planning Office

Attachment 1: OEQC Viewer Map
Attachment 2: U.S. EPA EJSCREEN 3 page report

c: Applicant: Lanai Resorts, LLC
Kurt Wollenhaupt, Lanai Planning Commission via email {kurt.wollenhaupt@mauicounty.gov}
DOH: DHO Maui, IRHB {via email only}

lanai

5 sites found

Results Filter

Show sites with no location

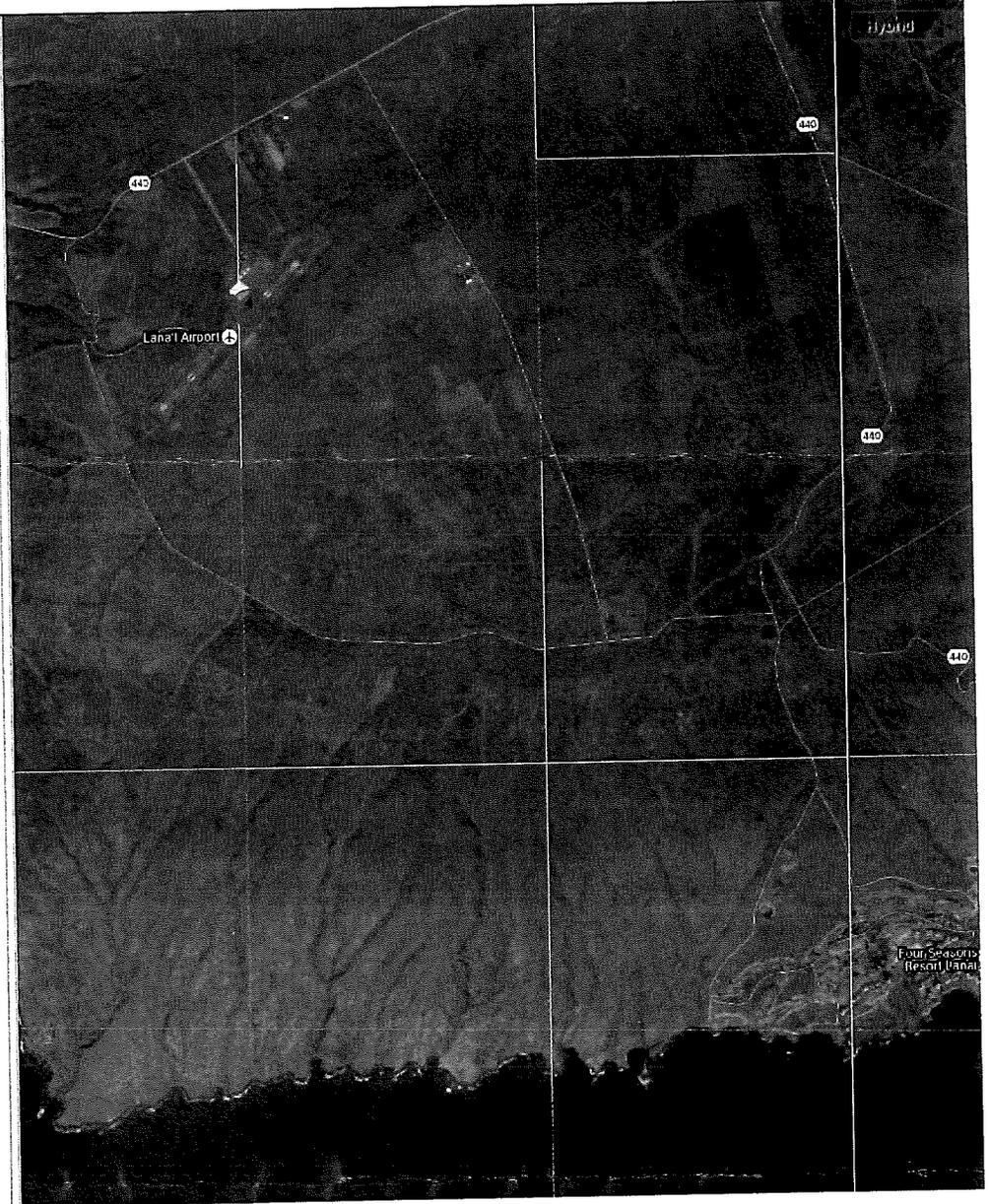
Lanai Airport Runway Safety Improvements (DEA-AFNSI)
Environmental Assessment (Agency)

MANELE SMALL BOAT HARBOR (FEA-FONSI)
Environmental Assessment (Agency)

Aircraft Rescue Fire Fighting Station (DEA-AFNSI)
Environmental Assessment (Applicant)

Lana'i Airport Runway Safety Area Improvement (FEA-FONSI)
Environmental Assessment (Agency)

Aircraft Rescue Fire Fighting (FEA-FONSI)
Environmental Assessment (Applicant)



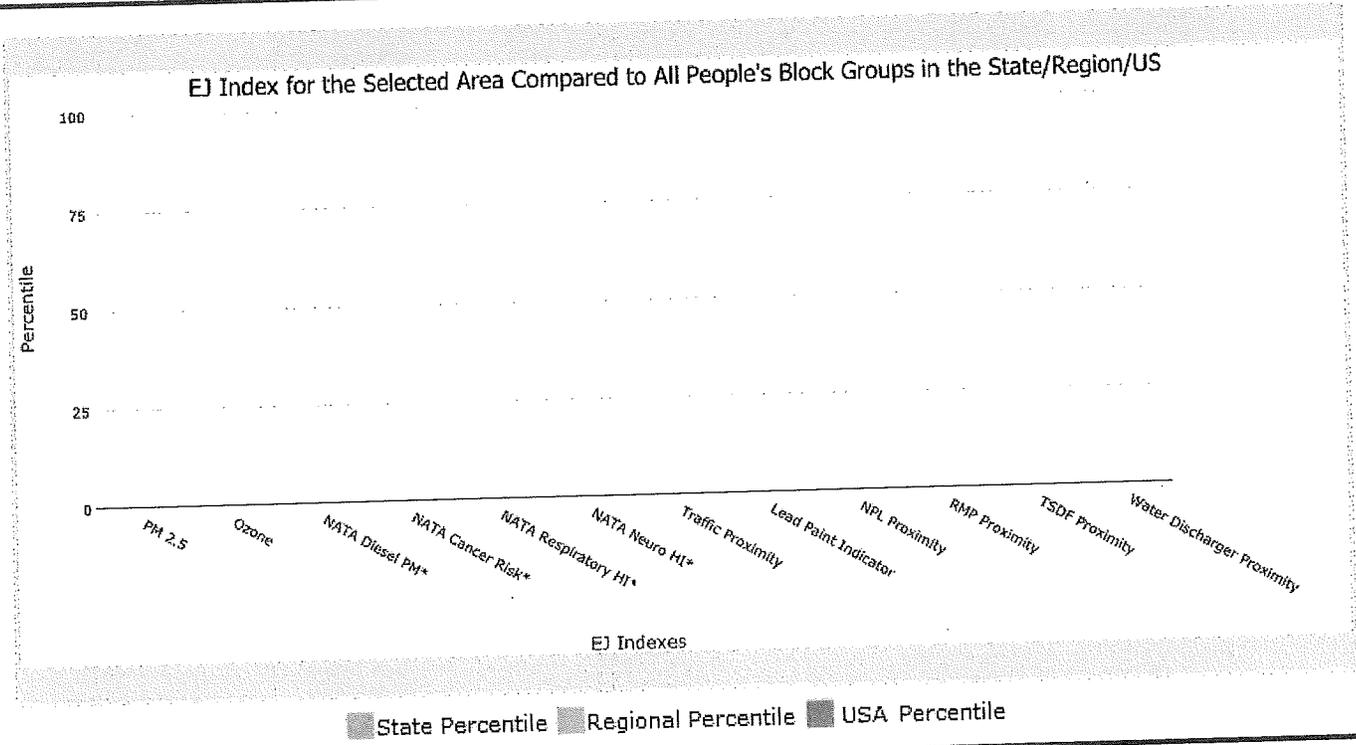
EJSCREEN Report



for 1 mile Ring Centered at 20.789917,-156.957571, HAWAII, EPA Region 9

Approximate Population: 0

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	N/A	N/A	N/A
EJ Index for Ozone	N/A	N/A	N/A
EJ Index for NATA Diesel PM*	N/A	N/A	N/A
EJ Index for NATA Air Toxics Cancer Risk*	N/A	N/A	N/A
EJ Index for NATA Respiratory Hazard Index*	N/A	N/A	N/A
EJ Index for NATA Neurological Hazard Index*	N/A	N/A	N/A
EJ Index for Traffic Proximity and Volume	N/A	N/A	N/A
EJ Index for Lead Paint Indicator	N/A	N/A	N/A
EJ Index for Proximity to NPL sites	N/A	N/A	N/A
EJ Index for Proximity to RMP sites	N/A	N/A	N/A
EJ Index for Proximity to TSDFs	N/A	N/A	N/A
EJ Index for Proximity to Major Direct Dischargers	N/A	N/A	N/A



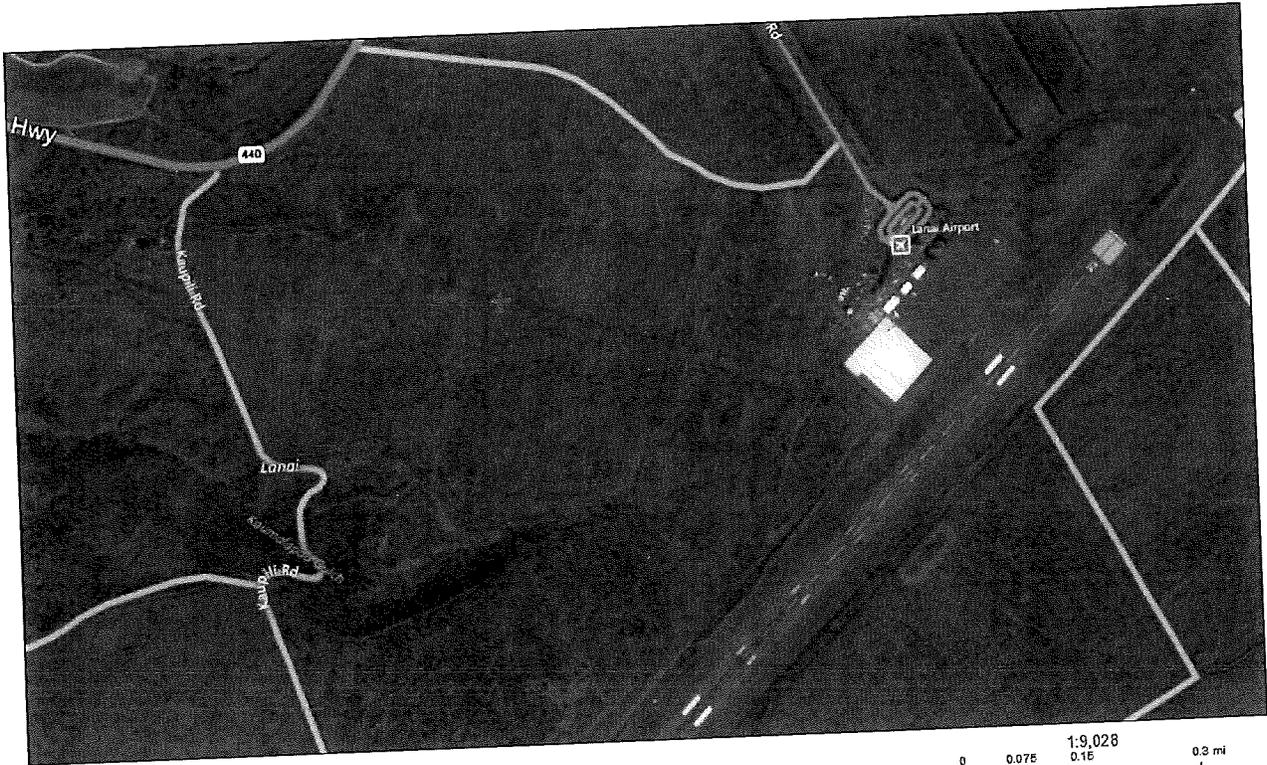
This report shows environmental, demographic, and EJ indicator values. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.



EJSCREEN Report

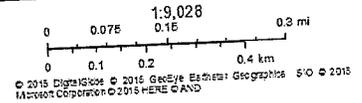
for 1 mile Ring Centered at 20.789917,-156.957571, HAWAII, EPA Region 9

Approximate Population: 0



October 16, 2015

+ Digitized Point



Selected Variables	Raw Data	State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$)	N/A	N/A	N/A	9.95	N/A	9.78	N/A
Ozone (ppb)	N/A	N/A	N/A	49.7	N/A	46.1	N/A
NATA Diesel PM ($\mu\text{g}/\text{m}^3$) ¹	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Cancer Risk (lifetime risk per million) ¹	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Respiratory Hazard Index ¹	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NATA Neurological Hazard Index ¹	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Traffic Proximity and Volume (daily traffic count/distance to road)	N/A	280	N/A	190	N/A	110	N/A
Lead Paint Indicator (% Pre-1960 Housing)	N/A	0.17	N/A	0.25	N/A	0.3	N/A
NPL Proximity (site count/km distance)	N/A	0.092	N/A	0.11	N/A	0.096	N/A
RMP Proximity (facility count/km distance)	N/A	0.18	N/A	0.41	N/A	0.31	N/A
TSDF Proximity (facility count/km distance)	N/A	0.092	N/A	0.12	N/A	0.054	N/A
Water Discharger Proximity (facility count/km distance)	N/A	0.33	N/A	0.19	N/A	0.25	N/A
Demographic Indicators							
Demographic Index	N/A	51%	N/A	46%	N/A	35%	N/A
Minority Population	N/A	77%	N/A	57%	N/A	36%	N/A
Low Income Population	N/A	25%	N/A	35%	N/A	34%	N/A
Linguistically Isolated Population	N/A	6%	N/A	9%	N/A	5%	N/A
Population With Less Than High School Education	N/A	10%	N/A	18%	N/A	14%	N/A
Population Under 5 years of age	N/A	6%	N/A	7%	N/A	7%	N/A
Population over 64 years of age	N/A	14%	N/A	12%	N/A	13%	N/A

* The National-scale Air Toxics Assessment (NATA) environmental indicators and EJ indexes, which include cancer risk, respiratory hazard, neurodevelopment hazard, and diesel particulate matter will be added into EJSCREEN during the first full public update after the soon-to-be-released 2011 dataset is made available. The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <http://www.epa.gov/ttn/atw/natamain/index.html>.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.



January 26, 2016

Laura Phillips McIntyre, Program Manager
Environmental Planning Office
Department of Health
State of Hawai'i
P.O. Box 3378
Honolulu, Hawai'i 96801-3378

SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006; EPO 15-252

Dear Ms. McIntyre:

Thank you for your letter dated October 16, 2015 providing comments on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we offer the following information in response to the comments in your letter.

- The standard comments and available strategies to support sustainable and healthy design provided on your office's website will be reviewed, and any applicable standard comments will be adhered to.
- The requirements for the National Pollutant Discharge Elimination System (NPDES) will be reviewed. We acknowledge that the Clean Water Branch should be contacted for coordination after relevant information is reviewed, however, it is not anticipated that an NPDES permit will be required for the proposed project.
- We understand that all wastewater plans must conform to applicable provisions of the Department of Health's (DOH) Administrative Rules, Chapter 11-62, "Wastewater Systems", and acknowledge that your office

reserves the right to review the detailed wastewater plans for compliance to applicable rules.

- Should it be anticipated that noise created during the construction phase of the project will exceed maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46 "Community Noise Control", the Indoor and Radiological Branch will be contacted, and a noise permit will be obtained prior to the commencement of work, as applicable.
- Information and tools provided on the Hawaii Environmental Health Portal website will be reviewed and utilized, as applicable.
- We acknowledge that the draft Office of Environmental Quality Control (OEQC) viewer is available and that it geographically shows where previous Chapter 343 documents have been prepared.
- We acknowledge that the U.S. Environmental Protection Agency (EPA) has developed a new Environmental Justice (EJ) mapping and screening tool called EJSCREEN to better protect public health and the environment in the planning process. EJSCREEN will be utilized as applicable.
- We will utilize the information and tools provided in your letter as applicable to increase sustainable, innovative, inspirational, transparent, and healthy design.

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Final Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at (808) 244-2015.

Very truly yours,



Bryan Esmeralda, AICP
Associate

BE:tn

Cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lānaʻi

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DAVID Y. IGE
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

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

In reply, please refer to:
EMD/CWB

10026PCTM.15

October 12, 2015

Mr. Brian Esmeralda
Associate
Munekiyo Hiraga
735 Bishop Street, Suite 321
Honolulu, Hawaii 96813

Dear Mr. Esmeralda:

**SUBJECT: Comments on the Draft Environmental Assessment (DEA) for
Lanai Avenue Residential Homes
TMK (2) 4-9-006:050
Lanai City, Island of Lanai, Hawaii**

The Department of Health (DOH), Clean Water Branch (CWB), has reviewed the subject document and has no comments at this time. The DOH-CWB provided comments on the early consultation for the preparation of a DEA for this project (Letter No. 02052PCTM.14, dated February 24, 2014).

Please note that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at: http://health.hawaii.gov/epo/files/2013/10/CWB_Oct22.pdf.

If you have any questions, please visit our website at: <http://health.hawaii.gov/cwb>, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,


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

CTM:bk

January 26, 2016

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

SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006 (10026 PCTM.15)

Dear Mr. Wong:

Thank you for your letter dated October 12, 2015 on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we acknowledge that the Clean Water Branch has no comment to offer at this time. We also acknowledge and thank you for your comments provided during the early consultation period for preparation of the Draft Environmental Assessment (EA) for the project (letter No. 02052PCTM.14, dated February 24, 2014).

Furthermore, we understand that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules, Chapters 11-54 and 11-55, and that the Applicant may be responsible for fulfilling additional requirements related to your program.

In addition, we will review the standard comments on your website and will comply with any applicable comments.

Alec Wong, Chief
January 26, 2016
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Final EA for the proposed project. Should you have any questions, feel free to contact me at (808) 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Bryan Esmeralda', with a long horizontal line extending to the right.

Bryan Esmeralda, AICP
Associate

BE:tn

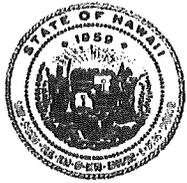
Cc: Kurt Wollenhaupt, Department of Planning
Gordon Ring, R.M. Towill
Lynn McCrory, Pūlama Lānaʻi

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15-6139

NOV 24 2015

DAVID Y. IGE
GOVERNOR OF HAWAII



VIRGINIA PRESSLER, M.D.
DIRECTOR OF HEALTH

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

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, HAWAII 96793-3378

COUNTY OF MAUI
DEPT OF PLANNING
CURRENT DIV RECEIVED

November 20, 2015 15 NOV 20 P 4:05

Mr. William R. Spence
Director
Department of Planning
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

Attn: Kurt Wollenhaupt

Dear Mr. Spence:

Subject: Lanai Avenue Residential Homes
Applicant: Lanai Resorts, LLC (DBA Pulama Lanai)
Permit No.: CPA2015/0005, CIZ 2015/0006, EA, 2015/0006
TMK: (2) 4-9-006:050
Project Location: 605, 615, and 623 Lanai Avenue, Lanai City, Lanai, Hawaii
Project Description: Reconstruction of three (3) single family homes and three (3) detached carports

Thank you for the opportunity to review this project. We have the following comments to offer:

1. Wastewater disposal for this project shall be through the County System. If you have any questions, please call Roland Tejano, Environmental Engineer, at 808 984-8232.
2. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor & Radiological Health Branch at 808 586-4700.

It is strongly recommended that the Standard Comments found at the Department's website: <http://health.hawaii.gov/epo/home/landuse-planning-review-program/> be reviewed and any comments specifically applicable to this project should be adhered to.

Mr. William R. Spence
November 20, 2015
Page 2

Should you have any questions, please contact me at patricia.kitkowski@doh.hawaii.gov or 808 984-8230.

Sincerely,

A handwritten signature in cursive script that reads "Patti Kitkowski".

Patti Kitkowski
District Environmental Health Program Chief

c EPO

January 26, 2016

Patti Kitkowski, District Environmental
Health Program Chief
State of Hawaii
Department of Health
Maui District Health Office
54 High Street
Wailuku, Hawai'i 96793

SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

Dear Ms. Kitkowski:

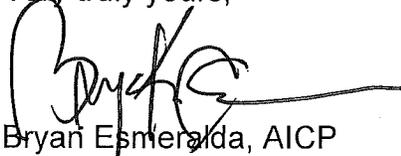
Thank you for your letter dated November 20, 2015 providing comments on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC, a Hawai'i limited liability company doing business as Pūlama Lāna'i, we offer the following information in response to the comments in your letter.

1. We acknowledge your comment. A description of the wastewater disposal method is provided in the Final Environmental Assessment (FEA). Wastewater will be conveyed to the County's system. As such, coordination will be undertaken with the Department of Environmental Management.
2. We acknowledge your comment. A noise permit will be obtained, as applicable, through the Indoor and Radiologic Health Branch prior to the commencement of construction of the project pursuant to Hawai'i Administrative Rules, Chapter 11-46.
3. The Department of Health's Standard Comments will be reviewed prior to the commencement of construction of the project, and any applicable comments will be adhered to.

Patti Kitkowski, District Environmental
Health Program Chief
January 26, 2016
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the FEA for the proposed project. Should you have any questions, feel free to contact me at (808) 244-2015.

Very truly yours,

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

Bryan Esmeralda, AICP
Associate

BE:tn

Cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lānaʻi

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DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 9, 2015

County of Maui
Department of Planning
Attention: Mr. Kurt Wollenhaupt, Staff Planner via email: kurt.wollenhaupt@mauicounty.gov
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Dear Mr. Wollenhaupt:

SUBJECT: Lanai Avenue Residential Homes

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from the Engineering Division on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

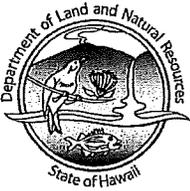
Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Land Administrator

Enclosure(s)
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII



SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE
MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

October 7, 2015

MEMORANDUM

TO: PR:

DLNR Agencies:

- Div. of Aquatic Resources
- Div. of Boating & Ocean Recreation
- Engineering Division
- Div. of Forestry & Wildlife
- Div. of State Parks
- Commission on Water Resource Management
- Office of Conservation & Coastal Lands
- Land Division – Maui District
- Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Lanai Avenue Residential Homes
LOCATION: Lanai City, Island of Lanai; TMK: (2) 4-98-006:050
APPLICANT: Lanai Resorts, LLC (dba) Pulama Lanai

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by **November 6, 2015**.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

- We have no objections.
- We have no comments.
- Comments are attached.

Signed: _____

Print Name: Carty S. Chang, Chief Engineer

Date: 11/4/15

cc: Central Files

RECEIVED
 2015 OCT -9 AM 11:03
 DEPT OF LAND AND NATURAL RESOURCES
 LAND DIVISION

15 OCT 9 AM 11:15 ENGINEERING

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LD/ Russell Y. Tsuji

Ref.: Applications for Change in Zoning and Community Plan Amendment for Proposed Lanai Avenue Residential Homes, Lanai City

Maui.031

COMMENTS

- (X) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone X. The National Flood Insurance Program (NFIP) does not regulate developments within Zone X.
- () Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is also located in Zone _____.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is _____.
- () Please note that the project site must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

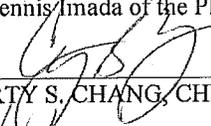
- () Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Carter Romero (Acting) at (808) 961-8943 of the County of Hawaii, Department of Public Works.
- () Mr. Carolyn Cortez at (808) 270-7253 of the County of Maui, Department of Planning.
- () Mr. Stanford Iwamoto at (808) 241-4896 of the County of Kauai, Department of Public Works.

- () The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

() Additional Comments: _____

() Other: _____

Should you have any questions, please call Mr. Dennis Inada of the Planning Branch at 587-0257.

Signed:  _____
CARTY S. CHANG, CHIEF ENGINEER

Date: 11/9/15 _____



BASEMAP: FIRM BASEMAP



Flood Hazard Assessment Report

www.hawaiiinfip.org

Property Information

COUNTY: MAUI
 TMK NO: (2) 4-9-006:050
 WATERSHED: PALAWAI BASIN
 PARCEL ADDRESS: 605 LANAI AVE
 LANAI CITY, HI 96763

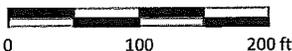
Notes:

Flood Hazard Information

FIRM INDEX DATE: SEPTEMBER 19, 2012
 LETTER OF MAP CHANGE(S): NONE
 FEMA FIRM PANEL: 1500030500F
 PANEL EFFECTIVE DATE: SEPTEMBER 19, 2012

THIS PROPERTY IS WITHIN A TSUNAMI EVACUATION ZONE: NO
 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/>



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 known 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.
--	--

January 26, 2016

Russell Tsuji, Land Administrator
Land Division
Department of Land and Natural Resources
State of Hawai'i
P.O. Box 621
Honolulu, Hawai'i 96809

SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

Dear Mr. Tsuji:

Thank you for your letter dated November 9, 2015 on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we appreciate that the Department of Land and Natural Resources, Land Division made the Draft Environmental Assessment (EA) available for review. We are providing the following information in response to the comments in your letter.

Engineering Division

We acknowledge that the project site is located within Flood Zone X according to the Flood Insurance Rate Map for the area, and that the National Flood Insurance Program does not regulate developments within Zone X.

Russell Tsuji, Land Administrator
January 26, 2016
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Final Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at (808) 244-2015.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Esmeralda", with a long horizontal line extending to the right.

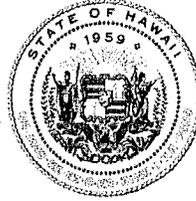
Bryan Esmeralda, AICP
Associate

BE:tn

cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lānaʻi

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DAVID Y. IGE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD, STE 555
KAPOLEI, HAWAII 96707

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEKOA KALUHIWA
FIRST DEPUTY

JEFFREY T. PEARSON
DEPUTY DIRECTOR - WATER

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

November 30, 2015

Kurt Wollenhaupt
County of Maui, Department of Planning
Via email to: kurt.wollenhaupt@mauicounty.gov

LOG NO: 2015.03683
DOC NO: 1510JP11
Archaeology

Aloha Mr. Wollenhaupt,

**SUBJECT: Chapter 6E-42 Historic Preservation Review – Maui County
605, 615, and 623 Lāna‘i Avenue Residential Homes Reconstruction Project
CPA 2015/0005, CIZ 2015/0006, and EA 2015/0006
Kamoku Ahupua‘a, Lāhainā District, Island of Lāna‘i
TMK (2) 4-9-006:050 (por.)**

Thank you for the opportunity to review the submittal received by our office on October 19, 2015. Proposed plans include the reconstruction of three single family homes and three detached carports upon the residentially developed 14,107 square foot parcel.

A review of our records shows that the parcel has not been subject to an archaeological survey. The parcel is located in a previously grubbed, graded and developed subdivision so any potential archaeological surface sites have most likely been destroyed. Proposed plans do not include extensive ground altering grading or excavation activities. Subsequently, we determine that **no historic properties will be affected** during the proposed project.

In the event that cultural resources, including human skeletal remains, structural remains, cultural deposits, sand deposits, or lava tubes are identified during work, please cease work in the immediate vicinity of the find, protect the find from disturbance, and contact the State Historic Preservation Division at **(808) 243-1285**. Please contact Jenny Pickett at (808) 243-5169 or Jenny.L.Pickett@hawaii.gov if you have any questions or concerns regarding this letter.

Mahalo,

A handwritten signature in black ink, appearing to read "Morgan E. Davis".

Morgan E. Davis
Lead Archaeologist, Maui Section

cc: County of Maui
Department of Planning
Planning@co.maui.hi.us

County of Maui
Department of Public Works – DSA
Renee.Segundo@co.maui.hi.us

County of Maui
Cultural Resources Commission
Annalise.Kehler@co.maui.hi.us



MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

Michael T. Munekiyo
PRESIDENT

Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

January 26, 2016

Morgan Davis, Lead Archaeologist, Maui Section
State Historic Preservation Division
Department of Land and Natural Resources
State of Hawai'i
601 Kamokila Boulevard, Suite 555
Kapolei, Hawai'i 96707

**SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City,
Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006
LOG NO: 2015.03683; DOC NO: 1510JP11**

Dear Ms. Davis:

Thank you for your letter dated November 30, 2015 providing comments on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we offer the following information in response to the comments in your letter.

We acknowledge your comment that the parcel had not been subject to an archaeological survey. As was stated in your letter, the parcel is located in a previously grubbed, graded, and developed area of Lāna'i City. The proposed project plans do not include extensive ground altering grading or excavation activities. We acknowledge your determination that no historic properties will be affected with implementation of the proposed project.

Furthermore, in the event that cultural resources, including human skeletal remains, structural remains, cultural deposits, sand deposits, or lava tubes are identified during project construction, work in the immediate vicinity of the find will cease, and the State Historic Preservation Division will be contacted for implementation of appropriate protocols.

Morgan Davis, Lead Archaeologist, Maui Section
January 26, 2016
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Final Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at (808) 244-2015.

Very truly yours,

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

Bryan Esmeralda, AICP
Associate

BE:tn

Cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lānaʻi

K:\DATA\Pulama Lanai\Lana'i Avenue Houses 1741\CPA CIZ EA Responses\DLNR SHPD Response.doc

DAVID Y. IGE
GOVERNOR



FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL T. YOUNG

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

COUNTY OF MAUI
DEPT. OF PLANNING - CURRENT
IN REPLY REFER TO:
STP 8.1876

OCT 28 2015
RECEIVED

October 16, 2015

Mr. Kurt Wollenhaupt
Staff Planner
County of Maui
Department of Planning
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Dear Mr. Wollenhaupt:

Subject: Lanai Avenue Residential Homes
Community Plan Amendment (CPA2015/0005)
Change of Zoning (CIZ 2015/0006)
Draft Environmental Assessment (EA 2015/0006)
Lanai, Hawaii
TMK: (2) 4-9-006:050

The subject project is not expected to significantly impact the State highway facility. However, the developer is required to obtain a permit from Department of Transportation (DOT) Highways Division, Maui District Office for the transport of oversized and/or overweight materials and equipment on State highway facilities.

If there are any questions, please contact Mr. Norren Kato of the DOT Statewide Transportation Planning Office at telephone number (808) 831-7976.

Sincerely,

Ford N. Fuchigami
FOR FORD N. FUCHIGAMI
Director of Transportation



MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

Michael T. Munekiyo
PRESIDENT

Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

January 26, 2016

Ford Fuchigami, Director
Department of Transportation
State of Hawai'i
869 Punchbowl Street
Honolulu, Hawai'i 96813-5097

SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006 STP 8.1876

Dear Mr. Fuchigami:

Thank you for your letter dated October 16, 2015 providing comments on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we acknowledge your assessment that the proposed project is not expected to significantly impact the State highway facility. However, the Applicant will obtain a permit from the Department of Transportation Highways Division, Maui Office for the transport of oversized and/or overweight materials on State highway facilities, as required.

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Final Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at (808) 244-2015.

Very truly yours,

Bryan Esmeralda, AICP
Associate

BE:tn

Cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lāna'i

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Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

www.munekiyoHIRAGA.com

15/5963

DAVID Y. IGE
GOVERNOR OF HAWAII



Scott Glenn
INTERIM DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
Department of Health
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813
Telephone (808) 586-4185
Email: oeqchawaii@doh.hawaii.gov

RECEIVED
NOV 12 PM 3:41
COUNTY OF MAUI
DEPARTMENT OF PLANNING
AND ZONING

November 6, 2015

Department of Planning, County of Maui
Attn: William Spence, Director
2200 Main Street, Suite 315
Wailuku, HI 96793

Dear Mr. Spence,

SUBJECT: Draft Environmental Assessment (EA) for Lāna'i Avenue Residential Homes

The Office of Environmental Quality Control (OEQC) reviewed the Draft EA prepared for the subject project and offers the following comments for your consideration.

The technical aspects of the project are straightforward and many of the pre-consultation recommendations were incorporated into the EA. The OEQC additionally supports the following recommendations:

- 1) Floral Resources
Using native vegetation for landscaping, "...wherever and whenever possible, [indigenous] Hawaiian plants shall be used for landscaping on, and sourced from, the island and ahupua'a in which the species was found or known to occur" (Act 233 (2015)).
- 2) Low Impact Development
With future climate change uncertainties and the depletion of important resources, we recommend the proposed action consider incorporating green and low impact development (LID) initiatives. Elements such as solar hot water and electricity, pervious driveways, and eco-friendly materials could be incorporated into the project design. These measures are consistent with State and County commitments to the Aloha+ Challenge and would demonstrate Pūlama Lāna'i's commitment to stewardship of the land, while giving residents access to affordable housing.

Thank you for the opportunity to comment on the Draft EA. We look forward to the response that also will be included within the project's Final EA. If you have any questions about these comments, please consult myself or Tom Eisen in our office at (808) 586-4185.

Sincerely,

Scott Glenn, Interim Director



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Michael T. Munekiyo
PRESIDENT

Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

January 26, 2016

Scott Glenn, Interim Director
Office of Environmental Quality Control
Department of Health
State of Hawai'i
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813

SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

Dear Mr. Glenn:

Thank you for your letter dated November 6, 2015 on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we offer the following information in response to the comments in your letter.

We acknowledge your comment that the technical aspects of the project are straightforward, and that many of the pre-consultation recommendations were incorporated into the Draft Environmental Assessment (EA).

Furthermore, we acknowledge your comments in support of floral resources and low impact development. These comments will be sent to the project's design team for review and incorporation, as applicable.

Scott Glenn, Interim Director
January 26, 2016
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Final EA for the proposed project. Should you have any questions, feel free to contact me at (808) 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bryan Esmeralda", with a horizontal line extending to the right from the end of the signature.

Bryan Esmeralda, AICP
Associate

BE:tn

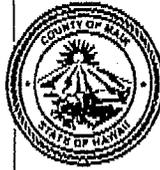
Cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lānaʻi
Glenn Mason, Mason Architects

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ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI

DEPARTMENT OF PLANNING

September 14, 2015

TRANSMITTAL

STATE AGENCIES	
X	Dept of AG, Honolulu
X	Dept of Hawaiian Homelands
X	Dept of Health, Honolulu
X	Dept of Health, Maui (2)
X	DLNR-Land, Maui
X	DLNR-Planning (5)
X	DLNR-SHPD, Oahu (Architectural Only)
X	DLNR-SHPD, Maui
X	DOE, Admin
X	DOT, Maui
X	DOT, Statewide Planning Office (4)
X	OEQC
X	Office of Hawaiian Affairs
X	Office of Planning
OTHER	
X	Maui Electric Company

COUNTY AGENCIES	
X	Dept of Environmental Management (2)
X	Dept of Finance - Real Property Division
X	Dept of Housing & Human Concerns
X	Dept of Parks & Recreation
X	Dept Public Works (1 CD, 2 Hard Copies)
X	Dept of Transportation
X	Dept of Water Supply
X	Fire & Public Safety
X	Police Department

15 OCT 22 PM 2:29

CURRENT DIV RECEIVED

PROJECT: LANAI AVENUE RESIDENTIAL HOMES
APPLICANT: LANAI RESORTS, LLC (DBA PULAMA LANAI)
STREET ADDRESS: 605, 615, AND 623 LANAI AVENUE, LANAI CITY, LANAI, HAWAII
PROJECT DESCRIPTION: Reconstruction of three (3) single-family homes and three (3) detached carports.
TMK: (2) 4-9-006:050
PERMIT NO.: CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

TRANSMITTED TO YOU ARE THE FOLLOWING:

<input checked="" type="checkbox"/>	Application(s)
-------------------------------------	----------------

THESE ARE TRANSMITTED AS CHECKED BELOW:

<input checked="" type="checkbox"/>	For your Comment and Recommendation
-------------------------------------	-------------------------------------

Please separate your comments into 1) a list of those you would like the Department of Planning to propose as conditions of project approval, and 2) those you may just wish to have us notify the applicant and/or a hearing body about. The Department will only recommend conditions that meet various criteria of the required permit. Please also provide any previous comments, letters, etc. pertinent to this application. Submit your comments directly to me by November 9, 2015. Boxes for Recommended Conditions and General Comments are also provided to assist you. **If you have no comment, please sign the "No Comment" box and fax to (808) 270-1775.** Thank you for your time and assistance. For additional clarification, please contact me via email at kurt.wollenhaupt@mauicounty.gov or at (808) 270-1789.

Sincerely,

Kurt Wollenhaupt
 KURT WOLLENHAUPT, Staff Planner

10/22/15 - faxed form
 Per RF, no comment.

AGENCY NAME	OFFICE OF PLANNING	PHONE	808-587-2885
--------------------	--------------------	--------------	--------------

Agency Transmittal – Lanai Avenue Residential Homes (CPA 2015/0005, CIZ 2015/0006, EA 2015/0006)
 September 14, 2015
 Page 2

Attachments:

xc: Clayton I. Yoshida, AICP, Planning Program Administrator
 Staff Planner
 Project File
 General File

KFW:xx

K:\WP_DOCS\PLANNING\Cpa\2015\0005_LanaiAvenue\ProjectBackground\AgencyTransmittal_LanaiAvenue Home s.doc

NO COMMENT

Signed:	<i>Rodney Fujiwara</i>	Dated:	10/22/15
Print Name:	RODNEY FUJIWARA	Title:	PLANNING ADMINISTRATOR

RECOMMENDED CONDITIONS BOX

--	--	--

Signed:		Dated:	
Print Name:		Title:	

GENERAL COMMENTS BOX

--	--	--

Signed:		Dated:	
Print Name:		Title:	



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Michael T. Munekiyo
PRESIDENT

Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

January 26, 2016

Rodney Funakoshi, Planning Administrator
Office of Planning
State of Hawai'i
P.O. Box 2359
Honolulu, Hawai'i 96804-2359

SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

Dear Mr. Funakoshi:

Thank you for your letter dated October 22, 2015 on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we acknowledge that the Office of Planning has no comment to offer at this time.

A copy of your comment letter, as well as this response letter, will be included in the Final Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at (808) 244-2015.

Very truly yours,

Bryan Esmeralda, AICP
Associate

BE:tn

Cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lāna'i

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AGENCY TRANSMITTAL RESPONSE e-FORM
FOR DEPARTMENT OF PLANNING, COUNTY OF MAUI
10/23/2015

AGENCY NAME	Department of Environmental Mgmt.	PHONE	270-8230
PROJECT: APPLICANT: PERMIT NO: TMK: STREET ADDRESS: PROJECT DESCRIPTION: SECURITY CODE:	Lanai Avenue Residential Homes Lanai Resorts, LLC (DBA Pulama Lanai) CPA 2015/0005, CIZ 2015/0006, EA 2015/0006 (2) 4-9-006:050 605, 615, AND 623 Lanai Avenue, Lanai City, Lanai, Hawaii Reconstruction of three (3) single-family homes and three (3) detached carports.		
<input checked="" type="checkbox"/> COMMENTS/RECOMMENDATIONS <input type="checkbox"/> NO COMMENTS			
WASTEWATER RECLAMATION DIVISION COMMENTS			
<p>a. The Engineering Study indicates that there are three (3) existing single service sewer laterals, which previously served the three (3) demolished dwellings, for the subject property. If all three (3) sewer laterals will be utilized for the proposed replacement dwellings, a property sewer service cleanout shall be installed on each of the laterals at the owner's expense, prior to connection to the County's sewer system. The cleanouts shall be located 2 feet inside property line. Any unused lateral will need to be cut and plugged at the sewer main, and plans will need to be submitted to our division for review and approval prior to the start of construction. Contact the WWRD Inspector at phone number 270-7417 a minimum of five (5) working days prior to installation of the cleanout(s).</p>			
<input checked="" type="checkbox"/> COMMENTS/RECOMMENDATIONS <input type="checkbox"/> NO COMMENTS			
SOLID WASTE DIVISION COMMENTS			
Estimate quantities of construction waste to be disposed at the Lanai Landfill.			
Signed:			
Print Name:	Kyle Ginoza, Director	Date	10/23/15



January 26, 2016

Stewart Stant, Director
Department of Environmental Management
County of Maui
2050 Main Street, Suite 1C
Wailuku, Hawai'i 96793

SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

Dear Mr. Stant:

Thank you for your letter dated October 23, 2015 providing comments on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we offer the following information in response to the comments in your letter.

1. Wastewater Reclamation Division:

A property sewer service cleanout will be installed on each of the property's sewer service laterals prior to connection to the County of Maui's sewer system as part of project implementation. Furthermore, the cleanouts will be located approximately two (2) feet inside of the property line as per County standard. The Wastewater Reclamation Division inspector will be contacted at least five (5) working days prior to installation.

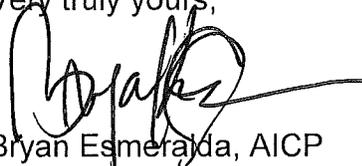
2. Solid Waste Division:

A solid waste management plan will be formulated as applicable to address the proper disposal of construction-generated waste as a result of project implementation. At this time, quantities of waste to be disposed of are unknown.

Stewart Stant, Director
January 26, 2016
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Final Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at 244-2015.

Very truly yours,

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

Bryan Esmeralda, AICP
Associate

BE:tn

Cc: Kurt Wollenhaupt, Department of Planning
Gordon Ring, R.M. Towill
Lynn McCrory, Pūlama Lānaʻi

K:\DATA\Pulama Lanai\Lanai Avenue Houses 1741\CPA CIZ EA Responses\DEM Response.doc

October 9, 2015

**Kurt Wollenhaupt
Department of Planning
Wailuku, HI 96793**

**Re: Lanai Avenue Residential Homes - Reconstruction
Lanai City, Lanai, Hawaii
CPA 2015/0005, CIZ 2015/0006, EA 2015/0006
(2) 4-9-006: 050**

Dear Kurt:

Thank you for the opportunity to comment on this subject. At this time, our office provides the following comments:

- Our office has no objection to the proposed change in zoning necessary to continue the existing use of these homes.
- Our office does reserve the right to comment on the proposed project during the building permit review process when fire department access, water supply for fire protection, and fire and life safety requirements will be addressed.

If there are any questions or comments, please feel free to contact me at (808) 876-4693.

Sincerely,

Paul Haake
Captain - Fire Prevention Bureau
Dept. of Fire & Public Safety
County of Maui

313 Manea Place Wailuku, HI 96793
876-4690 office
876-4693 direct line
244-1363 fax

January 26, 2016

Paul Haake, Captain
Fire Prevention Bureau
Department of Fire and Public Safety
County of Maui
313 Manea Place
Wailuku, Hawai'i 96793

SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

Dear Captain Haake:

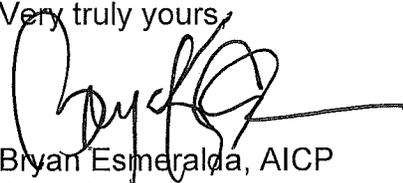
Thank you for your letter dated October 9, 2015 providing comments on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we offer the following information in response to the comments in your letter.

- We acknowledge that your office has no objection to the proposed Change in Zoning (CIZ) necessary to continue the existing use of these homes. We note that in addition to a CIZ, the Applicant is also requesting a Community Plan Amendment (CPA) for the subject property from "Business/Commercial" to "Single-Family Residential".
- We understand that your office reserves the right to comment on the proposed project during the building permit review process. We would like to note that demolition permits have already been issued by the Development Services Administration (DSA) of the Department of Public Works for the existing houses. The houses were demolished in August 2014. Furthermore, building permits have already been submitted for processing by the DSA for the reconstruction of the replacement houses and carports. Approval of these building permits are contingent on completion of the CIZ and CPA processes.

Paul Haake, Captain
January 26, 2016
Page 2

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Final Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at 244-2015.

Very truly yours,

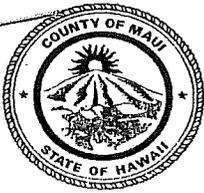
A handwritten signature in black ink, appearing to read 'Bryan Esmeralda', with a long horizontal flourish extending to the right.

Bryan Esmeralda, AICP
Associate

BE:tn

cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lānaʻi

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DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

ALAN M. ARAKAWA
Mayor

CAROL K. REIMANN
Director

JAN SHISHIDO
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX 270-7165 • EMAIL director.hhc@mauicounty.gov

Date: October 14, 2015
To: Kurt Wollenhaupt, Staff Planner
From: Buddy A. Almeida, Housing Administrator
Subject: **Preliminary Planning Review**
Residential Workforce Housing Policy; Ord 3418
Chapter 2.96, MCC; effective 12/5/2006

RECEIVED
OCT 20 2015
DEPT. OF PLANNING - CURRENT
COUNTY OF MAUI

Project Name: **LANAI AVENUE RESIDENTIAL HOMES**
Applicant: **LANAI RESORTS, LLC (DBA PULAMA LANAI)**
Subject I.D.: **CPA 2015/0005, CIZ20150006, EA2015/0006**
TMK: **(2) 4-9-006:050**
Street Address: 605, 615 and 623 Lanai Avenue, Lanai City, Hawaii
Determination:

Not-Applicable
Does not meet applicability as set forth in 2.96.030(A), MCC.

Applicable

No Exemptions

Exemptions: (2.96.030)

- B.1. An executed affordable housing agreement, currently in effect and approved prior to the effective date of chapter.
- B.2. A development subject to a change in zoning condition that requires affordable or residential workforce housing.
- B.3. A subdivision granted preliminary subdivision approval prior to the effective date of this chapter. (12/5/2006)
- B.4. A building permit application submitted prior to the effective date of this chapter.
- B.5. A family subdivision, for immediate family members, as described in sections 18.20.280(B)(1) and (B)(2) of this code.
- B.6. A development by a government entity, 201H, community land trust, or an affordable housing project with more than the residential workforce housing units, in-lieu fees, or in-lieu land required by section 2.96.040, as approved by the director.

Additional Comments:

See comments below
 We have NO comment

See Attachment(s)

Reviewed By:


Buddy A. Almeida, Housing Administrator

Date

10/15/15



MUNEKIYO HIRAGA

Planning, Project Management, Sustainable Solutions.

Michael T. Munekiyo
PRESIDENT

Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

January 26, 2016

Carol Reimann, Director
Department of Housing and Human Concerns
County of Maui
2200 Main Street, Suite 546
Wailuku, Hawai'i 96793

SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

Dear Ms. Reimann:

Thank you for your letter dated October 14, 2015 on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we acknowledge that the Department of Housing and Human Concerns has no comment to offer as the project does not meet applicability for the Workforce Housing Policy under Maui County Code, Chapter 2.96.030(A).

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Final Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at 244-2015.

Very truly yours,



Bryan Esmeralda, AICP
Associate

BE:tn

Cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lāna'i

K:\DATA\Pulama Lanai\Lanai Avenue Houses 1741\CPA CIZ EA Responses\DHHC Response.doc

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

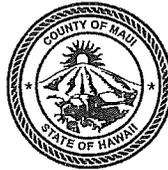
Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

www.munekiyo-hiraga.com

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



*Open
Please Review
& Draft comments*

NOV 17 2015

RECEIVED

2015 OCT -8 PM 2:57

COUNTY OF MAUI

DEPARTMENT OF PLANNING

September 14, 2015

TRANSMITTAL

STATE AGENCIES	
X	Dept of AG, Honolulu
X	Dept of Hawaiian Homelands
X	Dept of Health, Honolulu
X	Dept of Health, Maui (2)
X	DLNR-Land, Maui
X	DLNR-Planning (5)
X	DLNR-SHPD, Oahu (Architectural Only)
X	DLNR-SHPD, Maui
X	DOE, Admin
X	DOT, Maui
X	DOT, Statewide Planning Office (4)
X	OEQC
X	Office of Hawaiian Affairs
X	Office of Planning
OTHER	
X	Maui Electric Company

COUNTY AGENCIES	
X	Dept of Environmental Management (2)
X	Dept of Finance – Real Property Division
X	Dept of Housing & Human Concerns
X	Dept of Parks & Recreation
X	Dept Public Works (1 CD, 2 Hard Copies)
X	Dept of Transportation
X	Dept of Water Supply
X	Fire & Public Safety
X	Police Department

15 NOV 16 AM 5:4
DEPT OF PLANNING
CURRENT DIV RECEIVED

PROJECT: LANAI AVENUE RESIDENTIAL HOMES
APPLICANT: LANAI RESORTS, LLC (DBA PULAMA LANAI)
STREET ADDRESS: 605, 615, AND 623 LANAI AVENUE, LANAI CITY, LANAI, HAWAII
PROJECT DESCRIPTION: Reconstruction of three (3) single-family homes and three (3) detached carports.
TMK: (2) 4-9-006:050
PERMIT NO.: CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

TRANSMITTED TO YOU ARE THE FOLLOWING:

X	Application(s)
---	----------------

THESE ARE TRANSMITTED AS CHECKED BELOW:

X	For your Comment and Recommendation
---	-------------------------------------

Please separate your comments into 1) a list of those you would like the Department of Planning to propose as conditions of project approval, and 2) those you may just wish to have us notify the applicant and/or a hearing body about. The Department will only recommend conditions that meet various criteria of the required permit. Please also provide any previous comments, letters, etc. pertinent to this application. Submit your comments directly to me by November 9, 2015. Boxes for Recommended Conditions and General Comments are also provided to assist you. **If you have no comment, please sign the "No Comment" box and fax to (808) 270-1775.** Thank you for your time and assistance. For additional clarification, please contact me via email at kurt.wollenhaupt@mauicounty.gov or at (808) 270-1789.

Sincerely,

Kurt Wollenhaupt
KURT WOLLENHAUPT, Staff Planner

AGENCY NAME	Parks and Recreation	PHONE	270-7230
--------------------	----------------------	--------------	----------

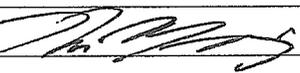
Agency Transmittal – Lanai Avenue Residential Homes (CPA 2015/0005, CIZ 2015/0006, EA 2015/0006)
September 14, 2015
Page 2

Attachments:

xc: Clayton I. Yoshida, AICP, Planning Program Administrator
Staff Planner
Project File
General File

KFW:xx

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s.doc

NO COMMENT			
Signed:		Dated:	
Print Name:	Ka'ala Buenconsejo	Title:	Director

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

GENERAL COMMENTS BOX			
Signed:		Dated:	
Print Name:		Title:	



MUNEKIYO HIRAGA

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Michael T. Munekiyo
PRESIDENT

Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

January 26, 2016

Ka'ala Buenconsejo, Director
Department of Parks and Recreation
County of Maui
700 Halia Nakoa Street, Unit 2
Wailuku, Hawai'i 96793

SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

Dear Mr. Buenconsejo:

Thank you for your letter received by the Department of Planning on November 16, 2015 on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we acknowledge that the Department of Parks and Recreation has no comment to offer at this time.

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Final Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at 244-2015.

Very truly yours,

Bryan Esmeralda, AICP
Associate

BE:tn

Cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lāna'i

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Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

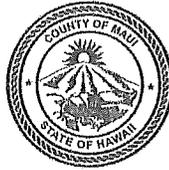
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www.munekiyo-hiraga.com

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



OCT 26 2015

COUNTY OF MAUI
DEPARTMENT OF PLANNING

October 26, 2015

Mr. Bryan Esmeralda, Associate
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Esmeralda:

SUBJECT: LANAI PLANNING COMMISSION (COMMISSION) COMMENTS ON DRAFT ENVIRONMENTAL ASSESSMENT (EA) FOR A COMMUNITY PLAN AMENDMENT (CPA) AND CHANGE IN ZONING (CIZ) FOR THE LANAI AVENUE RESIDENTIAL HOMES PROJECT, LOCATED AT 605, 615, AND 623 LANAI AVENUE, ISLAND OF LANAI, HAWAII; TMK (2) 4-9-006:050 (CPA 2015/0005) (CIZ 2015/0006) (EA 2015/0006)

At a regular meeting held on October 21, 2015, the Commission reviewed the above-referenced document and agreed to be the Accepting Authority for the Final Environmental Assessment with the Anticipation of a Findings of No Significant Impact (FONSI).

Should you require further clarification, please contact Staff Planner Kurt Wollenhaupt at kurt.wollenhaupt@mauicounty.gov or at (808) 270-1789.

Sincerely,

Handwritten signature of Clayton I. Yoshida in black ink.

CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

for WILLIAM SPENCE
Planning Director

xc: John S. Rapacz, Planning Program Administrator (PDF)
Kurt F. Wollenhaupt, Staff Planner (PDF)
Gwen Hiraga, Munekiyo Hiraga
Lynn McCrory, Pulama Lanai, (PDF)
Project File
General File

WRS:CIY:KFW:sn

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January 26, 2016

William Spence, Director
Department of Planning
County of Maui
Attention: Kurt Wollenhaupt, Staff Planner
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

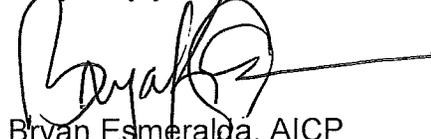
SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

Dear Mr. Spence:

Thank you for your letter dated October 26, 2015 regarding the Lāna'i Planning Commission's (Commission) comments on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we acknowledge that at its meeting of October 21, 2015, the Commission reviewed the Draft Environmental Assessment (EA) and agreed to be the Accepting Authority for the Final EA with the Anticipation of a Findings of No Significant Impact.

Thank you again for your letter. A copy of your letter, as well as this response letter, will be included in the Final EA for the proposed project. Should you have any questions, feel free to contact me at 244-2015.

Very truly yours,


Bryan Esmeralda, AICP
Associate

BE:tn

Cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lāna'i

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15/302



ALAN M. ARAKAWA
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT

COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6441

DEPT OF PLANNING
CURRENTLY RECEIVED

OCT 23 2015



TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

October 20, 2015 ¹⁵ OCT 23 P 1:18

MEMORANDUM

TO : KURT WOLLENHAUPT, STAFF PLANNER
DEPARTMENT OF PLANNING

FROM : TIVOLI FAAUMU, CHIEF OF POLICE

SUBJECT : PERMIT NO.: CPA 2015/0005, CIZ 2015/0006, EA
2015/0006
 TMK : (2) 4-9-006: 050
 Project Name : Lanai Avenue Residential Homes
 Applicant : Lanai Resorts, LLC (dba Pulama Lanai)

No recommendation or comment to offer.

Refer to enclosed comments and/or recommendations.

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


 Assistant Chief Victor K. Ramos
 For: TIVOLI S. FAAUMU
 Chief of Police



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Karlynn K. Fukuda
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Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

January 26, 2016

Tivoli Faaumu, Chief
Police Department
County of Maui
55 Mahalani Street
Wailuku, Hawai'i 96793

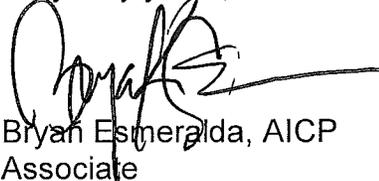
SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

Dear Chief Faaumu:

Thank you for your letter dated October 20, 2015 on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we acknowledge that the Police Department has no comment to offer at this time.

A copy of your comment letter, as well as this response letter, will be included in the Final Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at 244-2015.

Very truly yours,



Bryan Esmeralda, AICP
Associate

BE:tn

Cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lāna'i

K:\DATA\Pulama Lanai\Lanai Avenue Houses 1741\CPA CIZ EA Responses\Police Response.doc

ALAN M. ARAKAWA
Mayor

DAVID C. GOODE
Director

ROWENA M. DAGDAG-ANDAYA
Deputy Director

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



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS

200 SOUTH HIGH STREET, ROOM NO. 434
WAILUKU, MAUI, HAWAII 96793

October 27, 2015

COUNTY OF MAUI
DEPT. OF PLANNING - CURRENT

OCT 30 2015

RECEIVED

MEMO TO: WILLIAM R. SPENCE, PLANNING DIRECTOR

FROM: *DCG* DAVID C. GOODE, DIRECTOR OF PUBLIC WORKS

SUBJECT: **CHANGE IN ZONING AND COMMUNITY PLAN AMENDMENT
FOR LANAI AVENUE RESIDENTIAL HOMES; TMK: (2) 4-9-006:050
CIZ 2015/0006; CPA 2015/0005; EA 2015/0006**

We reviewed the subject application and have no comments at this time.

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

DCG:RMDA:da

xc: Highways Division
Engineering Division

S:\DSA\Engr\CZM\Draft Comments\49006050_lanai_ave_res_homes_ciz_cpa_ea.wpd



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Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

January 26, 2016

David Goode, Director
Department of Public Works
County of Maui
200 South High Street, Room 434
Wailuku, Hawai'i 96793

SUBJECT: Lāna'i Avenue Residential Homes; TMK (2) 4-9-006:050, Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

Dear Mr. Goode:

Thank you for your letter dated October 27, 2015 on the proposed Lāna'i Avenue Residential Homes project. On behalf of the applicant, Lanai Resorts, LLC, a Hawai'i limited liability company doing business as Pūlama Lāna'i, we acknowledge that the Department of Public Works has no comment to offer at this time.

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Final Environmental Assessment for the proposed project. Should you have any questions, please feel free to contact me at 244-2015.

Very truly yours,

Bryan Esmeralda, AICP
Associate

BE:lh

cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lāna'i

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Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



OCT 26 2015

COUNTY OF MAUI
DEPARTMENT OF PLANNING

TRANSMITTAL

September 14, 2015

STATE AGENCIES	
X	Dept of AG, Honolulu
X	Dept of Hawaiian Homelands
X	Dept of Health, Honolulu
X	Dept of Health, Maui (2)
X	DLNR-Land, Maui
X	DLNR-Planning (5)
X	DLNR-SHPD, Oahu (Architectural Only)
X	DLNR-SHPD, Maui
X	DOE, Admin
X	DOT, Maui
X	DOT, Statewide Planning Office (4)
X	OEQC
X	Office of Hawaiian Affairs
X	Office of Planning
OTHER	
X	Maui Electric Company

COUNTY AGENCIES	
X	Dept of Environmental Management (2)
X	Dept of Finance - Real Property Division
X	Dept of Housing & Human Concerns
X	Dept of Parks & Recreation
X	Dept Public Works (1 CD, 2 Hard Copies)
X	Dept of Transportation
X	Dept of Water Supply
X	Fire & Public Safety
X	Police Department

15 OCT 26 2015
DEPT OF PLANNING
CURRENT DIV. RECEIVED

PROJECT:	LANAI AVENUE RESIDENTIAL HOMES
APPLICANT:	LANAI RESORTS, LLC (DBA PULAMA LANAI)
STREET ADDRESS:	605, 615, AND 623 LANAI AVENUE, LANAI CITY, LANAI, HAWAII
PROJECT DESCRIPTION:	Reconstruction of three (3) single-family homes and three (3) detached carports.
TMK:	(2) 4-9-006:050
PERMIT NO.:	CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

TRANSMITTED TO YOU ARE THE FOLLOWING:

X Application(s)

THESE ARE TRANSMITTED AS CHECKED BELOW:

X For your Comment and Recommendation

Please separate your comments into 1) a list of those you would like the Department of Planning to propose as conditions of project approval, and 2) those you may just wish to have us notify the applicant and/or a hearing body about. The Department will only recommend conditions that meet various criteria of the required permit. Please also provide any previous comments, letters, etc. pertinent to this application. Submit your comments directly to me by November 9, 2015. Boxes for Recommended Conditions and General Comments are also provided to assist you. **If you have no comment, please sign the "No Comment" box and fax to (808) 270-1775.** Thank you for your time and assistance. For additional clarification, please contact me via email at kurt.wollenhaupt@mauicounty.gov or at (808) 270-1789.

Sincerely,

Kurt Wollenhaupt
KURT WOLLENHAUPT, Staff Planner

755

RCVD OCT 9 2015

AGENCY NAME		PHONE	
--------------------	--	--------------	--

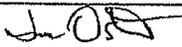
Agency Transmittal – Lanai Avenue Residential Homes (CPA 2015/0005, CIZ 2015/0006, EA 2015/0006)
 September 14, 2015
 Page 2

Attachments:

xc: Clayton I. Yoshida, AICP, Planning Program Administrator
 Staff Planner
 Project File
 General File

KFW:xx

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NO COMMENT			
Signed:		Dated:	10-26-15
Print Name:	JIM OSTER	Title:	ENGINEER

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

GENERAL COMMENTS BOX			
Signed:		Dated:	
Print Name:		Title:	



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Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

January 26, 2016

Jim Oster, Engineer
Department of Transportation
County of Maui
2145 Kaohu Street, Suite 102
Wailuku, Hawai'i 96793

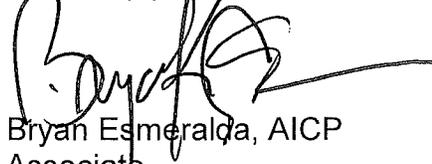
SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City, Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

Dear Mr. Oster:

Thank you for your letter dated October 20, 2015 on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we acknowledge that the Department of Transportation has no comment to offer at this time.

A copy of your comment letter, as well as this response letter, will be included in the Final Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at 244-2015.

Very truly yours,



Bryan Esmeralda, AICP
Associate

BE:tn

Cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lāna'i

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Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

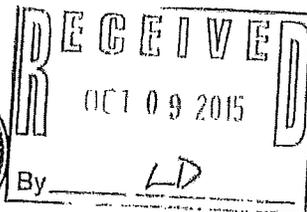
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Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



2015 OCT -8 PM 2:46
COUNTY OF MAUI

COUNTY OF MAUI

DEPARTMENT OF PLANNING

September 14, 2015

TRANSMITTAL

STATE AGENCIES	
<input checked="" type="checkbox"/>	Dept of AG, Honolulu
<input checked="" type="checkbox"/>	Dept of Hawaiian Homelands
<input checked="" type="checkbox"/>	Dept of Health, Honolulu
<input checked="" type="checkbox"/>	Dept of Health, Maui (2)
<input checked="" type="checkbox"/>	DLNR-Land, Maui
<input checked="" type="checkbox"/>	DLNR-Planning (5)
<input checked="" type="checkbox"/>	DLNR-SHPD, Oahu (Architectural Only)
<input checked="" type="checkbox"/>	DLNR-SHPD, Maui
<input checked="" type="checkbox"/>	DOE, Admin
<input checked="" type="checkbox"/>	DOT, Maui
<input checked="" type="checkbox"/>	DOT, Statewide Planning Office (4)
<input checked="" type="checkbox"/>	OEQC
<input checked="" type="checkbox"/>	Office of Hawaiian Affairs
<input checked="" type="checkbox"/>	Office of Planning
OTHER	
<input checked="" type="checkbox"/>	Maui Electric Company

COUNTY AGENCIES	
<input checked="" type="checkbox"/>	Dept of Environmental Management (2)
<input checked="" type="checkbox"/>	Dept of Finance - Real Property Division
<input checked="" type="checkbox"/>	Dept of Housing & Human Concerns
<input checked="" type="checkbox"/>	Dept of Parks & Recreation
<input checked="" type="checkbox"/>	Dept Public Works (1 CD, 2 Hard Copies)
<input checked="" type="checkbox"/>	Dept of Transportation
<input checked="" type="checkbox"/>	Dept of Water Supply
<input checked="" type="checkbox"/>	Fire & Public Safety
<input checked="" type="checkbox"/>	Police Department

PROJECT:	LANAI AVENUE RESIDENTIAL HOMES
APPLICANT:	LANAI RESORTS, LLC (DBA PULAMA LANAI)
STREET ADDRESS:	605, 615, AND 623 LANAI AVENUE, LANAI CITY, LANAI, HAWAII
PROJECT DESCRIPTION:	Reconstruction of three (3) single-family homes and three (3) detached carports.
TMK:	(2) 4-9-006:050
PERMIT NO.:	CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

TRANSMITTED TO YOU ARE THE FOLLOWING:

<input checked="" type="checkbox"/>	Application(s)
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THESE ARE TRANSMITTED AS CHECKED BELOW:

<input checked="" type="checkbox"/>	For your Comment and Recommendation
-------------------------------------	-------------------------------------

Please separate your comments into 1) a list of those you would like the Department of Planning to propose as conditions of project approval, and 2) those you may just wish to have us notify the applicant and/or a hearing body about. The Department will only recommend conditions that meet various criteria of the required permit. Please also provide any previous comments, letters, etc. pertinent to this application. Submit your comments directly to me by November 9, 2015. Boxes for Recommended Conditions and General Comments are also provided to assist you. **If you have no comment, please sign the "No Comment" box and fax to (808) 270-1775.** Thank you for your time and assistance. For additional clarification, please contact me via email at kurt.wollenhaupt@mauicounty.gov or at (808) 270-1789.

Sincerely,

Kurt Wollenhaupt
KURT WOLLENHAUPT, Staff Planner

AGENCY NAME	DEPARTMENT OF WATER SUPPLY	PHONE	MARTI BUCKNER 463-3164
--------------------	----------------------------	--------------	---------------------------

Agency Transmittal – Lanai Avenue Residential Homes (CPA 2015/0005, CIZ 2015/0006, EA 2015/0006)
September 14, 2015
Page 2

Attachments:

xc: Clayton I. Yoshida, AICP, Planning Program Administrator
Staff Planner
Project File
General File

KFW:xx

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s.doc

NO COMMENT			
Signed:		Dated:	DEC 07 2015
Print Name:	DAVE TAYLOR	Title:	DIRECTOR

RECOMMENDED CONDITIONS BOX			
Signed:		Dated:	
Print Name:		Title:	

GENERAL COMMENTS BOX			
Signed:		Dated:	
Print Name:		Title:	



MUNEKIYO HIRAGA

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Michael T. Munekiyo
PRESIDENT

Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

January 26, 2016

David Taylor, Director
Department of Water Supply
County of Maui
200 South High Street, 5th Floor
Wailuku, Hawai'i 96793

SUBJECT: Lāna'i Avenue Residential Homes; (2)4-9-006:050; Lāna'i City,
Hawai'i; CPA 2015/0005, CIZ 2015/0006, EA 2015/0006

Dear Mr. Taylor:

Thank you for your letter dated December 7, 2015 on the proposed Lāna'i Avenue Residential Homes project. On behalf of the Applicant, Lanai Resorts, LLC a Hawai'i limited liability company doing business as Pūlama Lāna'i, we acknowledge that the Department of Water Supply has no comment to offer at this time.

We appreciate the input you provided. A copy of your comment letter, as well as this response letter, will be included in the Final Environmental Assessment for the proposed project. Should you have any questions, feel free to contact me at (808) 244-2015.

Sincerely,

Bryan Esmeralda, AICP
Associate

BE:tn

cc: Kurt Wollenhaupt, Department of Planning
Lynn McCrory, Pūlama Lāna'i

K:\DATA\Pulama Lanai\Lanai Avenue Houses 1741\CPA CIZ EA Responses\DWS response.doc

X. REFERENCES

X. REFERENCES

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

County of Maui, Department of Planning, Lanai Community Plan, December 1998.

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

County of Maui, Office of Economic Development and Maui Economic Development Board, Inc., Maui County Data Book 2014, December 2014.

County of Maui, Water Use and Development Plan for Lanai, 2011.

Munekiyo & Hiraga, Inc., Application for Change in Zoning, Old Lanai Police Station and Courthouse Property, July 2013.

Munekiyo & Hiraga, Inc., Application for District Boundary Amendment and Change in Zoning, Miki Basin Heavy Industrial Area, March 2006.

Munekiyo & Hiraga, Inc., Application for Project District Phase II Approval Proposed Fitness Facility, Movement Studio and Spa at the Lodge at Koele, October, 2004.

State Department of Labor and Industrial Relations, Hawaii Workforce Informer, November, 2015.

University of Hawaii, Department of Geography, Atlas of Hawaii, Third Edition, 1998.

University of Hawaii-Land Study Bureau, Detailed Land Classification Island of Maui, May 1967.

U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, August 1972.

Wilson Okamoto & Associates, Inc., County of Maui Infrastructure Assessment Update, May 2003.

APPENDICES

APPENDIX A.

Historic American Building Survey (HABS) Documents

APPENDIX A-1.

HABS Document – 605 Lāna‘i Avenue

**HAPCO (HAWAIIAN PINEAPPLE CO, LTD) HOUSE NO. 26-4
(LC-BCT-005)
605 Lanai Avenue
Lanai City
Maui County
Hawaii**

HABS No. HI-559

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

**HISTORIC AMERICAN BUILDINGS SURVEY
U.S. Department of the Interior
National Park Service
Oakland, California**

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

HAPCo (Hawaiian Pineapple Co., Ltd.) House No. 26-4
(LC-BCT-005)
605 Lanai Avenue
Lanai City
Maui County
Hawaii

HABS No. HI-559

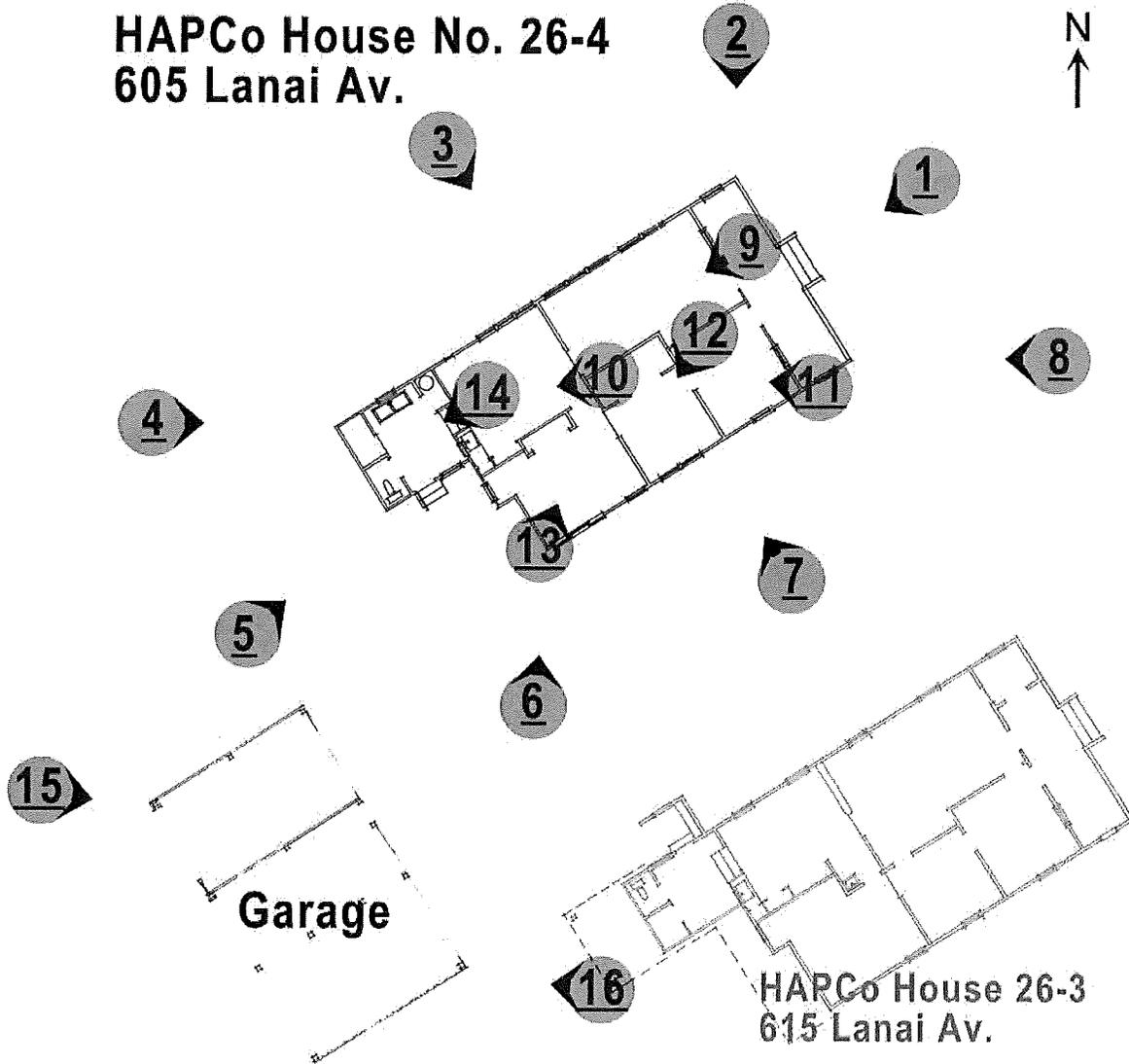
David Franzen, Photographer

May 2013

A 1' increment scale device was used in all photos, per instructions from Maui County.

- HI-559-1 FRONT FAÇADE, NORTHEAST ELEVATION OF 605 LANAI AVENUE. VIEW FACING SOUTHWEST.
- HI-559-2 OBLIQUE VIEW OF NORTH CORNER. VIEW FACING SOUTH.
- HI-559-3 NORTHWEST ELEVATION. VIEW FACING SOUTHEAST.
- HI-559-4 OBLIQUE VIEW OF WEST CORNER. VIEW FACING EAST.
- HI-559-5 SOUTHWEST (REAR) ELEVATION. VIEW FACING NORTHEAST.
- HI-559-6 OBLIQUE VIEW OF SOUTH CORNER. VIEW FACING NORTH.
- HI-559-7 SOUTHEAST ELEVATION. VIEW FACING NORTHWEST.
- HI-559-8 OBLIQUE VIEW OF EAST CORNER. VIEW FACING WEST.
- HI-559-9 INTERIOR VIEW OF THE LIVING ROOM, WITH DOORWAY TO KITCHEN AT REAR. VIEW FACING SOUTHWEST.
- HI-559-10 VIEW OF THE KITCHEN, WITH DOORWAY TO WASHROOM AT REAR. VIEW FACING WEST.
- HI-559-11 FRONT BEDROOM SHOWING DOORS TO MIDDLE BEDROOM (LEFT) AND LIVING ROOM (RIGHT). VIEW FACING WEST.
- HI-559-12 MIDDLE BEDROOM SHOWING DOORWAY TO REAR BEDROOM. VIEW FACING WEST.
- HI-559-13 REAR BEDROOM. VIEW FACING NORTHEAST.
- HI-559-14 WASHROOM WITH DOOR TO TOILET ON LEFT AND SHOWER ON RIGHT. NOTE THE EXTENDED HEIGHT CONCRETE WALL SURROUNDING THE SHOWER (RIGHT). VIEW FACING SOUTHWEST.
- HI-559-15 OBLIQUE VIEW OF THE GARAGE. VIEW FACING EAST.
- HI-559-16 OBLIQUE VIEW OF THE GARAGE. VIEW FACING WEST.

PHOTO KEY



HISTORIC AMERICAN BUILDINGS SURVEY

**HAPCO (HAWAIIAN PINEAPPLE CO, LTD) HOUSE NO. 26-4
(LC-BCT-005)**

HABS No. HI-559

Location: 605 Lanai Avenue
Lanai City
Maui County
Hawaii

U.S.G.S. Lanai South, Hawaii quadrangle, 1992
7.5 Minute Series (Topographic) (Scale – 1:24,000) NAD83 datum.

Universal Transverse Mercator Coordinates:
04.716515.2304420

Latitude and Longitude Coordinates:
20°49'38"N 156°55'10"W

Date of Constr: 1923

Designers: David E. Root¹

Builder: Kikuichi Honda, Contractor

Owner: Lanai Resorts LLC

Present Use: Vacant

Significance: Hawaiian Pineapple Co., Ltd., or HAPCo House No. 26-4 at 605 Lanai Avenue is a double house type plantation housing building located within the proposed Lanai City Business Country Town (Lanai City BCT) historic district. HAPCo House No. 26-4 is significant as a plantation period residence that was constructed exclusively by Japanese contractors under the leadership of Kikuichi Honda. Its double house configuration is an important vernacular house type in Maui County and in the State of Hawaii. Lanai City BCT was the first planned community in the Territory of Hawaii. Today it is the last intact plantation town in Maui County, and the last intact example of Garden City planning and Hawaii Sugar Planters Association Village planning standards in Maui County, and one of the last in the State of Hawaii.²

Date of Report: December 2013

¹ James T. Munro, "History of Water Resources on Lanai, n.p. 1958.

² Stanley Solamillo, "Draft National Register of Historic Placed Registration Form, Lanai City Business City Town." Proposed historic district. March 2012. P. 7, 45.

DESCRIPTION:

The historic name for this building, HAPCo House No. 26-4, is taken from the historic resources inventory sheet for 605 Lanai Avenue that is found on page 111 of the continuation sheets of the draft National Register Form for the proposed Lanai City BCT Historic District.³ The alternate name for this resource, LC-BCT-005, is the site number assigned by Hawaii State Historic Preservation Division, also found on the draft National Register Form continuation sheet.

HAPCo House No. 26-4 is a single story residence that has a side gable roof with shed roof sections. It has a foundation of wood posts on footings of either single basalt stones or solid concrete blocks. It has overall footprint dimensions of 24'-0" x 52'-0". The shed roof portion at the rear of the house was constructed ca. 1938 under the direction of HAPCo plantation superintendent Dexter Fraser to provide toilet facilities and additional space for the residents.⁴

The foundation of the house is 4" x 4" wood posts that raise the building about 2'-6" above grade. These posts are on a typical spacing of about 6' across the front (24'-0" side) of the house and about 5' across the sides (52'-0" side). Some posts have angled bracing of 2" x 4" that ties them to 4" x 4" longitudinal beams that support the 2" x 4" transverse floor joists that are set on 2'-0" spacing. The wood foundation posts are typically set on large stones, with some posts on solid concrete blocks about 10" square and 6" high. A wood grid lattice of 1½" wide strips screens the foundation. The washroom, at the rear of the house, has a concrete wall foundation that supports its concrete slab floor about 2'-0" above grade. This concrete wall foundation has horizontal impressions from the boards used for forming. The foundation wall rises to about 4' above grade in the area that encloses the shower stall. The rear door, at the washroom, is accessed by three wooden steps up from grade. This rear washroom was added to the original building ca. 1938. Before its addition, residents used a communal wash house that was supplied with hot and cold running water.⁵

The exterior walls of HAPCo House No. 26-4 are constructed with 2x4 studs on both sides of each opening and by 4x4 posts at corners which support a 2x4 top plate. The house is clad with 12" side boards and 3" wide battens on the exterior and 1¾" wide battens on the interior. The exterior walls typically have a batten as trim at the eaves and no trim or water table at their bottom. The exterior board and batten walls are visible on the interior. Interior walls are true single wall construction with 1¾" battens each side of 1x12 boards. The exteriors were originally stained but all surfaces are painted.

The approximately 20'-deep portion of this house covered by the side gable roof consists of the living room and two front bedrooms. A short section of shed roof projects about 7' from the northeast lower eave, covering the front lanai, and a longer section of shed roof projects about 27' from the southwest eave, covering the kitchen, rear bedroom and wash room. All sections of the roof are sheathed with corrugated metal. All eaves of the house (gable ends and shed roof eaves) have an overhang of between 1'-0" and 1'-3". The gable ridge height is about 17'-4" above grade. The roof framing of the gable section is 2" x 4" purlins on about 5' spacing with a nominal 1x4 fascia board at the gable ends. Purlins measuring 2" x 4" at the shed roof sections are spaced at about 4'. The rafters are visible at the lower eaves of the front and rear shed sections. These are nominal 2x4s on 4'-0" spacing at the front, and 4'-0" and 5'-0" spacing at the rear.

³ Ibid. P. 111.

⁴ Ibid. P. 37.

⁵ Ibid. P. 23.

Windows in this house are a combination of six-over-six-light double-hung sash with sash pins, six-light sliding sash, six-light awning, and six-light fixed sash, all with interior frames. The awning and fixed sash appear to have been converted from sliding windows. All windows have a typical exterior casing and apron of 1x4 boards with a window stool that projects 1 $\frac{3}{4}$ " from the wall. Double-hung window openings are 2'-2" wide and 4'-0" high and are found in single, paired and triple gang. Paired and triple double-hung windows are in the living room. Single double-hung windows are in the three bedrooms. Awning window and fixed sash openings are 2'-2" wide and 2'-0" high. They are found in the lanai and rear bedroom. Sliding window openings are 2'-0" high; the double sash sliding at the rear bedroom is 4'-6" wide and the triple sash sliding at the kitchen is 6'-7" wide. The rear washroom has typical openings for an awning window that is fitted with a screen only, and a double sliding window that has been replaced with single light sash.

Doorways in the house have nominal 1x4 casings, and are typically 2'-6" wide and 6'-8" high. The front wood entry doors have five panels. Hardware includes steel knobs and escutcheon plates and ball tip hinges. The north entry has a wood screen door with a large screen opening over three lower panels. The wood entry door to the small room off the north end of the lanai has three panels.

The lanai is accessed by wood steps from grade level with nominal 2x4 handrails. The lanai floor is painted 5 $\frac{1}{4}$ " wide tongue-and-groove boards. The front railing is built of nominal 2x4s with an added solid plywood panel on the exterior. An added lattice of diagonal wood strips covers the open space above the front railing. A grid lattice of painted wood strips covers the front wall of the small room at the north end of the lanai.

The interior of HAPCo House No. 26-4 has three bedrooms along the southeast side and the living room and kitchen along the northwest side. The washroom is set off the main portion of the building at the west rear corner. The interior has painted board-and-batten walls with 12" boards and 1 $\frac{3}{4}$ " battens. Ceilings have the same board-and-batten configuration. The flooring is painted 5 $\frac{1}{4}$ " wide tongue-and-groove boards with vinyl floor covering in some rooms. Interior doors are typically five panel wood with steel knobs and escutcheon plates and ball tip hinges. Some interior doors have rim locks and white enamel knobs. Ceiling light fixtures are sockets only. Light fixture controls are surface wired from the ceiling.

The floor level of the kitchen and rear bedroom is about 9" below the floor level of the living room and is accessed by a step down. This drop in floor level corresponds to the rear roof transition from side gable to shed roof. The kitchen has painted wood upper cabinets and natural finished wood lower cabinets with a galvanized metal counter surrounding the sink. The washroom floor level is about another 1' lower than the kitchen and accessed by two wooden steps. The washroom has a concrete floor with a floor drain and board-and-batten interior walls. The washroom has no finished ceiling; the roof framing and the underside of the corrugated metal roofing are exposed. Within the washroom, the wood door to the toilet has three panels and a steel knob and escutcheon plate. The wood door to the shower has five panels and a rim lock.

At the rear (to the southwest) of HAPCo House No. 26-4 is a small garage with space for about three vehicles. It is constructed of corrugated metal on a wood frame and has overall footprint dimensions of 34'-6" x 20'-0". The garage has a low slope shed roof of corrugated metal that has a varying height above grade due to the sloping terrain. The shed roof slopes from about 9' to 7' above grade at the northwest end and from about 7' to 6' at the southeast end. The southwest side of the garage (facing Koele Pl.) is open, with no doors, to allow vehicle entry.

The garage frame is 4 x 4 posts that rest on solid concrete foundation blocks. Horizontal framing members at the top, bottom, and near the midpoint of the posts provide attachment points for the vertically oriented corrugated metal siding. Each of the garages' three bays has a different form of roof framing. The northwest bay (approximately 13' wide) has 2 x 6 rafters on 4'-0" spacing that support 2 x 4 purlins spaced about 2'-9". A wall of vertically oriented corrugated metal panels separates this bay from the middle bay (approximately 10' wide). The 2 x 6 rafters of the northwest bay extend about 1' into the middle bay, where they are attached to the 4 x 4 rafters of the middle bay. These middle bay rafters extend about 1' into the southeast bay (approximately 11'-6" wide), which has 2 x 4 rafters that are sagging and broken. No partition divides the middle and southeast bays. This rafter configuration appears to be the result of incremental construction of the garage by bays, beginning at the northwest. The garage floor is dirt, and a 2'-4" wide doorway opening is located on the northeast side to provide access to the middle and southeast bays from the house. Adjacent to this doorway is an approximate 8'-6" long section of vertical wood slats about 3'-8" high in the upper portion of the wall. Based on aerial photographs and residents' observations, the garage was constructed after 1971.⁶

HISTORIC CONTEXT:

Early Lanai History

The Island of Lanai was first recorded by Europeans in 1779 by Captain Charles Clerke of HMS Resolution after he took command of the vessel following the death of Captain James Cook. Hawaiian oral tradition maintains that the island was first inhabited ca. 1400 after its malovent spirits had been driven out by an exiled youth from Lahaina. During the pre-contact time between these dates, the island became populated by several thousand Hawaiians who developed extensive dry land cultivation, fishponds, and a variety of cultural features. Hawaiian civil wars during the 1790s sharply reduced Lanai's population before the 1796 unification of the Hawaiian Islands by Kamehameha the Great allowed survivors to gradually replenish their population. At the time of the first census by Christian missionaries in 1832, there were 1,600 Hawaiians on the island. Through the ensuing decades, Lanai's Hawaiian population shrank, down to 616 in 1846, and to 214 in 1878. In 1891, the number of Hawaiians living on Lanai was only 105.⁷

The first American colonization of Lanai was a group of forty-six Mormon missionaries who organized the "City of Joseph" in Palawai Valley in 1854. Land for this venture was provided free of rent by the Hawaiian chief who controlled it. In 1857, the Mormon Church leadership in Utah ordered the missionaries to return to the America. Hawaiian Mormon elders kept the outpost going until 1861, when Walter Murray Gibson arrived to try to convince the Lanai congregation to emigrate to the South Pacific under his leadership. Gibson failed in this and by 1864 the City of Joseph was disbanded; Gibson was excommunicated from the church for using its funds to buy himself land. Gibson stayed on Lanai, acquired more land, and began the Lanai Ranch as a goat and sheep operation with 28,000 head of livestock.⁸

The animals grazed voraciously and by 1875 had severely degraded Lanai's dry land forest and natural pili grass ground cover. Gibson continued to add land to his Lanai holdings and by that year he had consolidated about 90% of the island into Lanai Ranch, either as fee simple

⁶ Lanai historian, Kepa Maly of Kumu Pono Associates.

⁷ Solamillo, "Draft N R Form, Lanai City BCT." P. 7-8.

⁸ Ibid. P. 8-9. And Gavan Daws, *Shoal of Time, A History of the Hawaiian Islands*, (Toronto: The MacMillan Company), 1968. P 222-223.

purchases or long-term leases. In 1878 Gibson left Lanai for Honolulu, when he was elected to the Hawaiian Government assembly. Lanai Ranch management was left to his daughter and son-in-law, Talula and Frederick Hayselden. In 1882, Gibson mortgaged his property on Lanai to W.G. Irwin of Honolulu, who refinanced it to Claus Spreckles in 1887, the year that Gibson died in San Francisco. In 1899, Hayselden established Maunalei Sugar Co. and began to grow sugar cane on some of the former Lanai Ranch holdings for transport to Pioneer Mill in Lahaina for processing. Maunalei Sugar failed in 1901 because of a lack of operating capital. The company was unable to pay its bills and employees, and by June 1900 it had let go 453 of its 485 employees. It began harvesting cane, but when it was found that the sugar content was insufficient because of a lack of water during the growing season, the rest of the crop was left to die in the field because the plantation did not have enough money to hire laborers to complete the harvest. The company's assets were seized by the deputy sheriff in January 1901, and a number of lawsuits were filed against Maunalei by its creditors. The company ceased operations in March 1901 and the Gibson Estate land on Lanai went into foreclosure.

An option on the Gibson estate land on Lanai was quickly purchased by Charles Gay, whose family had obtained the Island of Niihau decades earlier and were partners in the firm of Gay & Robinson, which had extensive interests on Kauai. Gay began a cattle operation on Lanai and started fencing the island and eradicating numerous goats that had become feral in the years after Lanai Ranch. Over the next several years, Gay was able to acquire most of the 89,600 acres of Lanai. One major transaction was the land exchange for 49,270 acres of Hawaiian Government land on Lanai for 324 acres of land on Oahu. This transaction, supported by Territorial Board of Forestry Commissioner W.M. Giffard, was challenged in court by Territorial Legislator Lincoln L. McCandless. The transaction was successful after McCandless was found to have no standing in his lawsuit. Although Gay was able to gain control over most of Lanai, by 1909 he was forced to liquidate those holdings and he wound up keeping only about 600 acres at Keomoku and Lalakoa, where his family experimented with growing pineapples in 1920.⁹

The bulk of Lanai acreage divested by Gay in 1909 was acquired by the Lanai Company, Ltd., a group of investors piloted by Cecil Brown of First National Bank, Honolulu. Lanai Co. hired former Gay & Robinson employee George Munro to run its operation on Lanai. Forestry Commissioner Giffard had a deed restriction attached to the 1909 sale to Lanai Co. which stipulated that they eliminate the feral goat population from the island. This led to the 1909-1916 eradication of about 8,300 goats, which ended their ecological threat to the island. The system of goat eradication was simple and efficient. Ten to fifteen men would line up as for a cattle drive at a ridge top. All men were armed with caliber 30-30 Winchester lever action rifles. Working downhill, into the gulch, the men drove the goats before them, shooting as they went. The Lanai Company saved the skins and paid a bounty for each goat. The sheep population (about 20,500 in 1911) on Lanai during this time produced valuable wool, but produced it best at altitudes where they were susceptible to disease. As a result, Lanai Co. had phased sheep out of its Lanai operations by 1916, concentrating on cattle. Over the years it was in business, Lanai Co. was not able to operate in the black and the company sold its Lanai real estate in 1917 to Frank F. Baldwin for \$588,000.¹⁰

Frank Baldwin and his older brother Henry were managers of Hawaiian Commercial & Sugar Co. and Maui Agricultural Co. on Maui. They continued the Lanai Company cattle operation, bringing it into profitability. Although the Baldwins fenced off the remaining dry land forest, livestock was allowed to graze freely in fenced pastures and was seasonally rotated from upper

⁹ Solamillo, "Draft N R Form, Lanai City BCT." P. 10.

¹⁰ Ibid. P. 11-12.

elevation pastures to lower. At roundup time, the cattle were driven to Hulopoe Beach and floated out to waiting steamers by tying them to small boats. While working for the Baldwins on Lanai, Munro tried to recover some of the goat-devastated terrain by introducing plants and grasses to regrow the barren areas. During the Baldwins' tenure of ownership of Lanai, the environmental degradation was reversed and cattle production increased in number and quality. The Baldwins improved the agricultural water system, and new grass was sown on formerly overgrazed areas.¹¹

After only five years of ownership of Lanai, the Baldwins placed their holdings there up for sale. An opportunity for them to buy ranch land on Maui came up and they were keen to acquire it, so virtually the entire island plus livestock was put up for sale in the spring of 1922.

In December 1922 virtually the entire island of Lanai was purchased by James D. Dole and the Hawaiian Pineapple Company, Ltd. (HAPCo) for \$1,100,000. The successful 1920 pineapple crop by the Gay family at Lalakoa on Lanai had shown that cultivation of the fruit on Lanai was viable. James Dole's HAPCo was outgrowing its Oahu holdings. The Lanai land purchase, along with an ambitious plan there for fields, a small town (Lanai City) for workers, infrastructure and harbor improvements would provide the means for a large boost in pineapple production for HAPCo.

Hawaiian Pineapple Co., Ltd (HAPCo) and the Early Development of Lanai City

HAPCo House No. 26-4 was one of the first residences built in Lanai City when construction of the community began in 1923. Lanai City was built to serve as the home for plantation workers of the Hawaiian Pineapple Company, Ltd. (HAPCo), which purchased most of the Island of Lanai in December 1922 for use as a pineapple plantation. See also HABS No. HI-561 for documentation of HAPCo House No. 26-2 (623 Lanai Ave.) and HABS No. HI-560 for documentation of HAPCo House No. 26-3 (615 Lanai Ave.)

HAPCo was incorporated in 1901 by James D. Dole and began its pineapple operations at Wahiawa on the Island of Oahu. Over the next two decades, the company grew in scale and prospered. Production increased from 1,893 cases of canned pineapple in 1903 to over 1,700,000 cases in 1920. During this time, the company, under Dole's leadership, developed numerous patents on pineapple processing and cultivating equipment including the Ginaca processing machine in 1911. The company's land holdings increased to over 12,000 acres on Oahu by 1920, both leased land and outright ownership. The purchase of Lanai for \$1,100,000 was expected to add an additional 20,000 acres of land for pineapple cultivation.¹²

The HAPCo purchase of Lanai had a huge effect on the island, which only had about 125 residents. HAPCo contracted Hawaiian Dredging Co. of Honolulu to build a harbor with breakwater and wharf at Kaunalapau and a road from there to the site of Lanai City. Hawaiian Dredging was also to "establish a small town...with suitable water supply, electric lights, sewerage, etc." that would become Lanai City.¹³ It would ultimately house about 3,000 HAPCo employees.¹⁴

With Hawaiian Dredging Co. contracted to build much of the infrastructure, it fell to HAPCo engineers to formulate the design of the new city's layout and its buildings. For this task they

¹¹ Ibid. P. 12.

¹² Ibid. P. 13.

¹³ Ibid. P. 14.

¹⁴ Kepa Maly, "Lanai City Historic Context Summary," Lanai City: Kumu Pono Associates. 2013.

turned to HAPCo plantation engineer David E. Root and his assistant James T. Munro. Root was plantation engineer for HAPCo on Lanai from 1923 to 1926. HAPCo hired Munro in 1923 to assist Root by taking charge of the "development and operation of the water system and other responsibilities."¹⁵ In 1926 Munro took over as plantation engineer, a position he held until 1939 when he was transferred to the Honolulu office.¹⁶

Building construction in Lanai City began in 1923 using Japanese work crews under the direction of Kikuichi Honda, who was a contractor on Maui before coming to Lanai City to work for HAPCo. Honda and his crew worked on buildings (including the three 1923 houses at 605, 615, and 623 Lanai Avenue – HAPCo House No. 26-4, 26-3, and 26-2) through 1924. Construction supervision then passed from Honda to another Maui contractor, Masaru Takaki, who directed building from 1924-1929.¹⁷

Kikuichi Honda was born in Japan on September 4, 1876 and immigrated to Hawaii in January 1900. His working career in Hawaii began on the island of Hawaii, where he worked for an unidentified sugar plantation before being hired by the Wailuku Sugar Co., Ltd. on Maui. He worked for them building plantation housing before starting his own contracting business on Maui ca. 1909. When Honda was hired by HAPCo to begin building construction at Lanai City, he brought his own crew of Japanese workers with him from Maui.¹⁸ Honda and his crew began work on Lanai in August 1923 and by the end of March 1924, they had built at least 21 houses in Lanai City of the same type as HAPCo House No. 26-4.¹⁹

Honda left Lanai in mid-1924 for reasons unknown and did not return to do any more construction work. In his stead, he appointed a member of his 1923-24 construction crew, Masaru Takaki as the crew leader for building on Lanai. Takaki was born in Japan in 1902. He arrived in Hawaii at an unknown date and at a sugar plantation on Maui he worked his way up from a water boy to an overseer and eventually as a carpenter before being hired by Honda. Both Takaki and Honda resumed careers as contractors on Maui after their work on Lanai City. After 1924 Honda built commercial buildings in Lahaina, upscale residences in Wailuku, the (pre-1939) Valley Isle Motors Building, a Japanese language school, the Harris residence in Wailuku, and an addition to the Church of the Good Shepherd in Wailuku. Takaki specialized in residential construction in East Maui after finishing at Lanai City in 1929.²⁰

Lanai City was the first development in Hawaii to be planned and built with the recognition that "contentment with the housing and surroundings certainly has an effect on a [worker's] producing power, and that good health influenced by sanitary and healthful surroundings plays an important part in keeping up the production by an increased turn-out and a decreased labor turn-over."²¹ It was laid out and built using the contemporary principles of the Garden City planning concept developed in the 1890s and adopted in the 1920s by the Hawaiian Sugar Planters Association.²² This was a rejection of the model of worker housing as an industrial slum. It embraced the idea that a well planned and laid out city in the midst of a greenbelt with open spaces and tree-lined streets was more conducive to worker productivity.

¹⁵ James T. Munro, "History of Water Resources on Lanai. Manuscript in the collection of the Lanai Cultural and Heritage Center. Feb 18, 1958.

¹⁶ "Man Who Built Lanai City Retires, James T. Munro," Hawaii Industry, January 1958. P. 52.

¹⁷ Lorraine Minatoishi-Palumbo, "HABS HI-547, Hawaiian Pineapple Company (HAPCo) House," 2011. P. 2-3.

¹⁸ Ibid. P. 2-3.

¹⁹ 11th Photo Section, U.S. Army Air Corps, aerial photograph "Lanai City from South" March 28, 1924.

²⁰ Minatoishi-Palumbo, "HABS HI-547," 2011. P. 2-3.

²¹ Solamillo, "Draft N R Form, Lanai City BCT." Proposed historic district. March 2012. P. 16-17.

²² Ibid. P. 15-16.

In part of a 1971 essay, former University of Hawaii Professor of American Studies J. Meredith Neil noted some of Lanai City's remarkable characteristics and its significance in Hawaii's history. The portion of the essay covering Lanai City is worth quoting in full.

"The 1920s may have been as crucial in Hawaiian regional planning as they had been for architecture. The Dole Company purchase of the whole island of Lanai in 1922 and the development during the next few years of the island as one huge pineapple plantation with the workers housed in the newly created Lanai City may have marked a major turning point in the history of Hawaiian town-planning. The crowded jumble of thatched huts that, throughout the islands from the 1880s on, quartered the workers first imported from Japan and then from the Philippines, had gradually but noticeably improved into reasonably attractive and comfortable villages. Early photographs of Lanai City do not show it to be appreciably superior to other, contemporaneous plantation towns. However, the wide streets and commodious-looking structures eventually enhanced by thousands of Norfolk pine trees make Lanai City now one of the handsomest small towns in Hawaii. Researchers looking for rewarding topics could hardly do better than to tell the story of twentieth century Lanai within the context of the history of plantations in Hawaii.

"Dole's use of the pine trees from Norfolk Island in the South Pacific – the first major appearance of this tree in Hawaii – highlights two frequently neglected aspects of Hawaiian landscaping. Like many individuals and organizations before it, Dole was supplementing the scanty range of indigenous flora by importing varieties from elsewhere. Dole's use of the Norfolk pine also points up a trend, evident in the 1920s and 1930s, away from Mainland styles of decoration and towards a greater use of those from Asia and the Pacific area.²³

Although it doesn't change Neil's basic message, subsequent testing has shown that only one of the pines on the island was from Norfolk Island; the rest are similar, but are Cook Island pines. James Dole had originally proposed that his main town on Lanai be named Pine City. He preferred this name for the town as a shortened version of Pineapple City. When the U.S. Postal service began to set up postal operations there, it informed HAPCo that it would not allow the use of the name Pine City (apparently that name was already over-used on the US mainland). The main town was instead named Lanai City.²⁴

Lanai City and the Garden City Planning Concept

The Garden City planning concept originated in the 1890s when Briton Ebenezer Howard proposed a town design as an alternative to the then-typical British city, which was largely a product of industrialization. At the time most architecture and planning professionals, as well as the city inhabitants themselves, viewed the typical industrialized, urban environment as inherently unhealthy for those who lived there. Pollution and overcrowding made urban, industrialized areas frightful places. Dirty, dark, cramped slums that had evolved as industrialization increased were the rule. Howard's ideas, published in 1898 with the title of *Garden Cities of To-Morrow*, proposed that new cities be built to replace the slums. He envisioned these new cities to be built in the midst of unspoiled countryside. They would be

²³ J. Meredith Neil, "Paradise Improved: Environmental Design in Hawaii," in William B. O'Neal, ed., *The American Association of Architectural Bibliographers, Papers, Vol. VIII, 1971*. (Charlottesville: University Press of Virginia), 1971. P. 56-57.

²⁴ Solamillo, "Draft N R Form, Lanai City BCT." P. 14.

limited in size and would stay surrounded by a permanent greenbelt. These features were promoted to be more healthful for the cities worker-inhabitants, and would result in greater productivity and efficiency for their industrial employers. Howard's concept, in theory, was quickly adopted by progressives in Great Britain and in the United States.²⁵

Little more than a decade after it was introduced, Howard's Garden City concept was widely known and accepted by American planners. Howard provided details on the optimum number of housing units per acre, designs for city block layouts, open spaces, a central park, and tree lined streets to combat the creeping industrialized sprawl of most larger cities. Although his ideas were put into practice by some American city planners and designers of the early 1900s, very few planners worked with municipalities that had sufficient funds or territory to start over with a new city.

James Dole had this luxury on Lanai, and during the 1920s plantation managers such as he understood that Garden City planning concepts would produce more pleasant living conditions for workers. More importantly, plantation managements felt that contented workers under these conditions would be more productive.²⁶ Plans for plantation worker's housing that were produced in the 1920s by the Hawaiian Sugar planters Association (HSPA) included design features that were similar in concept to the Garden City planning. During the 1920s it was common for the sugar and pineapple industries to share information that concerned workers and housing, so it would be expected that Dole was aware of HSPA design concepts (likely derived from Garden City planning) when he envisioned Lanai City.

The HSPA produced a plot plan ca. 1920 for a workers' camp that had 100' x 300' blocks containing six workers houses. Centered within a cluster of these blocks were three larger blocks containing a park, baseball grounds, and a playground with a church and an amusement hall. The layout of Lanai City appears similar to this plot plan with the three centered park/playground blocks consolidated into one.²⁷ This central park was named Dole Park sometime after the death of James Dole which occurred on May 14, 1958.²⁸

Plantation Housing Construction.

By the time James D. Dole and Hawaiian Pineapple Co., Ltd (HAPCo) purchased most of Lanai in 1922, the plantations of Hawaii were implementing a paternalist system of benevolent control over their employees. Years of neglecting the welfare of workers resulted in work strikes and labor unrest. This led to the plantations' realization that they needed to make "at least minimal efforts" to create better living conditions and a sense of community for the workers "in order to cope with the labor force problems."²⁹ The Hawaiian Sugar Planters Association (HSPA) began a program in 1919 to "reduce the manifest discontent found in the industry" through improvements in employee housing.³⁰ The close association of sugar and pineapple industries in Hawaii provided a good opportunity for these ideas to migrate between plantations.

²⁵ Ibid. P. 15.

²⁶ Ibid. P. 16-17.

²⁷ Ibid. P. 17.

²⁸ Ibid. P. 33.

²⁹ Edward D. Beechert, *Working in Hawaii, A Labor History*, (Honolulu: University of Hawaii Press), 1985. P. 192.

³⁰ Ibid. P. 193.

By 1920 the HSPA had a number of standardized plans for employee homes that were recommended for new construction along with improved worker's camp sanitation and recreational facilities. Up until about 1920, the pineapple industry's reliance on independent farmers and the seasonal nature of the pineapple harvest resulted in little attention paid to the plantations existing labor camps, which were generally much more run down than typically found on sugar plantations.³¹ With Dole's expansion onto Lanai, he seized the opportunity to change this situation by instructing his engineer, James T. Munro, to design and build employee housing "with modern conveniences and other provisions for pleasant living."³² Lanai City was to be a "model village" of about 650 buildings with a water system, roads, and employee recreational facilities. Lanai City's initial construction in 1923-24 corresponds to the period of the 1920s that saw substantial improvements in Hawaii plantation housing and sanitation.³³ During that time, pineapple plantation villages were also established on Molokai at Mauna Loa (Libby, McNeil & Libby) and Kualapuu (California Packing Co.). Dole's existing HAPCo pineapple operation at Wahiawa on Oahu continued to utilize a series of scattered labor camps for its employees until they were consolidated in the early 1950s at Whitmore Village.³⁴

The construction of the 1923 Lanai City double houses (at 605, 615, and 623 Lanai Avenue) is typical of plantation housing of the time and was also commonly used for other residential construction in Hawaii. These houses are typically either the board-and-batten construction, as found on the Lanai City double houses, or the more common configuration of tongue-and-groove (T&G) boards. As T&G boards became readily available as a building material, they tended to be utilized more frequently over board-and-batten construction. For plantation housing, "the recommended standard was a single-family house with not less than two bedrooms, on a lot of five thousand square feet,"³⁵ with a wash house, bath house and other sanitary provisions. "The size of houses increased, kitchens were generally within or attached to the houses and sanitary facilities improved."³⁶ "The houses built for plantation laborers were significant for more than just their small size: the structures built were a study in economy of material and labor."³⁷

The term "single wall construction" is commonly used to refer to these simple buildings. While they all share the characteristic of having exterior structural walls only one board thick, there are many different ways these homes are built. Early single wall homes were all constructed on post and beam foundations with beams and joists forming the floor structure. True single wall homes then relied on the vertical wall boards to carry all of the roof loads, with only a 2 x 4 member at the top of the walls to which the boards were nailed, and to act as a top plate for the roof to rest on. In this construction type, the vertical loads are almost entirely transmitted from roof to the floor framing system by shear forces through the nails fastening the boards to the horizontal members.

The buildings in Lanai City have corner posts and studs at every window or door opening that rest on top of the floor framing and flooring and support the wall plate above. Although some of

³¹ Ibid. P. 182.

³² "Man Who Built Lanai's Model Village to Call it a Day," Honolulu Star Bulletin, January 1, 1958. P. 16. And Jack L Larsen, *Hawaiian Pineapple Entrepreneurs*, (Sheriden OR: Jack L. Larsen), 2010. P. 358.

³³ Beechert, *Working in Hawaii*. 1985. P. 193.

³⁴ Larsen, *Pineapple Entrepreneurs*, 2010. P. 292.

³⁵ Barbara Shideler, "Hawaii's Plantation Village: History, Interpretation and Design of an Outdoor History Museum," (Submitted to the Faculty of the Department of American Studies In Partial Fulfillment of The Requirements For The Graduate Certificate in Historic Preservation) 1993. P. 25.

³⁶ Ibid.

³⁷ Ibid.

the vertical loads are likely carried by the exterior board and batten sheathing, the primary vertical structural support is the corner post and window and door stud framing. This type of construction was very common. Thinner vertical sheathing could be used with this construction method than with true single-wall construction.

These variants of single-wall construction system were common building techniques on Hawaiian plantations through the 1960s. By eliminating most structural framing in wood buildings, highly economical use of wood materials, all of which were imported into Hawaii, was accomplished. Other forms of single-wall construction were common on the United States mainland in the nineteenth century, in places where milled lumber was expensive, builders had limited financial resources, and construction was transitory. Single-wall construction is simple and economic, which gave it a wide appeal "among rural, pioneer and working class builders."³⁸

Lanai City

The commercial buildings of Lanai City were also erected by Honda's (1923-24) and Takaki's crews (1924-29), and by other unidentified contractors from 1930-1956. These include stores, office, hospital, bank, church, theater, and clubhouse. These were all single story, primarily single wall construction, and mostly duplicated the character of the surrounding residential buildings. Some were even built with entry porches. Most were clustered around the central park and followed rules of Garden City planning with generous set back from the street and planted lawns.³⁹

In 1926, Hawaii governor Wallace R. Farrington and a group of 138 visitors toured Lanai City and the surrounding plantation lands. Arriving by steamer from Honolulu, the entourage was carried around the island in a motorcade of thirty vehicles. The visit received widespread press coverage with Lanai City very favorably impressing the reporters present. Although the visitors saw a harmonious plantation village, some residents of Lanai City during the 1930s recall that the city was both racially segregated into camps and economically segregated along the slope of the hill that the city is sited upon. "Up camp" towards the top of the hill was the neighborhood of the plantation foremen and the superintendent H. Bloomfield Brown (Supt. 1923-1936). For adults, driving into this neighborhood was prohibited and children were cautioned to not wander into it to play. "Down camp" near the central park and business area was segregated into racial camps. These were not prohibited as was "up camp" but the racial division of the houses in the area was well defined. This segregation of housing neighborhoods ended in 1946 when Lanai City residents were allowed to move into areas that had previously been restricted by ethnicity.⁴⁰

By 1930 the HAPCo labor force on Lanai was 2,356 persons, including 965 Japanese, 867 Filipinos, and 173 Hawaiians. In 1924 HAPCo had brought in about 200 Filipino workers to offset the approximately 150 Japanese on Lanai which formed a racial majority of the workforce. During the 1930s, Filipino immigration to Lanai from other locales in Hawaii continued, with a large influx of about 1,000 in 1938. Many of these workers had left employment with sugar companies because of labor disputes to relocate to Lanai.⁴¹

In 1932, HAPCo had a deficit of over \$12 million that was accrued during the preceding years and James Dole was replaced as General Manager. He remained on the board of directors

³⁸ Peter Schultz and Andrea Sue Morrison, "Architecture as Material Culture: A Survey of Residential and Commercial Structures in a Western Ghost Town," *California Archaeology*: California Dept. of Parks and Recreation. 1995. P. 105 & 106.

³⁹ Solamillo, "Draft N R Form, Lanai City BCT." P. 24-25.

⁴⁰ Ibid. P. 39.

⁴¹ Ibid. P. 34.

until 1948. Worker layoffs in 1932 forced some workers and their families to leave Lanai and student workers were brought in from Maui for the summer harvest.⁴² The influx of Filipino workers to Lanai in the 1930s may have been prompted by HAPCo recovering from this downturn.

During World War II, four Japanese residents of Lanai were interred. One man was the pastor of the Lanai Nishi Hongwanji Mission, one was a Japanese language instructor there, one was the proprietor of the local store, and one was a HAPCo employee. In addition the Hongwanji congregation was ordered to vacate the mission building and it was turned over to a Christian congregation and became the Lanai Union Church.⁴³ After the end of the war, Hongwanji members were told they could not get their building back and should build another.⁴⁴

HAPCo began to mechanize its operation in 1949, which resulted in the layoff of about 500 workers over the next two years. In 1950 the population of Lanai was about 3,000 people, and in 1951, a strike against HAPCo was declared, organized by a foreman and the International Longshoremen's & Warehousemen's Union (ILWU), which had been active on the island since shortly after World War II. This was Lanai's first labor strike and lasted 201 days before HAPCo agreed to a \$0.12 per hour wage increase and reinstatement of eighteen workers fired for a suspected slow-down. Further ILWU strikes occurred on Lanai in 1952, 1965, and 1968.⁴⁵

Up until 1954, when HAPCo offered its houses for sale to its employees, it leased housing to them. Monthly rates were initially (1920s) for the amount of electrical utilities and for kerosene. By the 1950s rents were about \$30 per month for a typical dwelling. The house sales initiated in 1954 did not go as well as HAPCo had hoped.⁴⁶ Most employees seemed quite content to pay the low monthly rent in lieu of ownership.

In 1961 HAPCo merged with Castle & Cooke and was renamed Dole Corporation. During the early 1960s growers in Hawaii supplied eighty percent of the world's canned pineapple and the HAPCo Lanai plantation was the largest in the world. By the late 1960s Hawaii's share of the canned fruit market began to decline, a result of plantations in other parts of the world opening and increasing production. With this declining market for Lanai pineapple in the 1960s, HAPCo/Dole began the practice of deferring maintenance on many of their Lanai City buildings, causing them to become run down. In 1972, Dole announced its intention to phase out pineapple plantations on Lanai. A twenty one-day, ILWU sanctioned walkout occurred the following year. In the early 1990s as pineapple was closing down on Lanai, tourism was initiated by the completion of two luxury hotels.⁴⁷ In 1992 the HAPCo/Dole plantation on Lanai closed, ending commercial pineapple production there.

⁴² Ibid P. 35.

⁴³ Ibid. P. 38.

⁴⁴ Ibid. P. 39.

⁴⁵ Ibid. P. 41-42.

⁴⁶ Ibid. P. 42.

⁴⁷ Ibid. P. 43-44.

Sources

A. Architectural Drawings:

No original drawings for Lanai City double houses were located.

B. Early Views:

Early aerial photos (1924) showing Lanai City, taken by the 11th Photo Section are available in the archives of Kumu Pono Associates, P.O. Box 631599, Lanai City HI 96763. This photograph was taken by a U.S. military photographic section and is considered in the public domain.

An aerial photograph taken on October 23, 1929 showing Lanai City is located in the photography archives of the Bishop Museum, Honolulu, folder: Geography, Lanai, Aerial Photos, neg. # CP 50182.

C. Bibliography:

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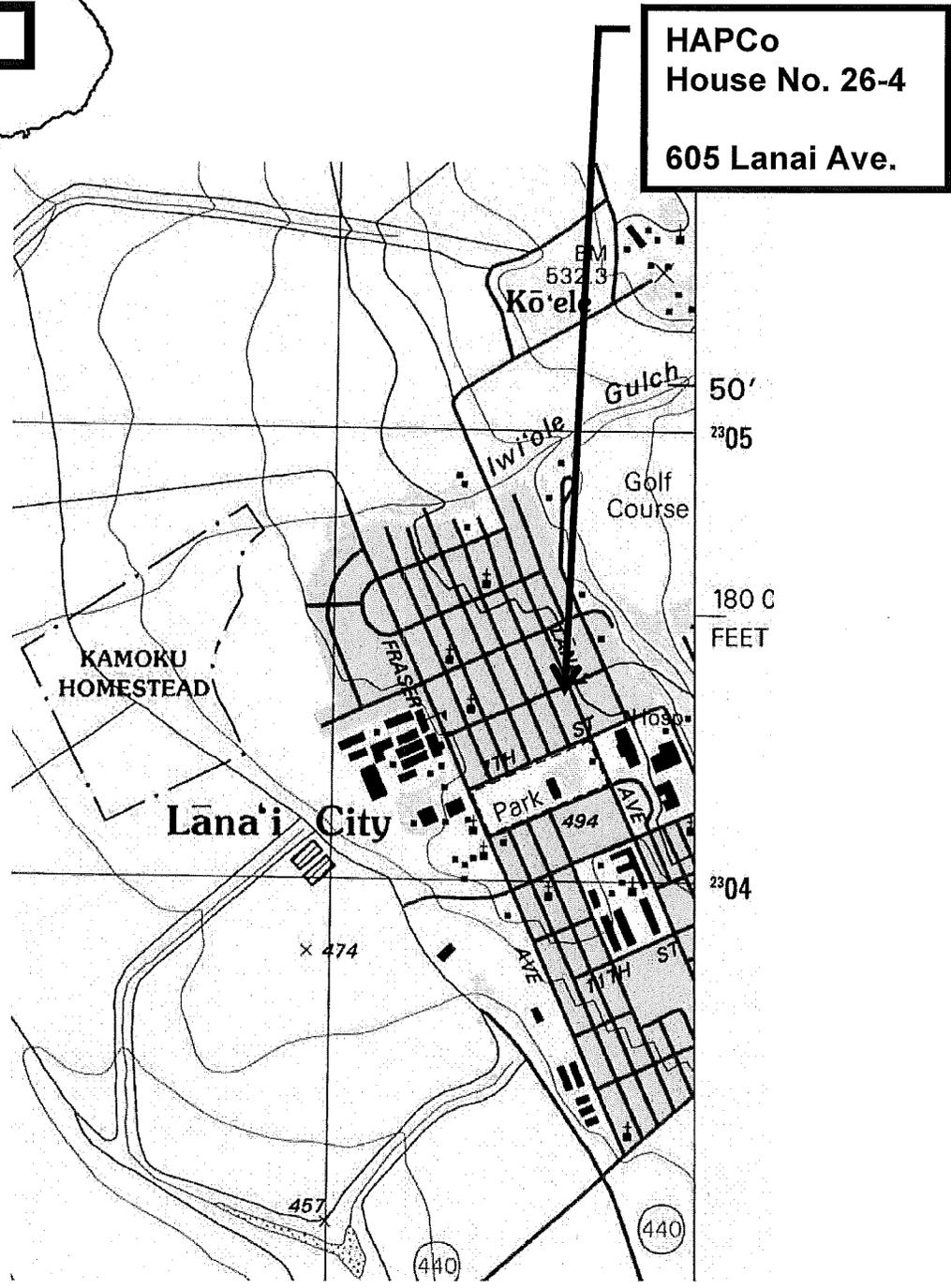
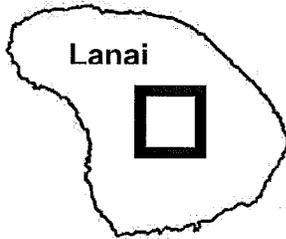
PROJECT INFORMATION

This report is written in advance of the demolition of three houses and a garage at 605, 615, and 623 Lanai Avenue, in Lanai City. These buildings will be replaced in kind by new construction. The houses and garage have been vacant for several years, are in advanced stages of deterioration, and were found to be structurally unsafe in October 2011.⁴⁸ Maui County has stipulated that this HABS report be produced as mitigation for the demolition of these buildings.

The historic context for this report was researched and written by Dee Ruzicka of Mason Architects Inc, Honolulu, Hawaii with contributions by Kepa Maly of Kumu Pono Associates, Lanai City, Hawaii. Archival photographs were taken May, 2013 by David Franzen of Franzen Photography, Kailua, Hawaii. Measured Drawings were completed by Katharine Stephens, AIA, of Mason Architects, Inc. This report was compiled by Dee Ruzicka of Mason Architects, Inc, Honolulu, Hawaii.

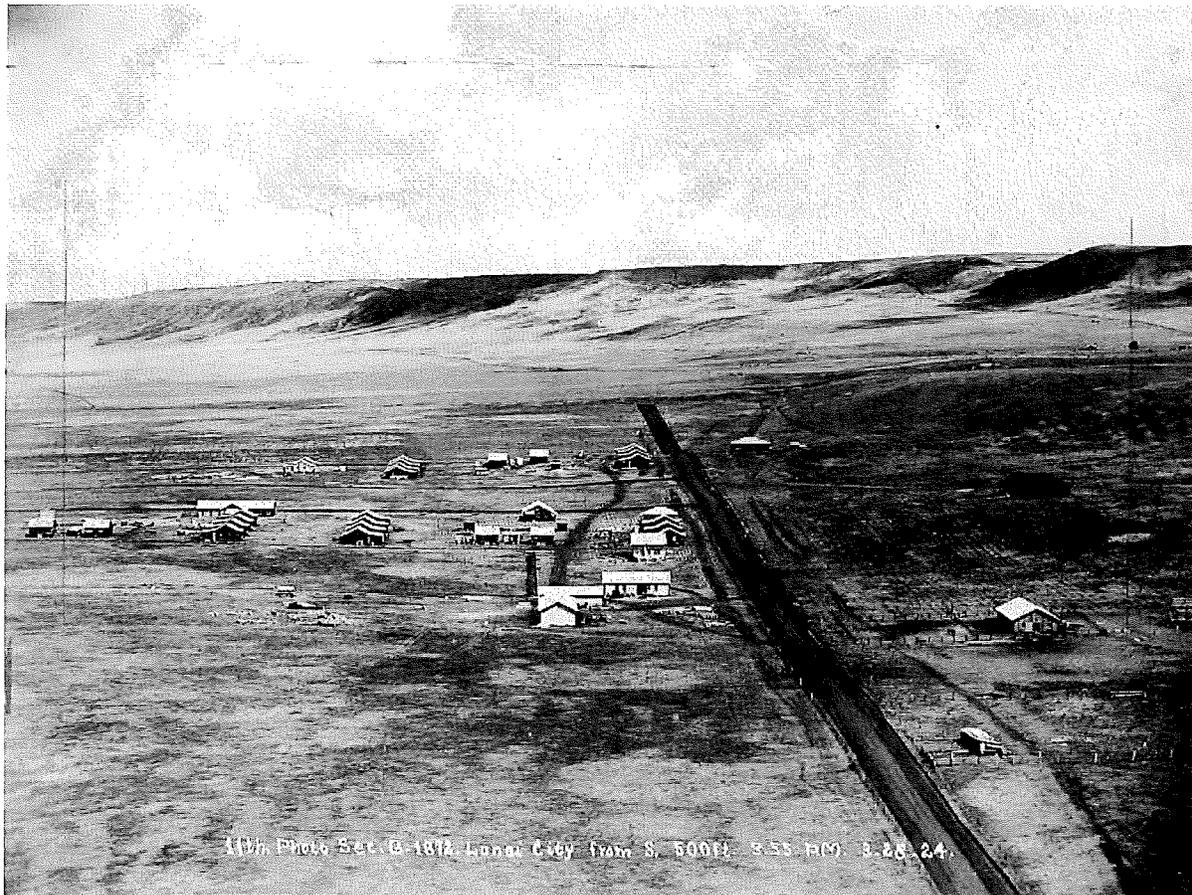
⁴⁸ Okahara & Associates, Inc. "Lanai Structural Inspection Report, for 3 Houses and 1 Garage," October 4, 2011.

Location map.



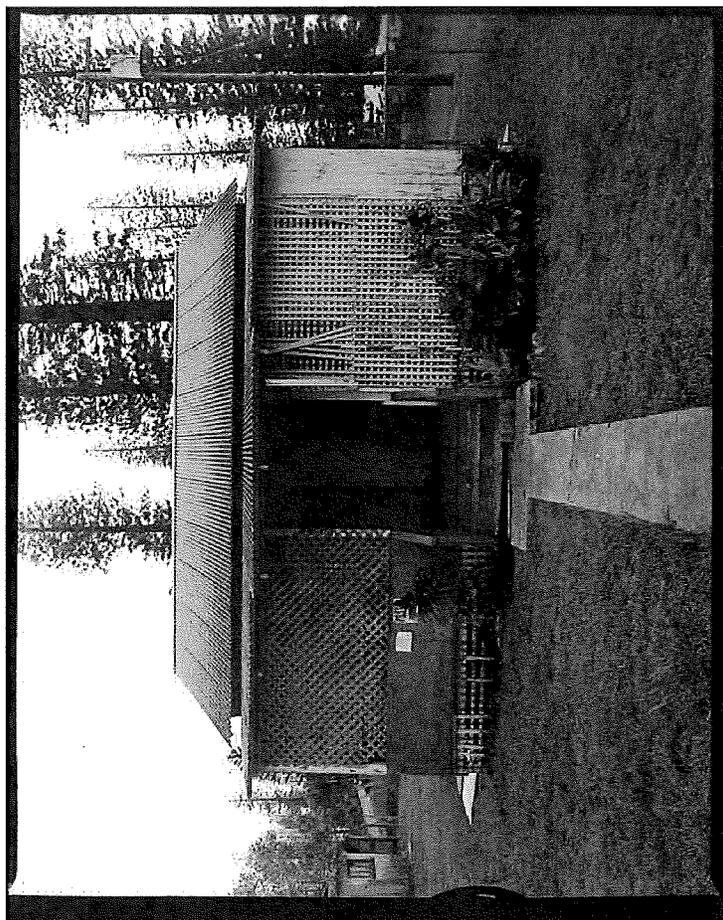
HAPCo House No. 26-4
HABS No. HI-559 (Page 16)

Aerial photograph taken March 28, 1924 showing early construction in Lanai City. The group of four houses containing HAPCo House No. 26-4 is at the upper center with their side gables facing the camera and rear shed roof extending to the left. Note that there are 21 houses appearing in this photo that are the same design as HAPCo House No. 26-4. View facing north. Today's Lanai Avenue is the well-defined street running from the foreground past the group of houses. Photo courtesy of Kumo Pono Assoc. 11th Photo Section. This photo was taken by a U.S. military photographic section and is considered in the public domain.



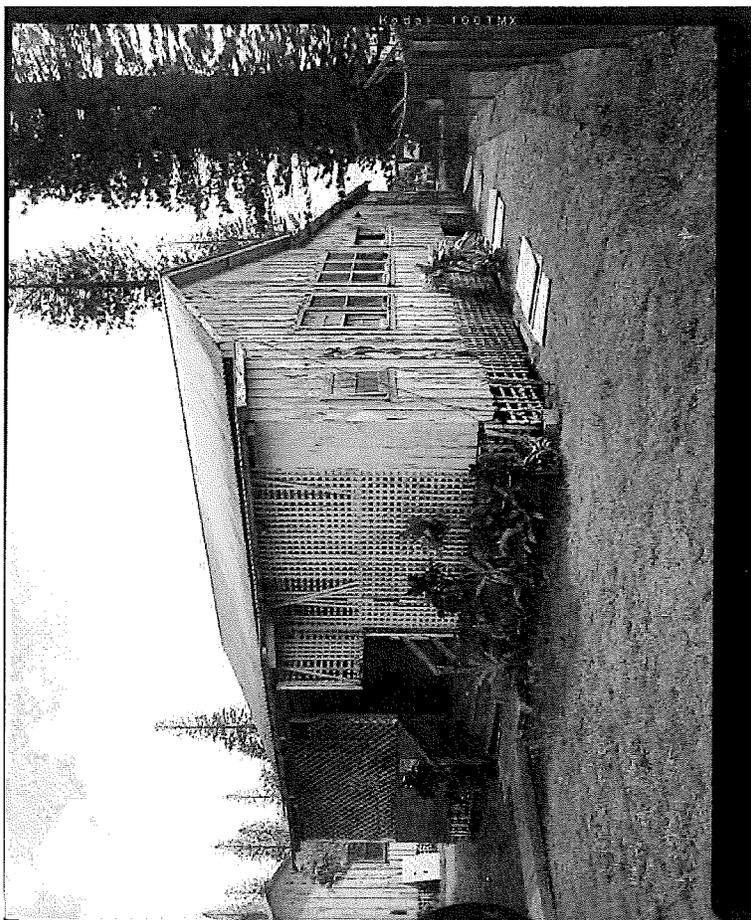
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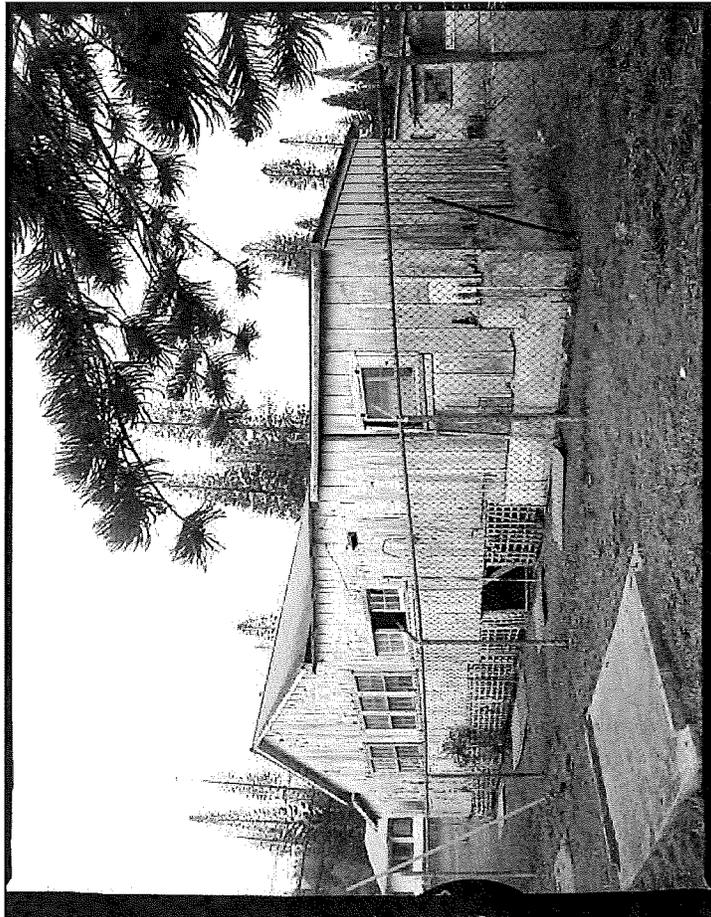
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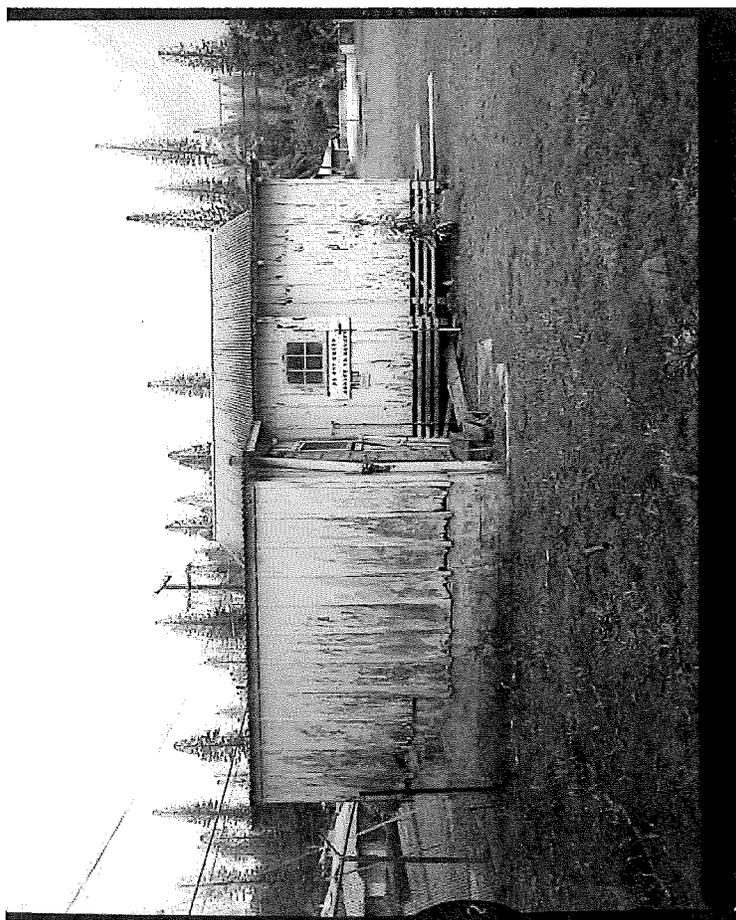
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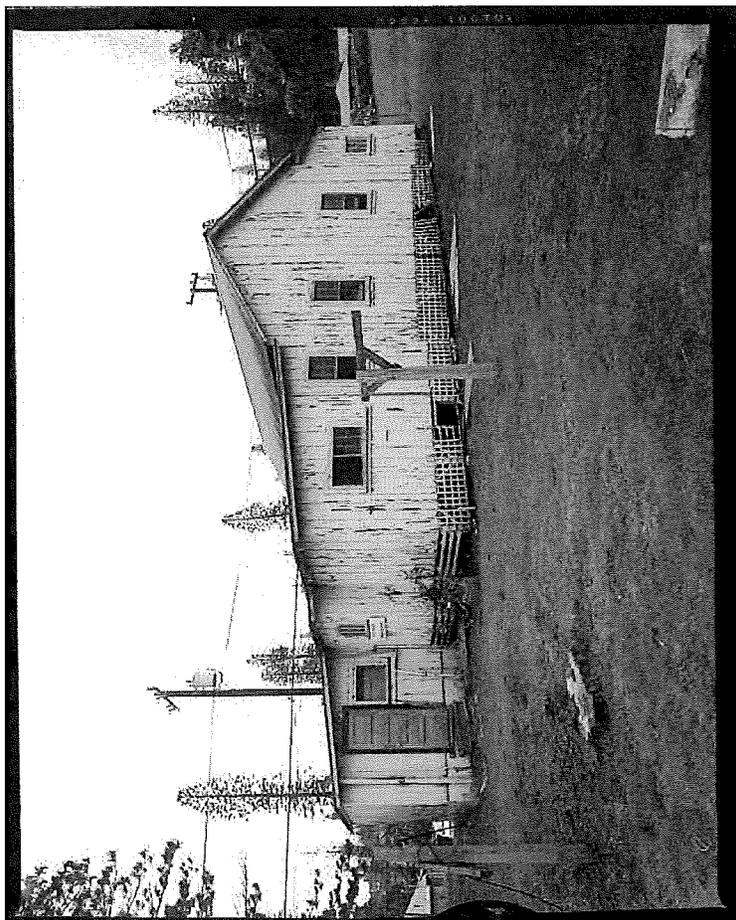
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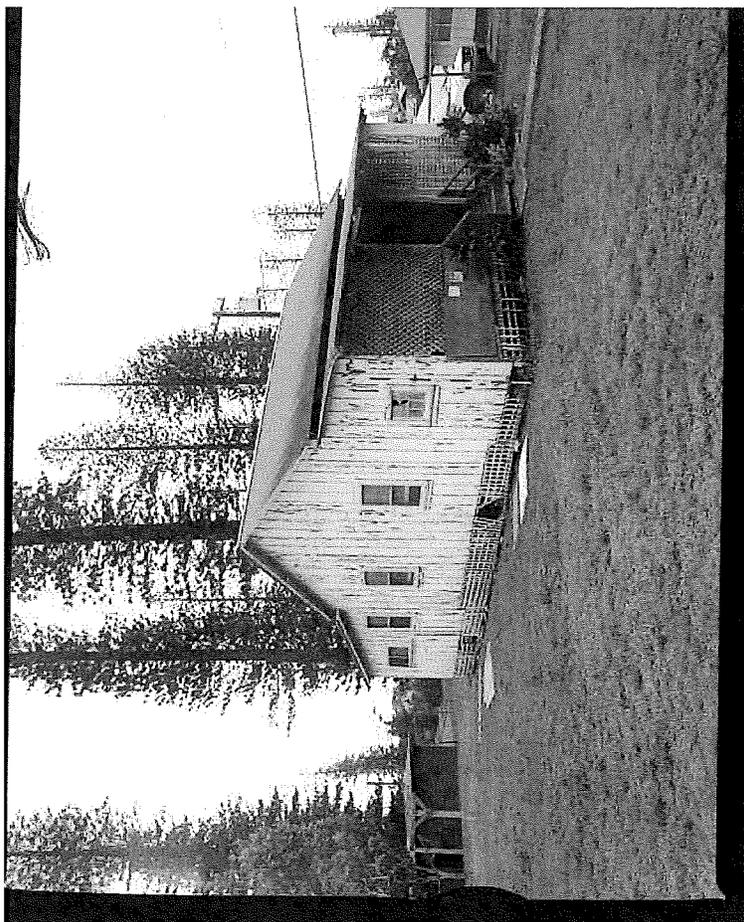
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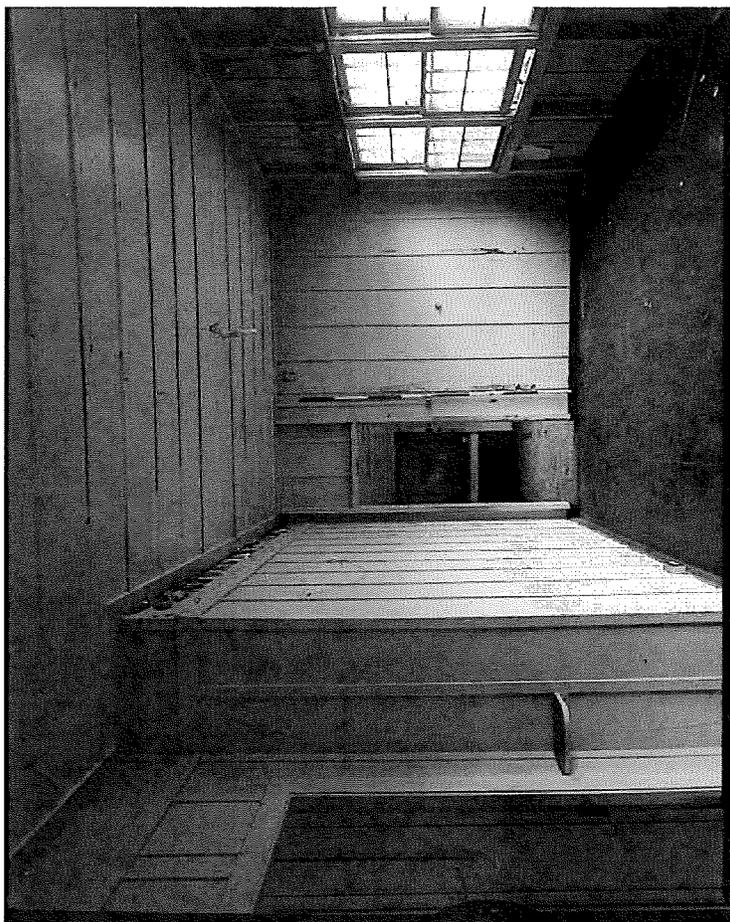
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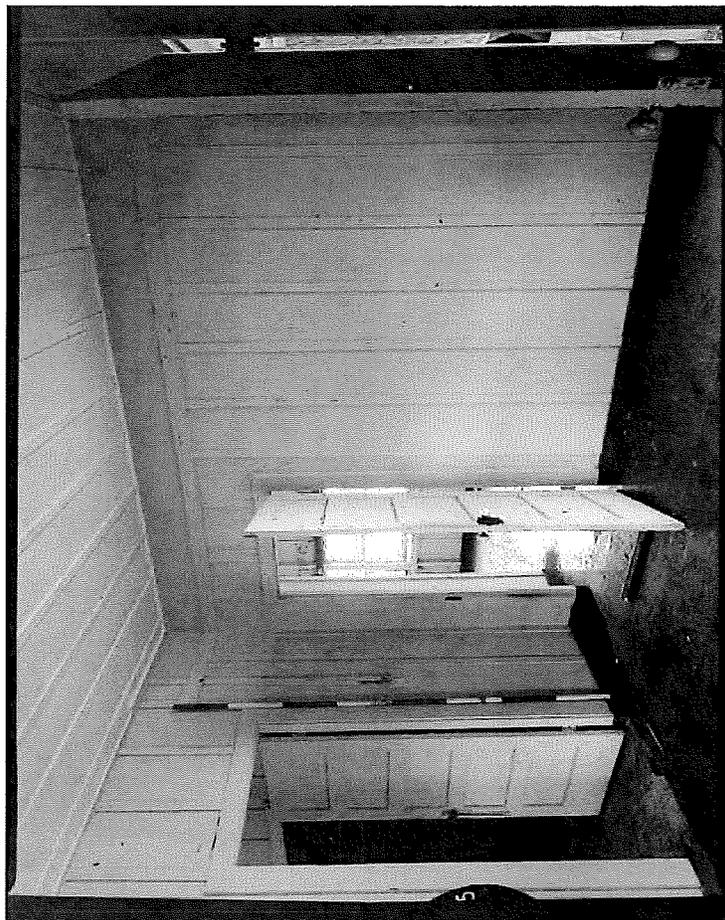
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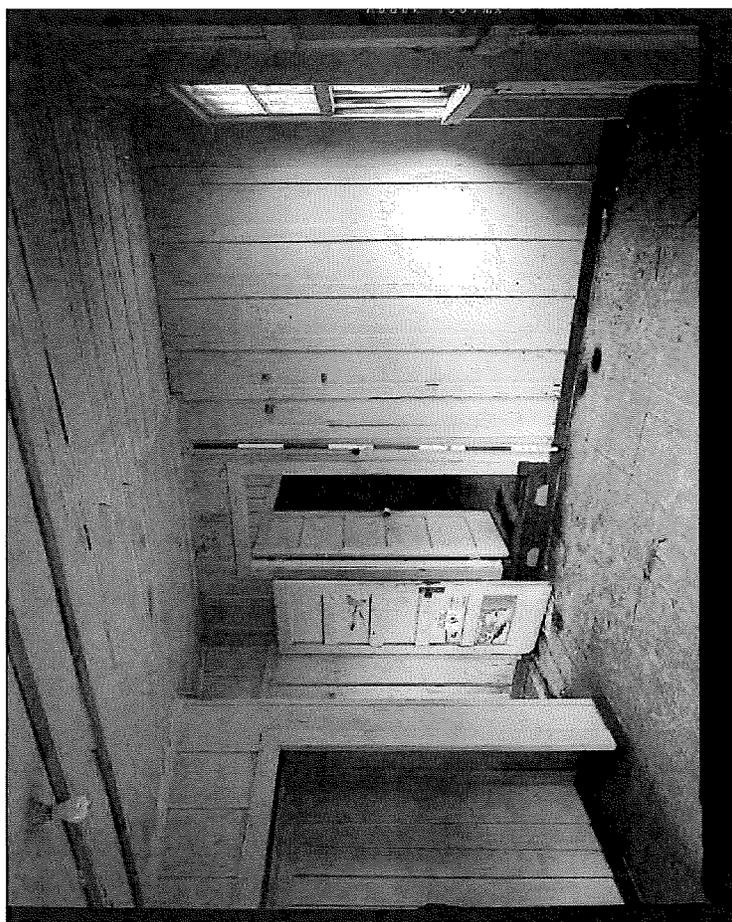
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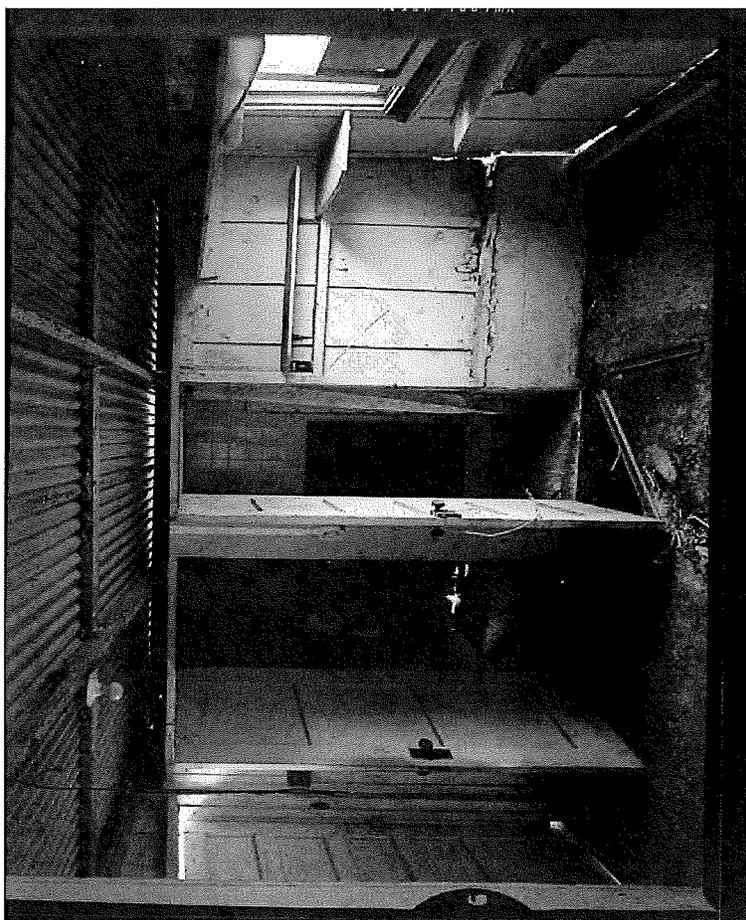
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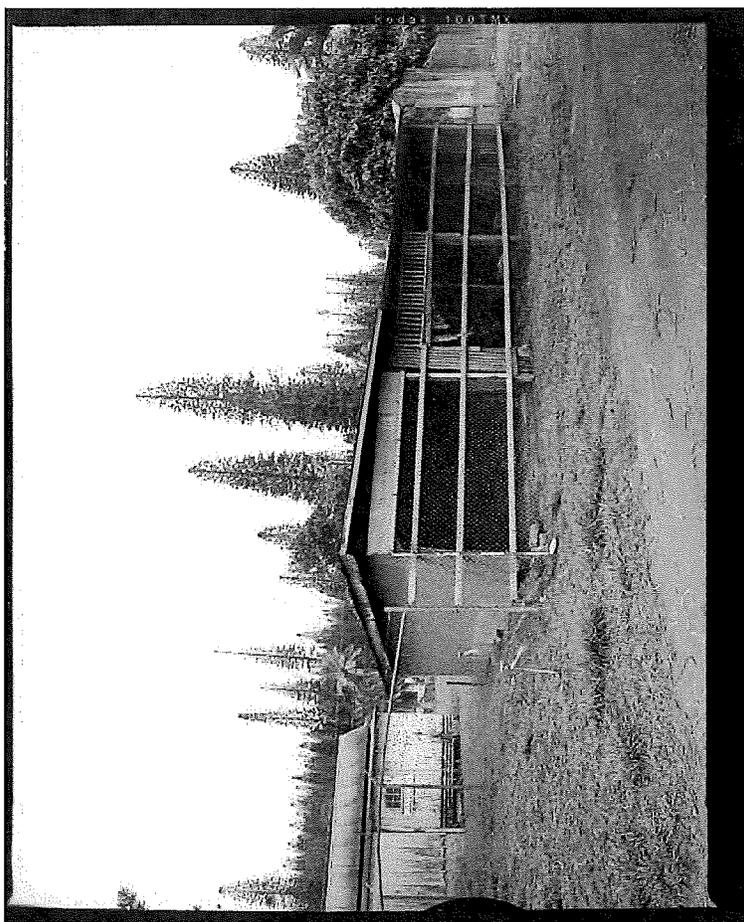
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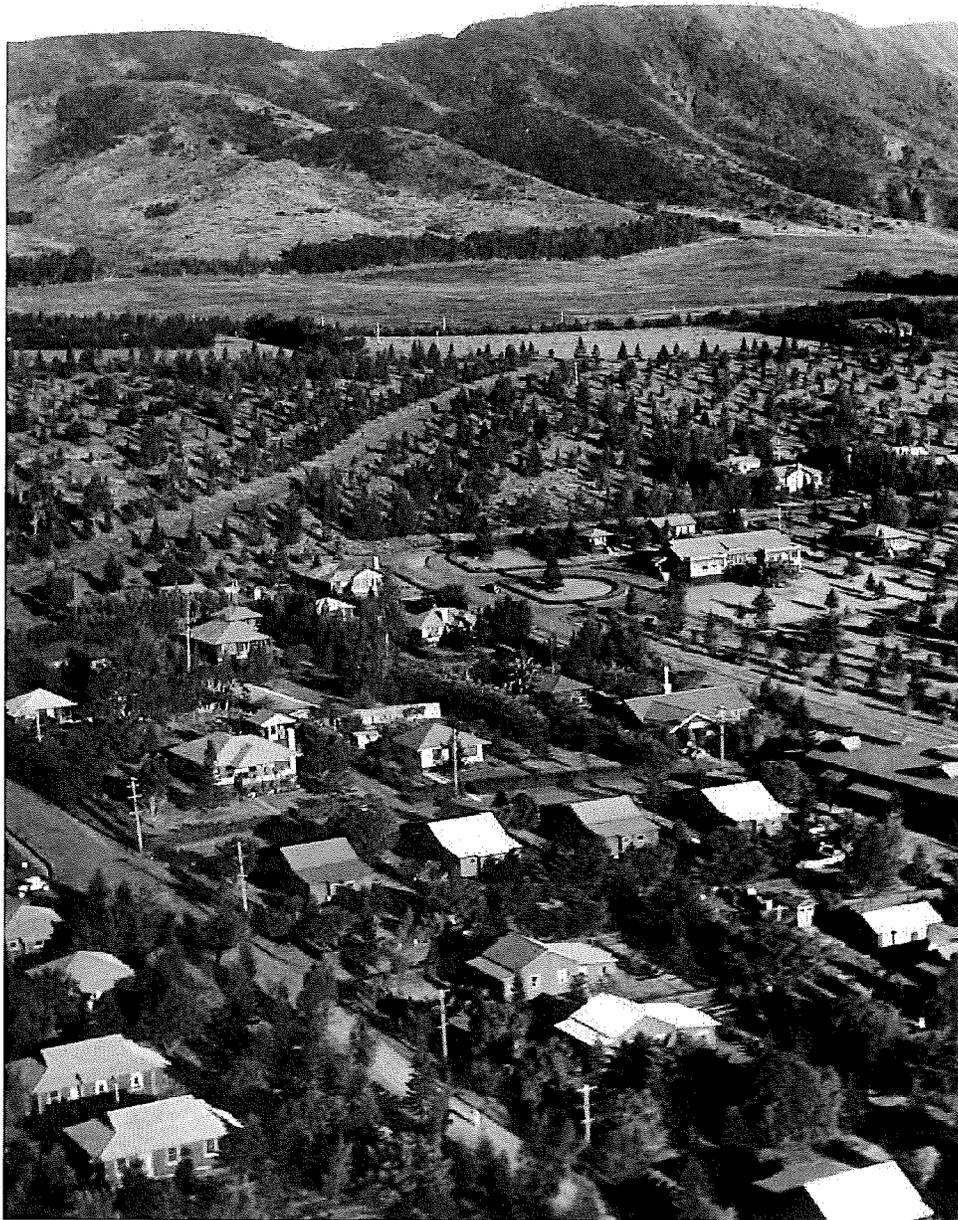


HAPCO (Hawaiian Pineapple Co., LTD) House No. 26-4
(LC-BCT-005)
HABS No. HI-559
FIELD NOTES (Page 1)

Aerial photo of Lanai City taken ca. 1934-37 showing houses along Lanai Ave. House No. 26-4 at 605 Lanai Ave is left and below center, with other houses at 615 and 623 Lanai Ave to the right. View facing east. Photo, by Nathaniel R. Farbman, Bishop Museum. From collection of Bishop Museum, folder; N.R. Farbman Collection, box 11, folder 11. Image ID SP_126547.

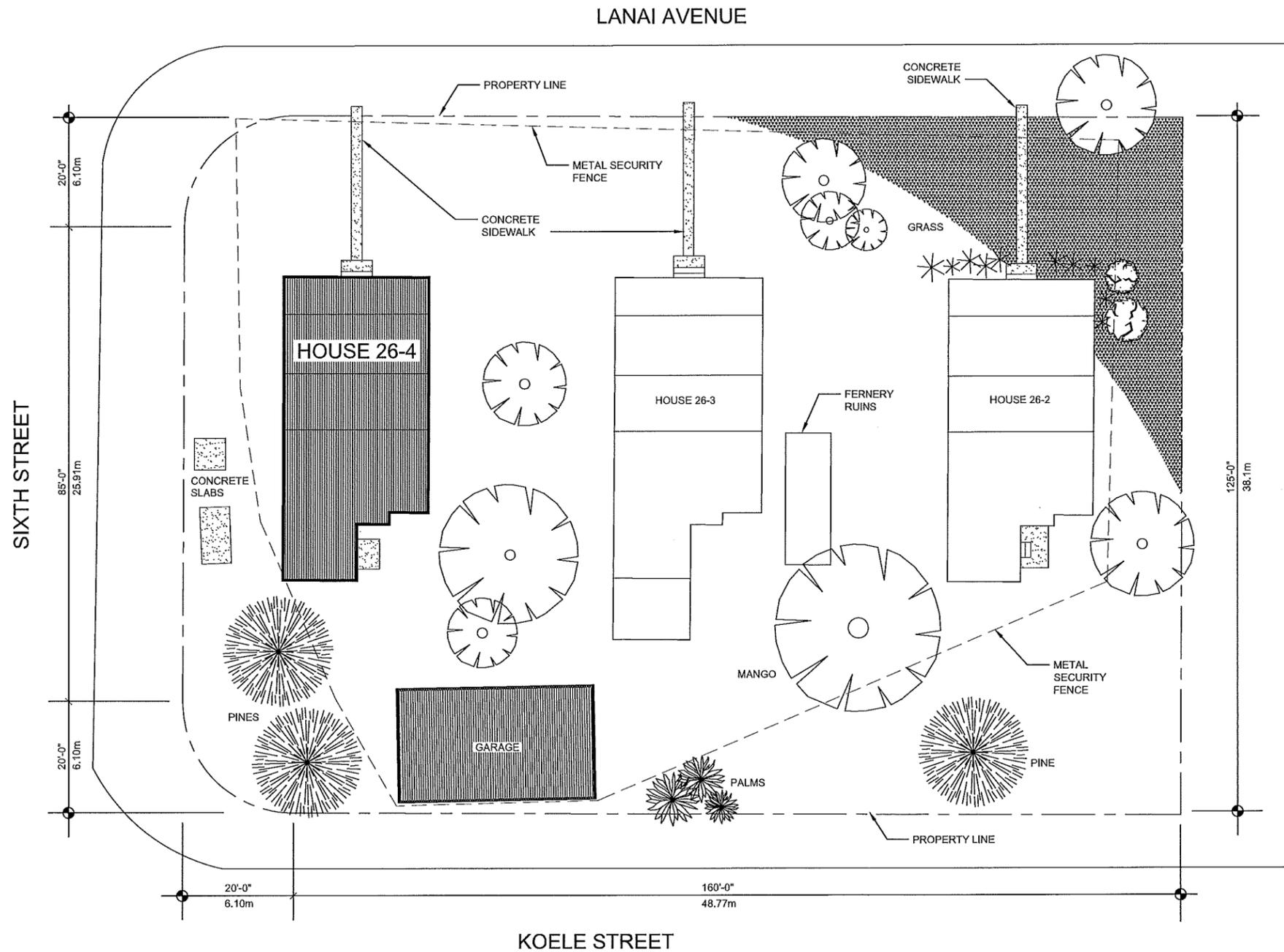
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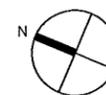
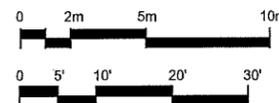
HAWAIIAN PINEAPPLE COMPANY LTD. HOUSE NO. 26-4

LANAI CITY, LANAI



SITE PLAN

SCALE: 3/32" = 1'-0"



STATEMENT OF SIGNIFICANCE

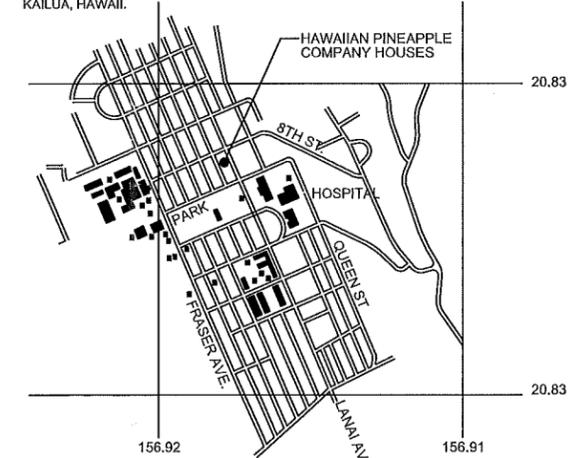
HAWAIIAN PINEAPPLE CO., LTD., OR THE HAPCO HOUSE NO. 26-4 AT 605 LANAI AVENUE IS A ONE-STORY, SINGLE-WALL, PLANTATION VERNACULAR STYLE HOUSING BUILDING. THE HOUSE IS SIGNIFICANT AS A PLANTATION PERIOD RESIDENCE THAT WAS CONSTRUCTED EXCLUSIVELY BY JAPANESE CONTRACTORS UNDER THE LEADERSHIP OF KIKUICHI HONDA. THE DOUBLE HOUSE CONFIGURATION IS AN IMPORTANT VERNACULAR HOUSE TYPE IN MAUI COUNTY AND IN THE STATE OF HAWAII. LANAI CITY BUSINESS COUNTRY TOWN (BCT) WAS THE FIRST PLANNED COMMUNITY IN THE TERRITORY OF HAWAII. TODAY IT IS THE LAST INTACT PLANTATION TOWN IN MAUI COUNTY, AND THE LAST INTACT EXAMPLE OF GARDEN CITY PLANNING AND HAWAII SUGAR PLANTERS ASSOCIATION VILLAGE PLANNING STANDARDS IN MAUI COUNTY, AND ONE OF THE LAST IN THE STATE OF HAWAII.

LOCATED ON A LOT AT THE CORNER OF LANAI AVENUE AND SIXTH STREET, THIS HOUSE WAS ONE OF THE FIRST RESIDENCES BUILT IN LANAI CITY WHEN CONSTRUCTION OF THE COMMUNITY BEGAN IN 1923. LANAI CITY WAS BUILT TO SERVE AS THE HOME FOR PLANTATION WORKERS OF THE HAWAIIAN PINEAPPLE COMPANY, LTD. (HAPCO), WHICH PURCHASED MOST OF THE ISLAND OF LANAI IN DECEMBER 1922 FOR USE AS A PINEAPPLE PLANTATION. THE PLANTATION OPERATED UNTIL 1992. THE HOUSE HAS BEEN DETERMINED TO BE UNFEASIBLE TO RESTORE AND IS SLATED FOR DEMOLITION AND REPLACEMENT, HOWEVER ITS IMPORTANCE AS REPRESENTATION OF THE PINEAPPLE PLANTATION HOUSING PROMPTED THE RECORDING OF THE BUILDING AS A HABS PROJECT.

PROJECT INFORMATION

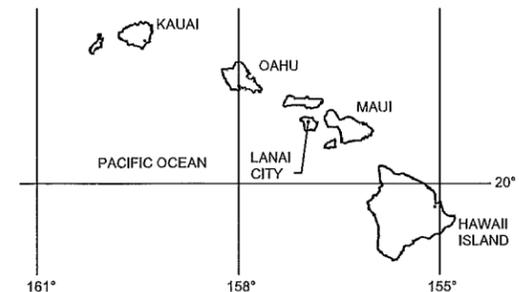
THIS HISTORIC AMERICAN BUILDING SURVEY PROJECT WAS PRODUCED IN ADVANCE OF THE DEMOLITION OF THIS HOUSE, AS WELL AS THE TWO ADJACENT RESIDENCES AND A GARAGE. THESE BUILDINGS WILL BE REPLACED IN KIND BY NEW CONSTRUCTION. THE HOUSES AND GARAGE HAVE BEEN VACANT FOR SEVERAL YEARS, ARE IN ADVANCED STAGES OF DETERIORATION, AND WERE FOUND TO BE STRUCTURALLY UNSAFE IN OCTOBER 2011. MAUI COUNTY HAS STIPULATED THAT HABS REPORTS BE PRODUCED AS MITIGATION FOR THE DEMOLITION OF THESE STRUCTURES.

THE RECORDING TEAM CONSISTED OF DEE RUZICKA OF MASON ARCHITECTS, INC, HONOLULU, HAWAII, WHO PRODUCED THE WRITTEN REPORT, KATHARINE STEPHENS, ALSO OF MASON ARCHITECTS INC., WHO PRODUCED THE DRAWING DOCUMENTATION. ARCHIVAL PHOTOGRAPHS WERE TAKEN MAY, 2013 BY DAVID FRANZEN OF FRANZEN PHOTOGRAPHY, KAILUA, HAWAII.



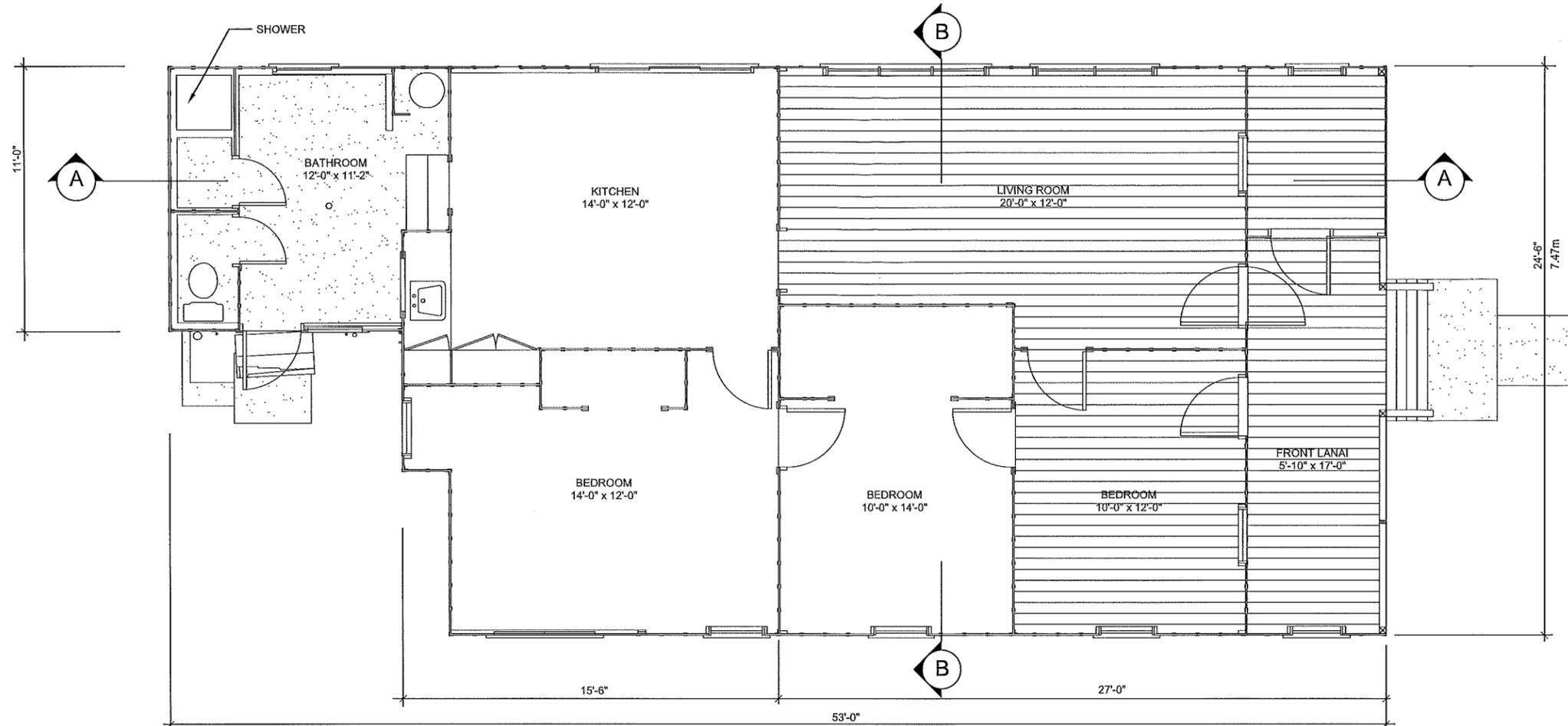
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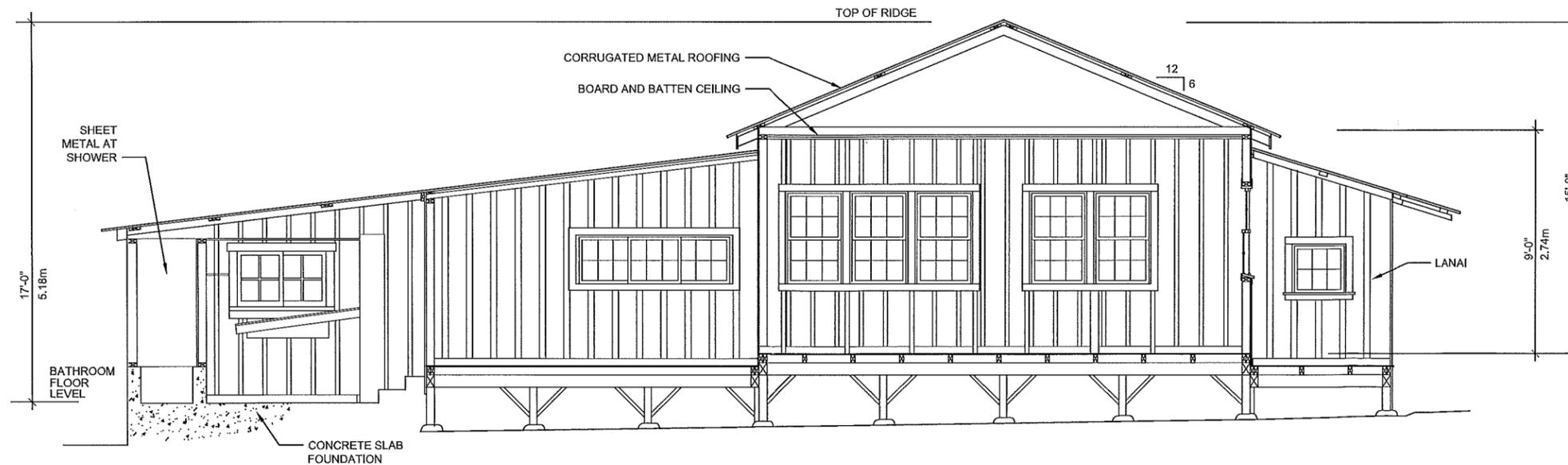
HAWAIIAN ISLANDS

NOT TO SCALE



FLOOR PLAN

SCALE 3/8" = 1'-0"



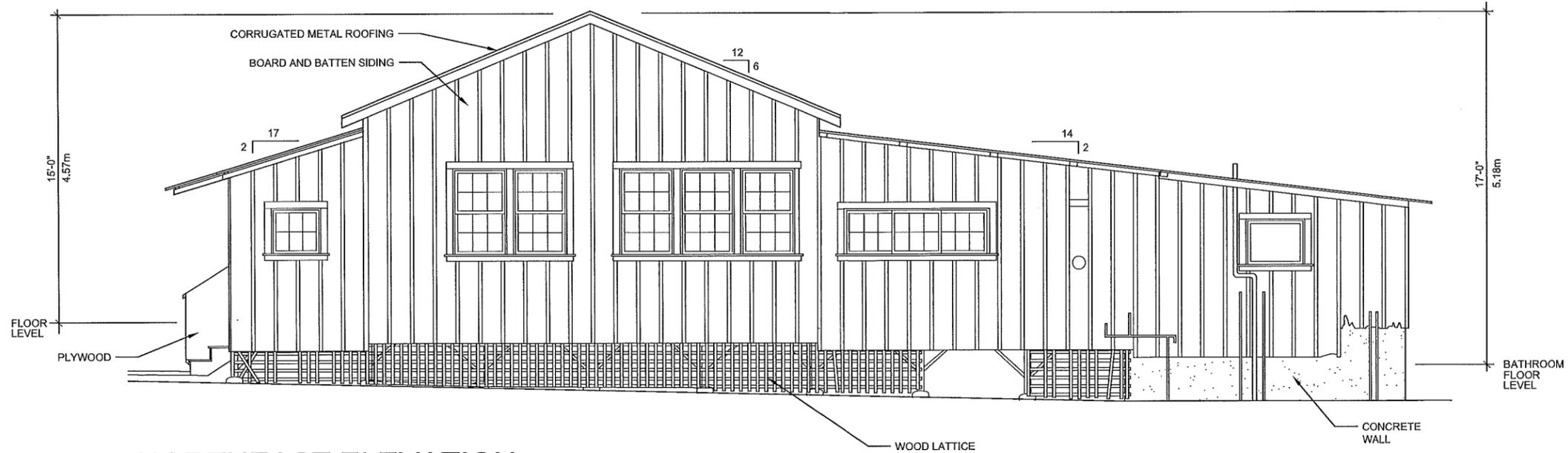
BUILDING SECTION A-A

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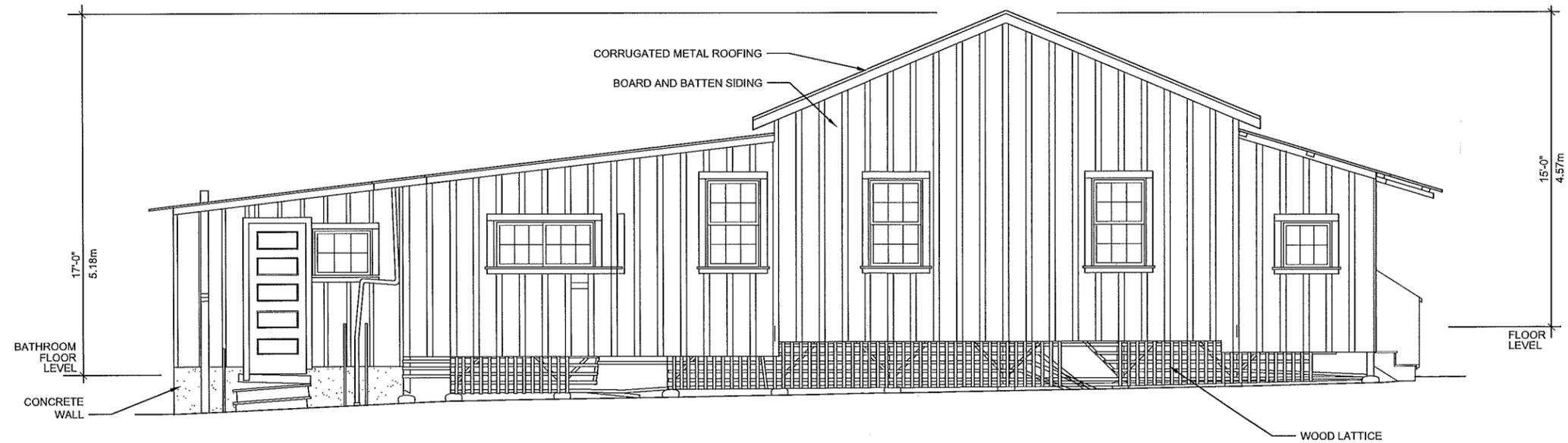
DRAWN BY: KATHARNE B. STEPHENS
 NATIONAL PARK SERVICE
 UNITED STATES DEPARTMENT OF THE INTERIOR
 605 LANAI AVENUE
 LANAI CITY
 MAUI COUNTY
 HAWAII
 HI-559
 HISTORIC AMERICAN BUILDINGS SURVEY
 SHEET 2 OF 5
 LIST OF RECORDS
 PAGES NUMBER

HAWAIIAN PINEAPPLE COMPANY LTD. HOUSE NO. 26-4
 IF REPRODUCED, PLEASE CREDIT THE HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF DRAWING



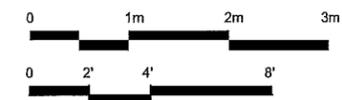
NORTHEAST ELEVATION

SCALE 3/8" = 1'-0"



SOUTHWEST ELEVATION

SCALE 3/8" = 1'-0"



DRAWN BY: KATHARINE B. STEPHENS

NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

605 LANAI AVENUE
LANAI CITY

HAWAIIAN PINEAPPLE COMPANY LTD. HOUSE NO. 26-4
MAUI COUNTY

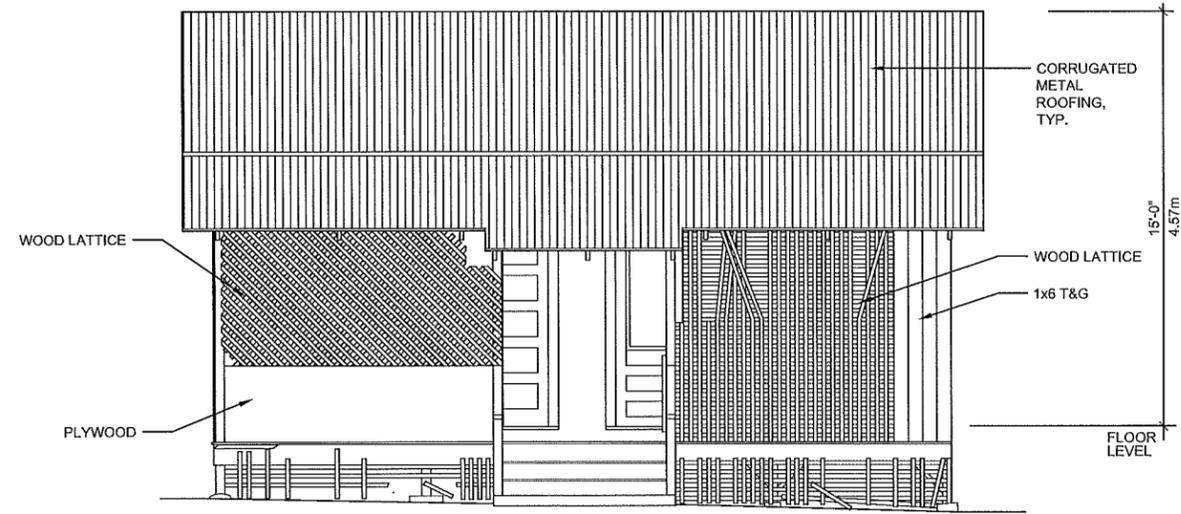
HAWAII

HI-559

HISTORIC AMERICAN
BUILDINGS SURVEY
SHEET 3 OF 5

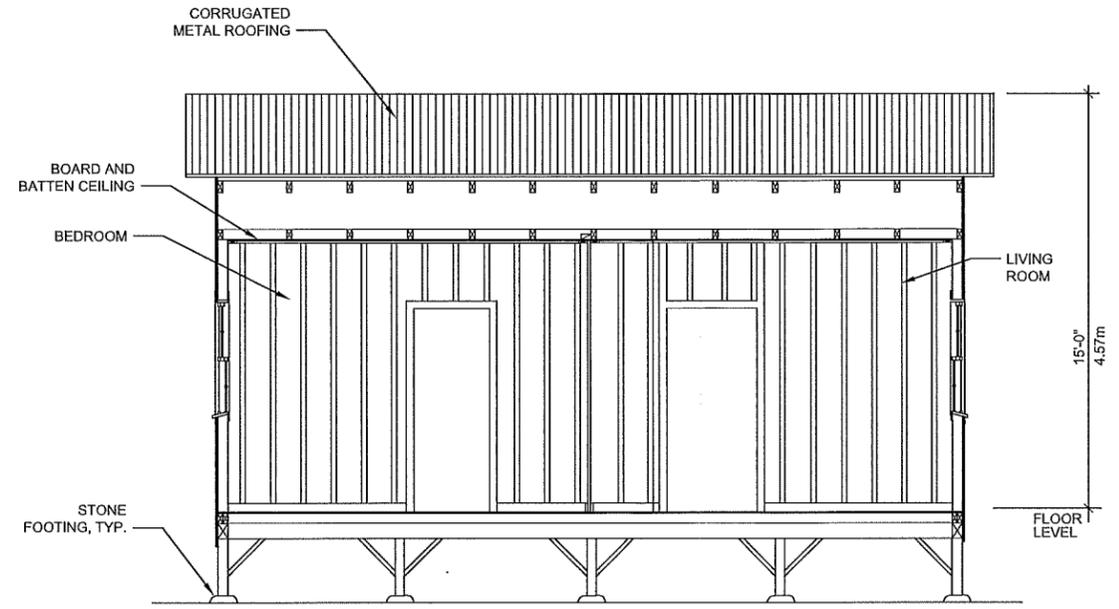
UNIVERSITY OF HAWAII
HONOLULU

IF REPRODUCED, PLEASE CREDIT THE HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF DRAWING.



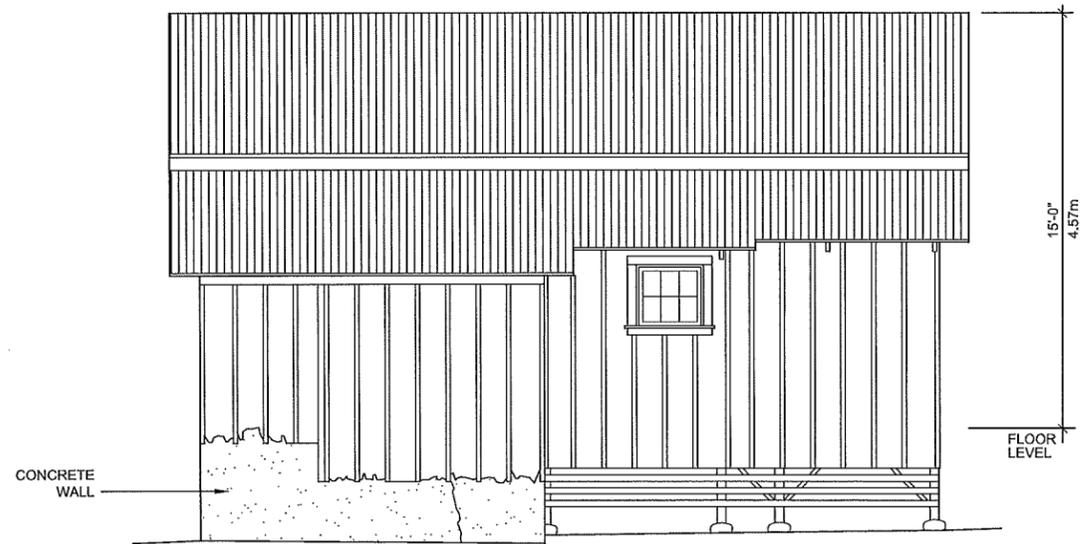
FRONT ELEVATION

SCALE 3/8" = 1'-0"



BUILDING SECTION B-B

SCALE 3/8" = 1'-0"



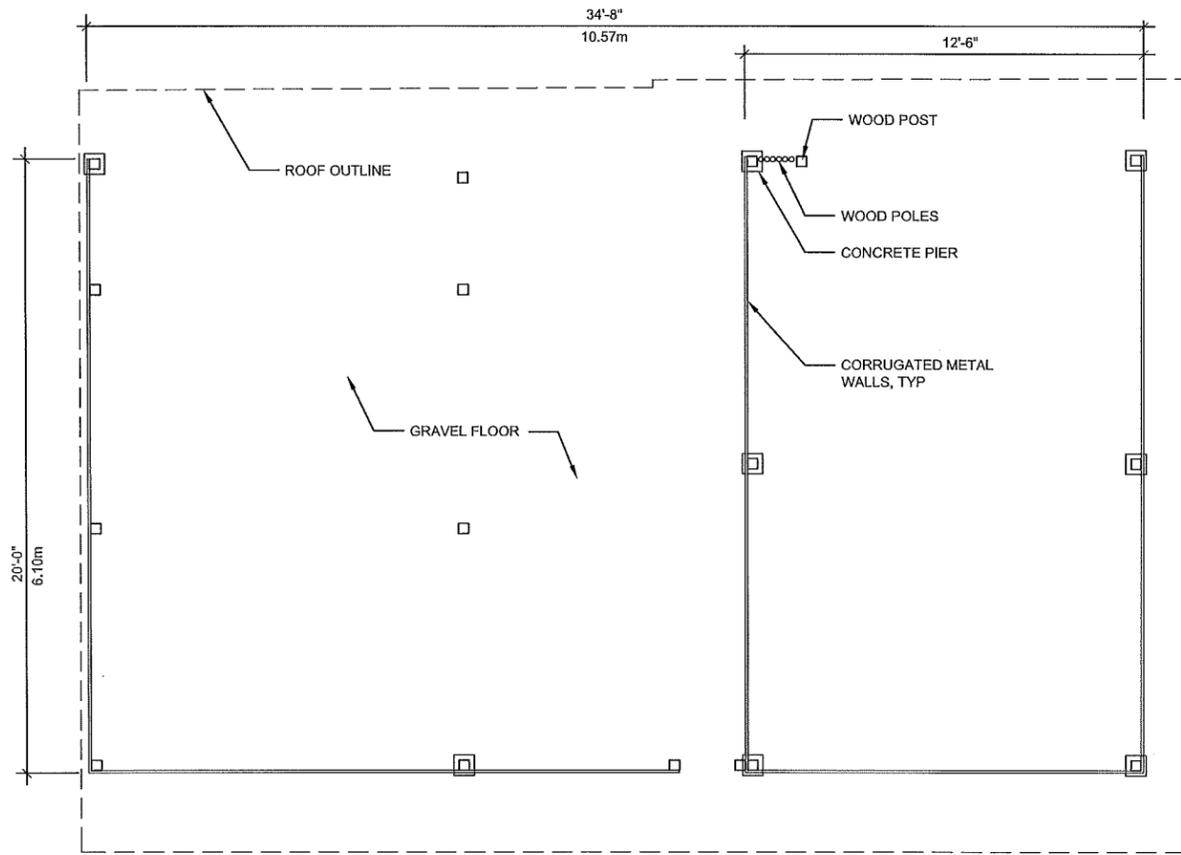
REAR ELEVATION

SCALE 3/8" = 1'-0"



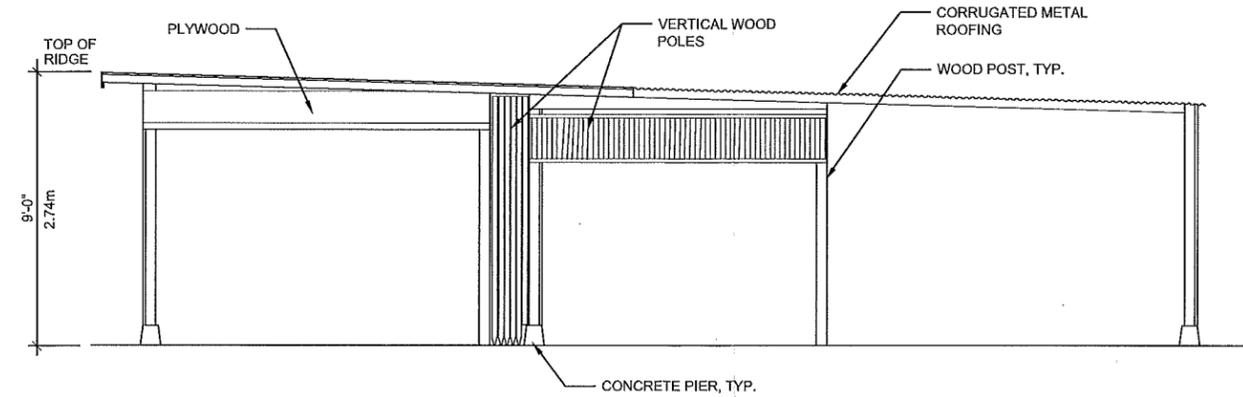
DRAWN BY: KATHARINE B. STEPHENS
 NATIONAL PARK SERVICE
 UNITED STATES DEPARTMENT OF THE INTERIOR
 HAWAIIAN PINEAPPLE COMPANY LTD. HOUSE NO. 26-4
 MAUI COUNTY
 LANAI CITY
 HAWAII
 SURVEY NO. HI-559
 HISTORIC AMERICAN BUILDINGS SURVEY
 SHEET 4 OF 5
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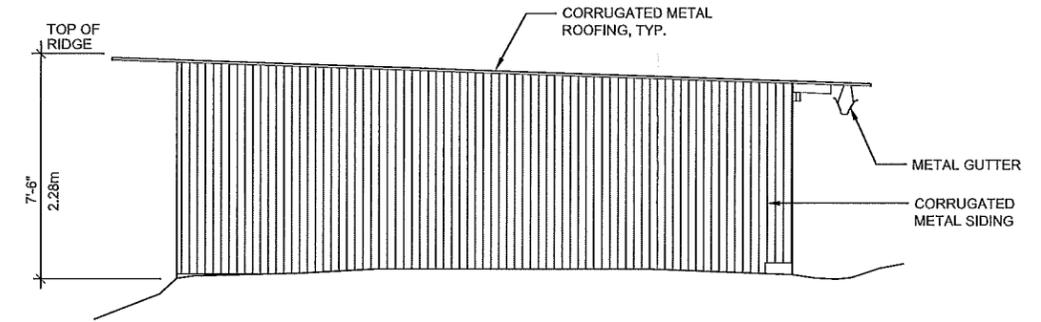
GARAGE FLOOR PLAN

SCALE 3/8" = 1'-0"



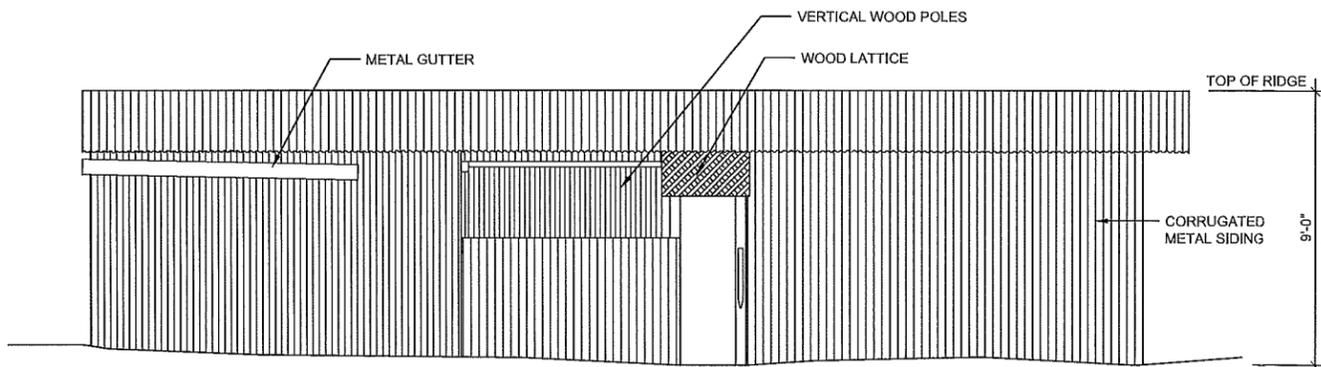
FRONT ELEVATION

SCALE 3/8" = 1'-0"



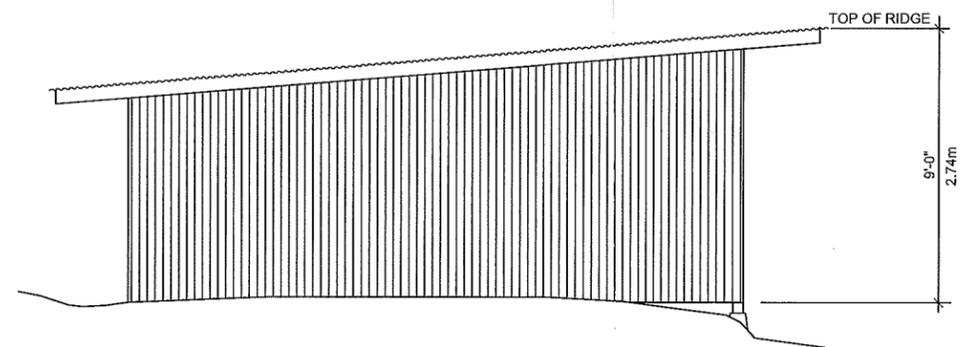
SOUTHWEST ELEVATION

SCALE 3/8" = 1'-0"



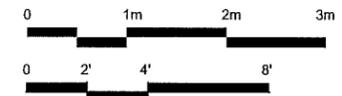
REAR ELEVATION

SCALE 3/8" = 1'-0"



NORTHEAST ELEVATION

SCALE 3/8" = 1'-0"



DRAWN BY: KATHARINE B. STEPHENS
 NATIONAL PARK SERVICE
 UNITED STATES DEPARTMENT OF THE INTERIOR
 HAWAIIAN PINEAPPLE COMPANY LTD. HOUSE NO. 26-4
 MAUI COUNTY
 LANAI CITY
 HAWAII
 HI-559
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APPENDIX A-2.

HABS Document – 615 Lāna‘i Avenue

**HAPCO (HAWAIIAN PINEAPPLE CO, LTD) HOUSE NO. 26-3
(LC-BCT-004)
615 Lanai Avenue
Lanai City
Maui County
Hawaii**

HABS No. HI-560

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

**HISTORIC AMERICAN BUILDINGS SURVEY
U.S. Department of the Interior
National Park Service
Oakland, California**

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

HAPCo (Hawaiian Pineapple Co., Ltd.) House No. 26-3
(LC-BCT-004)
615 Lanai Avenue
Lanai City
Maui County
Hawaii

HABS No. HI-560

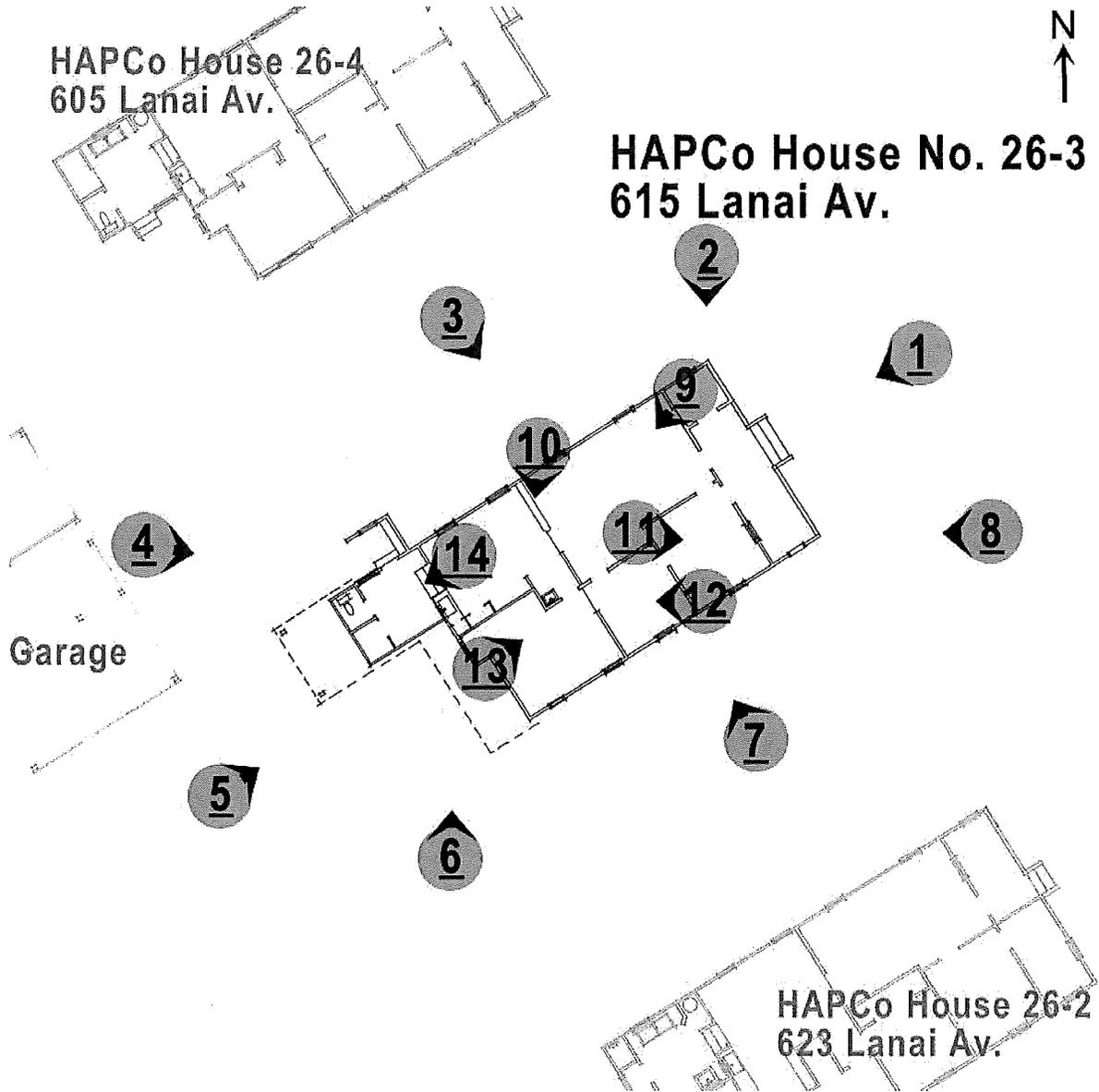
David Franzen, Photographer

May 2013

A 1' increment scale device was used in all photos, per instructions from Maui County.

- HI-560-1 FRONT FAÇADE. NORTHEAST ELEVATION OF 615 LANAI AVENUE. VIEW FACING SOUTHWEST.
- HI-560-2 OBLIQUE VIEW OF NORTH CORNER. VIEW FACING SOUTH.
- HI-560-3 NORTHWEST ELEVATION. VIEW FACING SOUTHEAST.
- HI-560-4 OBLIQUE VIEW OF WEST CORNER. VIEW FACING EAST.
- HI-560-5 SOUTHWEST (REAR) ELEVATION. VIEW FACING NORTHEAST.
- HI-560-6 OBLIQUE VIEW OF SOUTH CORNER. VIEW FACING NORTH.
- HI-560-7 SOUTHEAST ELEVATION. VIEW FACING NORTHWEST.
- HI-560-8 OBLIQUE VIEW OF EAST CORNER. VIEW FACING WEST.
- HI-560-9 INTERIOR VIEW OF THE LIVING ROOM WITH NARROW COUNTER AND KITCHEN AT REAR. VIEW FACING SOUTHWEST.
- HI-560-10 VIEW OF THE KITCHEN WITH KITCHEN SINK AND DOOR TO WASHROOM AT REAR. VIEW FACING SOUTH.
- HI-560-11 FRONT BEDROOM. VIEW FACING EAST.
- HI-560-12 MIDDLE BEDROOM WITH DOORWAY TO REAR BEDROOM ON LEFT AND DOORWAY TO LIVING ROOM ON RIGHT. VIEW FACING WEST.
- HI-560-13 REAR BEDROOM. VIEW FACING NORTHEAST.
- HI-560-14 WASHROOM WITH DOOR TO TOILET ON LEFT AND SHOWER ON RIGHT. VIEW FACING SOUTHWEST.

PHOTO KEY



HISTORIC AMERICAN BUILDINGS SURVEY

HAPCO (HAWAIIAN PINEAPPLE CO, LTD) HOUSE NO. 26-3 (LC-BCT-004)

HABS No. HI-560

Location: 615 Lanai Avenue
Lanai City
Maui County
Hawaii

U.S.G.S..Lanai South, Hawaii quadrangle
7.5 Minute Series (Topographic) (Scale – 1:24,000) NAD83 datum.

Universal Transverse Mercator Coordinates:
04.716510.2304400

Latitude and Longitude Coordinates:
20°49'37.5"N 156°55'9.75"W

Date of Constr: 1923

Designers: David E. Root¹

Builder: Kikuichi Honda, Contractor

Owner: Lanai Resorts LLC

Present Use: Vacant

Significance: Hawaiian Pineapple Co., Ltd., or HAPCo House No. 26-3 at 615 Lanai Avenue is a double house type plantation housing building located within the proposed Lanai City Business Country Town (Lanai City BCT) historic district. HAPCo House No. 26-3 is significant as a plantation period residence that was constructed exclusively by Japanese contractors under the leadership of Kikuichi Honda. Its double house configuration is an important and rare vernacular house type in Maui County and in the State of Hawaii. Lanai City BCT was the first planned community in the Territory of Hawaii. Today it is the last intact plantation town in Maui County, and the last intact example of Garden City planning and Hawaii Sugar Planters Association Village planning standards in Maui County, and one of the last in the State of Hawaii.²

Date of Report: December 2013

¹ James T. Munro, "History of Water Resources on Lanai, n.p. 1958.

² Stanley Solamillo, "Draft National Register of Historic Placed Registration Form, Lanai City Business City Town." Proposed historic district. March 2012. pp. 7, 45.

DESCRIPTION:

The historic name for this building, HAPCo House No. 26-3, is taken from the historic resources inventory sheet for 615 Lanai Avenue that is found on page 107 of the continuation sheets of the Draft National Register Form for the proposed Lanai City BCT Historic District.³ The alternate name for this resource, LC-BCT-004, is the site number assigned by Hawaii State Historic Preservation Division, also found on the draft National Register Form continuation sheet.

HAPCo House No. 26-3 is a single story residence that has a side gable roof with shed roof sections. It has a foundation of wood posts on footings of either single basalt stones or solid concrete blocks. It has overall footprint dimensions of 24'-6" x 51'-0". The shed roof portion at the rear of the house was constructed ca. 1938 under the direction of HAPCo plantation superintendent Dexter Fraser to provide toilet facilities and additional space for the residents.⁴

The foundation of the house is 4" x 4" wood posts that raise the building about 2'-6" above grade. These posts are on a typical spacing of about 6' across the front (24'-6" side) of the house and about 5' across the sides (51'-0" side). Some posts have angled bracing of 2" x 4" that ties them to 4" x 4" longitudinal beams that support the 2" x 4" transverse floor joists that are set on 2'-0" spacing. The wood foundation posts are typically set on large stones, with some posts on solid concrete blocks about 10" square and 6" high. A wood grid lattice of 1½" wide strips screens the foundation. The washroom, at the rear of the house, has a concrete wall foundation that supports its concrete slab floor about 2'-0" above grade. This concrete wall foundation has horizontal impressions from the boards used for forming. The foundation wall rises to about 4' above grade in the area that encloses the shower stall. This rear washroom was added to the original building ca. 1938. Before its addition, residents used a communal wash house that was supplied with hot and cold running water.⁵

The entry door to the washroom section is on the northwest side and it is protected by a small shed roofed vestibule addition (approximately 5' wide) that is open to the rear. The vestibule has a concrete slab floor and a concrete step down from the entry door. It is enclosed on the northwest and northeast sides with vertical tongue-and-groove boards. At the rear of the washroom section of the house is an open storage area that is covered by a corrugated metal shed roof supported on wood posts. This storage area is about 9' wide and projects about 10' from the rear of the washroom section.

The exterior walls of HAPCo House No. 26-3 are constructed with 2x4 studs on both sides of each opening and 4x4 posts at corners, which support a 2x4 top plate. The house is clad with 12" side boards and 3" wide battens on the exterior and 1¾" wide battens on the interior. The exterior walls typically have a batten as trim at the eaves and no trim or water table at their bottom. The exterior board and batten walls are visible on the interior. Interior walls are true single wall construction with 1¾" battens each side of 1x12 boards. The exteriors were originally stained but all surfaces are painted.

The approximately-20' deep portion of this house covered by the side gable roof consists of the living room and two front bedrooms. A short section of shed roof projects about 7' from the northeast lower eave, covering the front lanai, and a longer section of shed roof projects about 27' from the southwest eave, covering the kitchen, rear bedroom and wash room. All sections of the roof are sheathed with corrugated metal. All eaves of the house (gable ends and shed

³ Solamillo, "Draft N R Form, Lanai City BCT." March 2012. Cont. sheet p. 107.

⁴ Ibid. P. 37.

⁵ Ibid. P. 23.

roof eaves) have an overhang of between 1'-0" and 1'-3". The gable ridge height is about 17'-6" above grade. The roof framing of the gable section is 2" x 4" purlins on about 5' spacing. The purlins at the shed roof sections are 2" x 4" spaced at about 4'. The rafters are observable at the lower eaves of the front and rear shed sections. These are nominal 2x4s on 4'-0" spacing at the front and 4'-0" and 5'-0" spacing at the rear.

Windows in this house are a combination of six-over-six-light double-hung sash with sash pins, six-light sliding sash, and fixed sash, all with interior frames. The fixed sash appear to have been converted from sliding. All windows have a typical exterior casing and apron of 1x4 boards with a window stool that projects 1¾" from the wall. Double-hung window openings are 2'-2" wide and 4'-0" high and are found in the living room, bedrooms, and kitchen. Sliding sash and fixed openings are 2'-2" wide and 2'-0" high. They are found in the kitchen, washroom, rear bedroom, and lanai. The southeast wall of the lanai has an opening where a window of approximate 2'-2" wide x 2'-0" high has been removed.

Doorways in the house have nominal 1x4 casings, and are typically 2'-6" wide and 6'-8" high. The front wood entry doors have five panels. Hardware includes steel knobs and escutcheon plates and ball tip hinges. The entry door to the small room off the north end of the lanai is five panel wood.

The lanai is accessed by wood steps from grade level, with nominal 2x4 handrails. The lanai floor is painted 5¼" wide tongue-and-groove boards. The front railing is built of nominal 2x4s. The small room off the north end of the lanai is enclosed with a painted wall of plywood on its front (northeast) side.

The interior of HAPCo House No. 26-3 contains three bedrooms along the southeast side and the living room and kitchen along the northwest side. A narrow wooden counter separates the kitchen from the living room. The washroom is set off the main portion of the building at the west rear corner. The interior has painted board-and-batten walls with 12" boards and 1¾" battens. Ceilings have the same board-and-batten configuration. The flooring includes carpeting and vinyl floor covering over 5¼" wide tongue-and-groove boards. Interior doors are typically wood with five panels, with steel knobs and escutcheon plates and ball tip hinges. Some interior doors have rim locks. Ceiling light fixtures are sockets only. Light fixture controls are surface wired from the ceiling.

The floor level of the kitchen and rear bedroom is about 9" below the floor level of the living room and is accessed by a step down. This drop in floor level corresponds to the rear roof transition from side gable to shed roof. The kitchen has painted wood upper and lower cabinets with a vinyl-covered wood counter surrounding the sink. The washroom floor level is about another 1' lower than the kitchen and accessed by two wooden steps. The washroom has a concrete floor with a floor drain and typical board-and-batten interior walls. The washroom has no finished ceiling; the roof framing and the underside of the corrugated metal roofing are exposed. Within the washroom, the wood doors to the toilet and to the shower have five panels. The washroom has a two-basin, deep concrete wash sink with cast iron legs.

HISTORIC CONTEXT:

For the historic context of this house see HABS No. HI-559, HAPCo (Hawaiian Pineapple Co. , Ltd.) House No. 26-4 (605 Lanai Avenue). See also HABS No. HI-561 for information on HAPCo House No. 26-2 (623 Lanai Ave.).

Sources

A. Architectural Drawings:

No original drawings for Lanai City double houses were located.

B. Early Views:

Early aerial photos (1924) showing Lanai City, taken by the 11th Photo Section are available in the archives of Kumu Pono Associates, P.O. Box 631599, Lanai City HI 96763. This photograph was taken by a U.S. military photographic section and is considered in the public domain.

An aerial photograph taken on October 23, 1929 showing Lanai City is located in the photography archives of the Bishop Museum, Honolulu, folder: Geography, Lanai, Aerial Photos, neg. # CP 50182.

C. Bibliography:

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Shideler, Barbara. "Hawaii's Plantation Village: History, Interpretation and Design of an Outdoor History Museum." Honolulu. Submitted to the Faculty of the Department of American Studies In Partial Fulfillment of The Requirements For The Graduate Certificate in Historic Preservation. 1993.

Solamillo, Stanley. "Draft National Register of Historic Placed Registration Form, Lanai City Business City Town." Proposed historic district. Form prepared by Sally Kaye and Reynold Gima. March 2012. Located in the files of Hawaii State Historic Preservation Division.

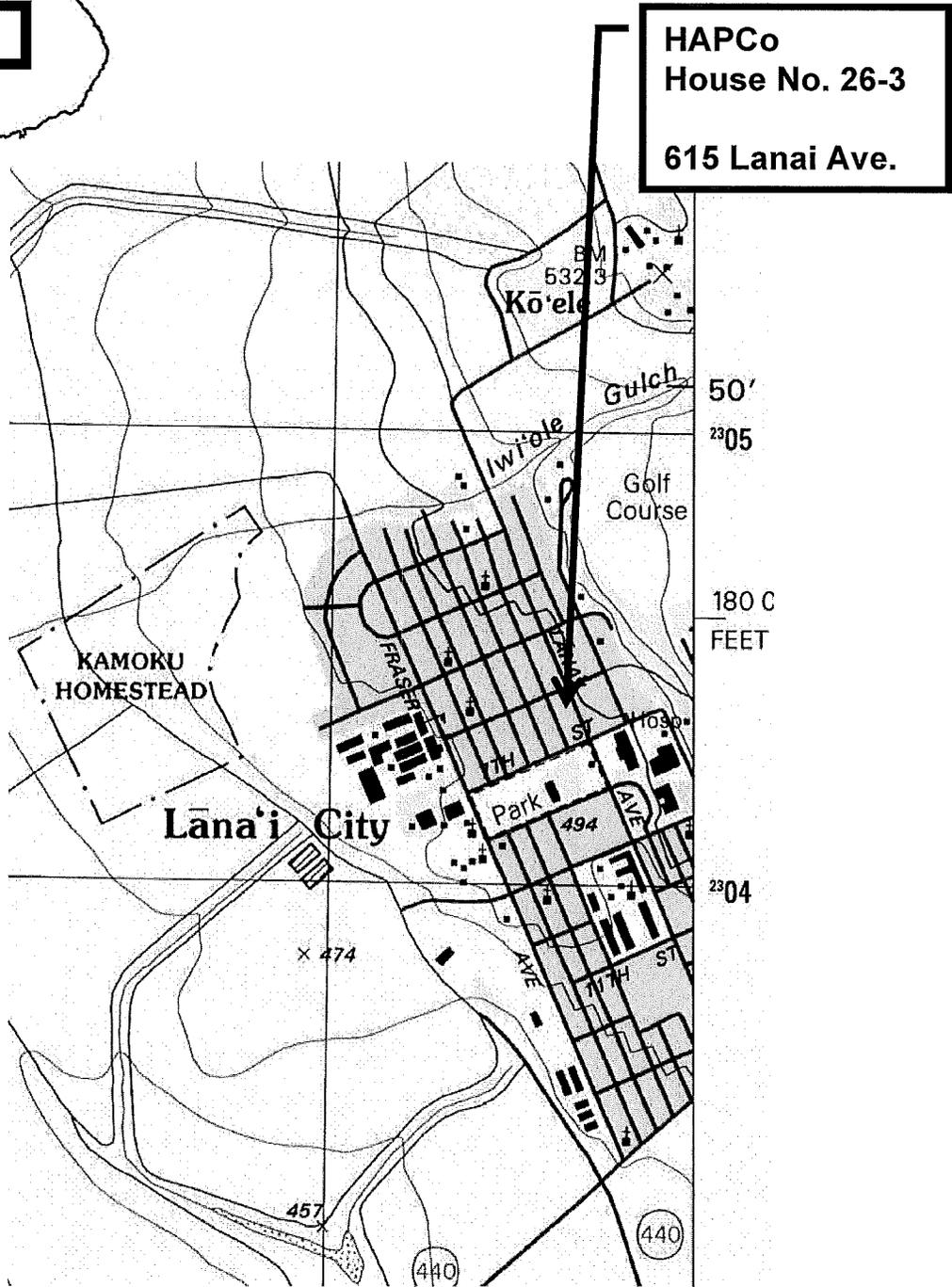
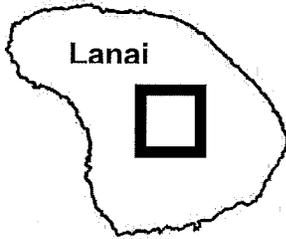
PROJECT INFORMATION

This report is written in advance of the demolition of three houses and a garage at 605, 615, and 623 Lanai Avenue, in Lanai City. These buildings will be replaced in kind by new construction. The houses and garage have been vacant for several years, are in advanced stages of deterioration, and were found to be structurally unsafe in October 2011.⁶ Maui County has stipulated that this HABS report be produced as mitigation for the demolition of these buildings.

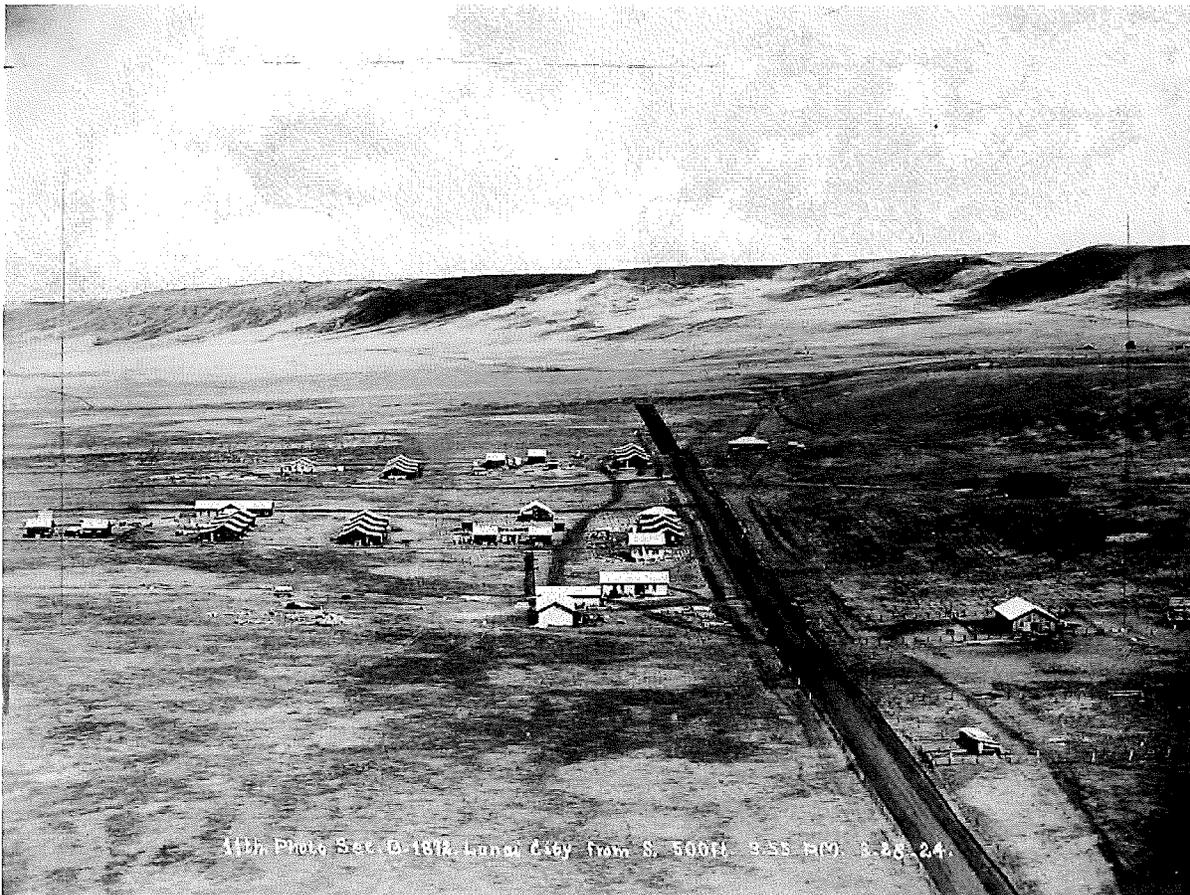
The historic context for this report was researched and written by Dee Ruzicka of Mason Architects Inc, Honolulu, Hawaii with contributions by Kepa Maly of Kumu Pono Associates, Lanai City, Hawaii. Archival photographs were taken May, 2013 by David Franzen of Franzen Photography, Kailua, Hawaii. Measured drawings for this report were completed by Katharine Stephens, AIA of Mason Architects, Inc. This report was compiled by Dee Ruzicka of Mason Architects, Inc, Honolulu, Hawaii.

⁶ Okahara & Associates, Inc. "Lanai Structural Inspection Report, for 3 Houses and 1 Garage," October 4, 2011.

Location map.

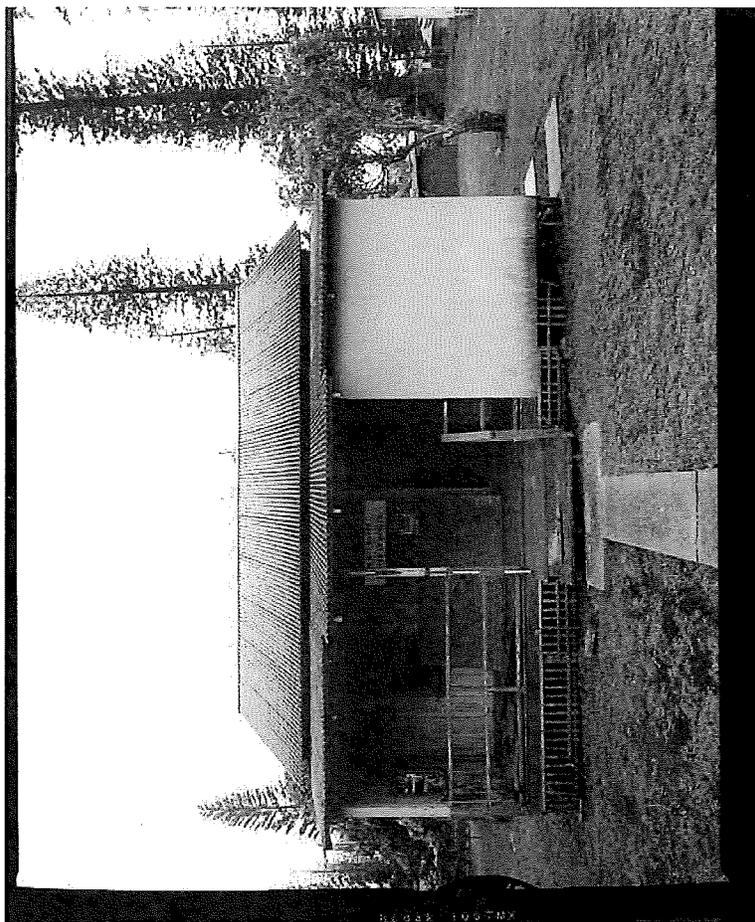


Aerial photograph taken March 28, 1924 showing early construction in Lanai City. The group of four houses containing HAPCo House No. 26-3 is at the upper center with their side gables facing the camera and rear shed roof extending to the left. Note that there are 21 houses appearing in this photo that are the same design as HAPCo House No. 26-3. View facing north. Today's Lanai Avenue is the well-defined street running from the foreground past the group of houses. Photo courtesy of Kumo Pono Assoc. 11th Photo Section. This photo was taken by a U.S. military photographic section and is considered in the public domain.



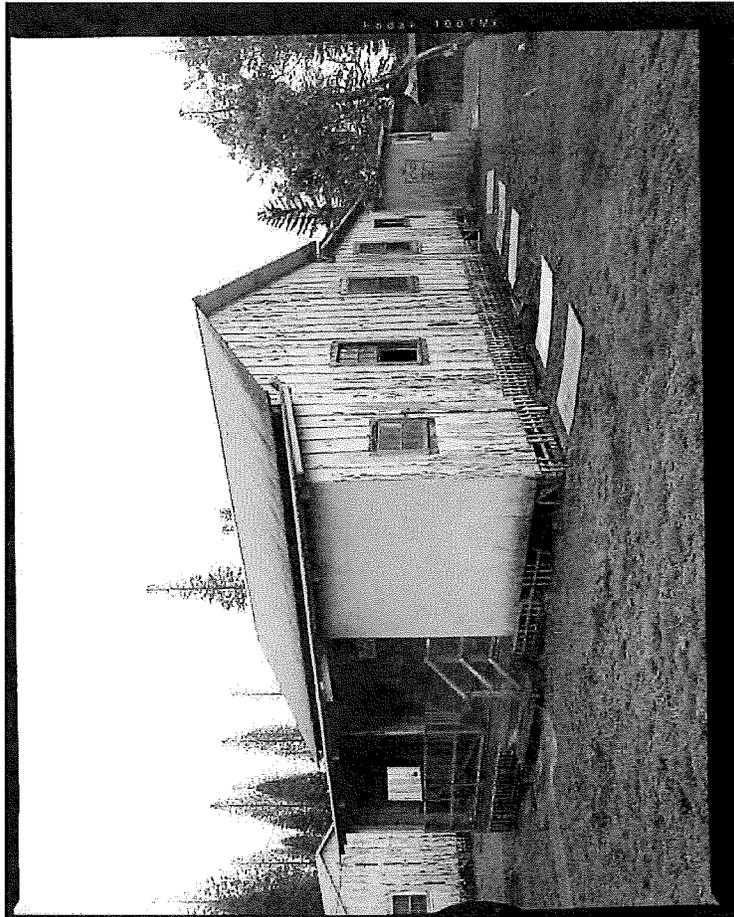
HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

HABS No. HI-560-1



HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

HABS No. HI-560-2



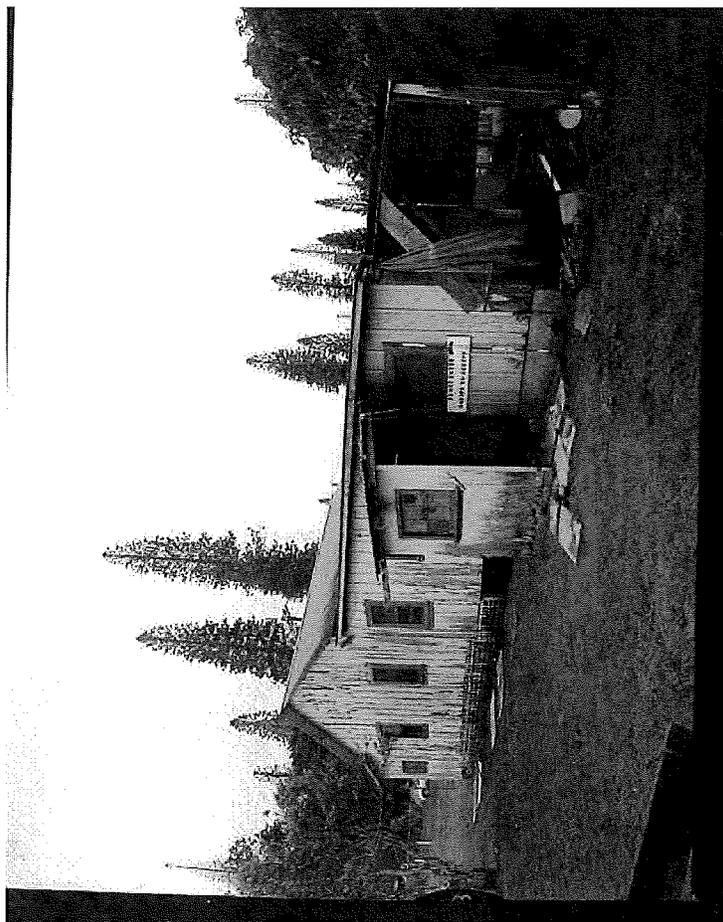
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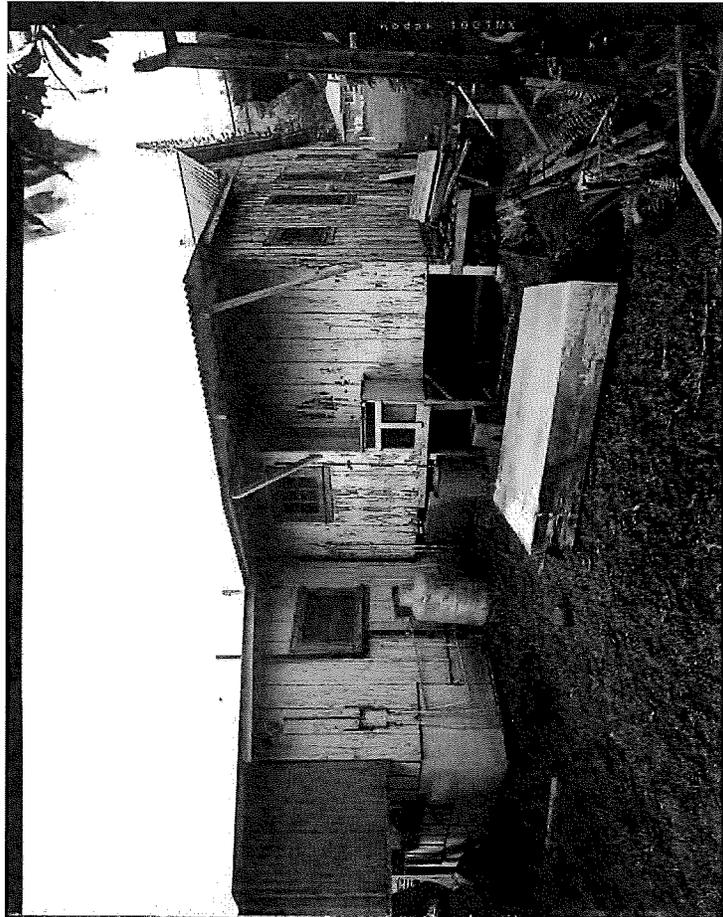
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SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

HABS No. HI-560-5



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SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

HABS No. HI-560-6



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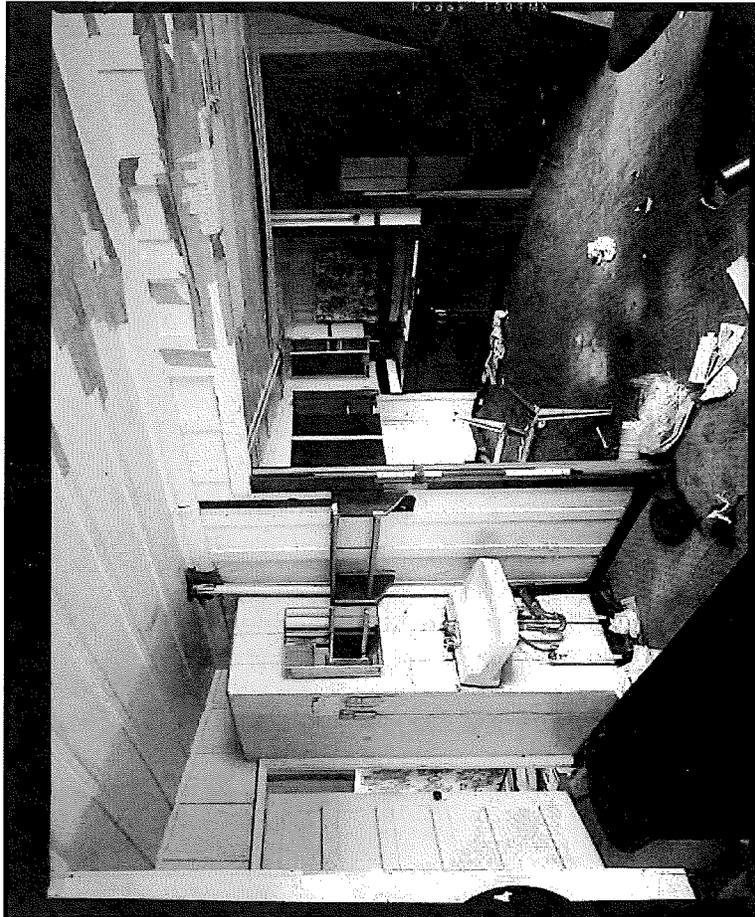
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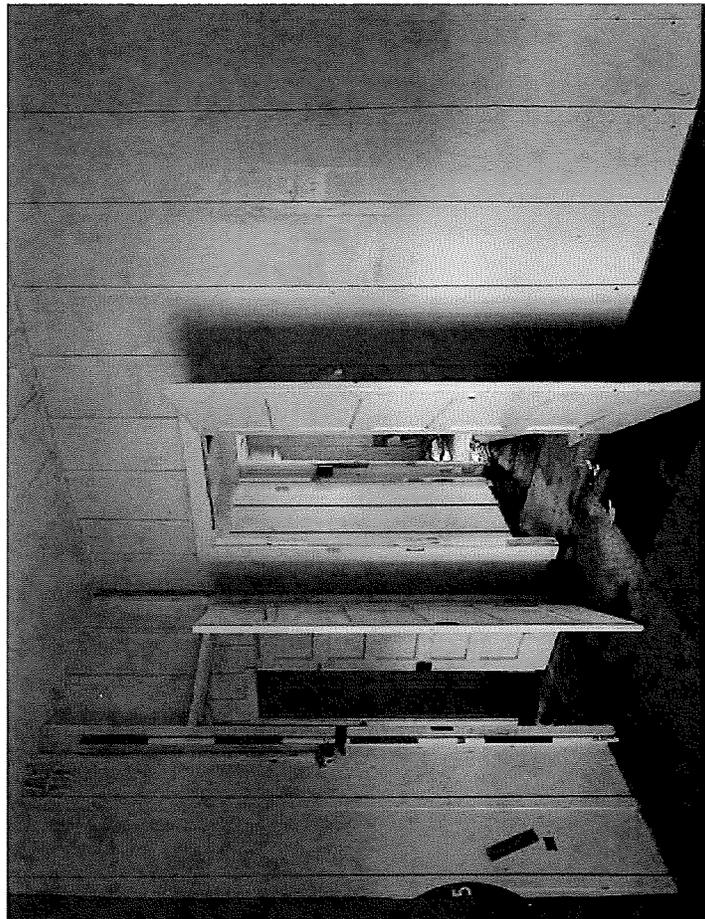
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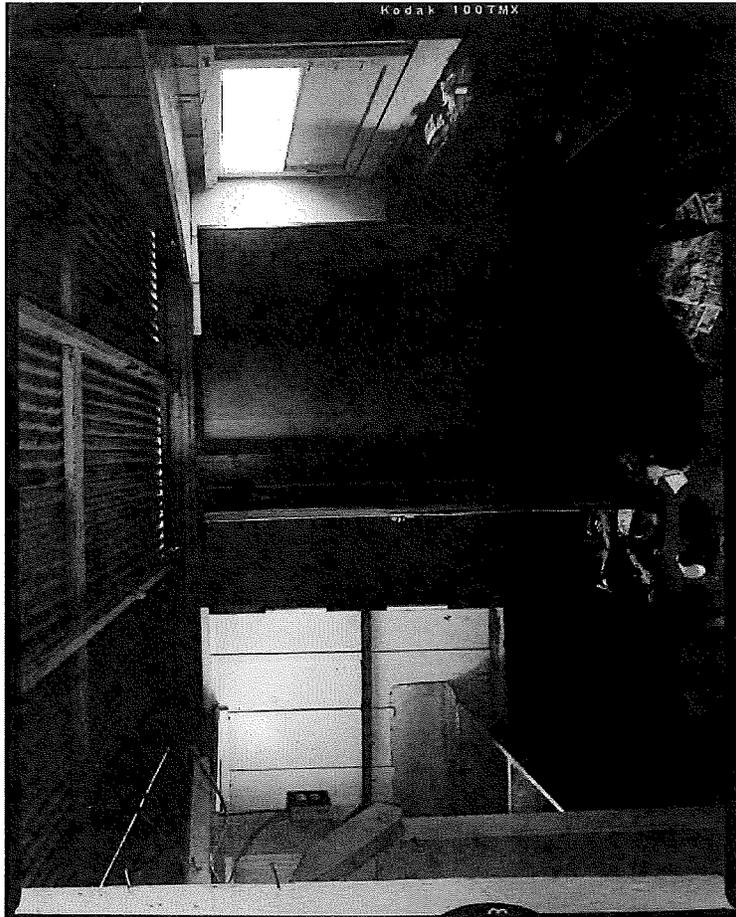
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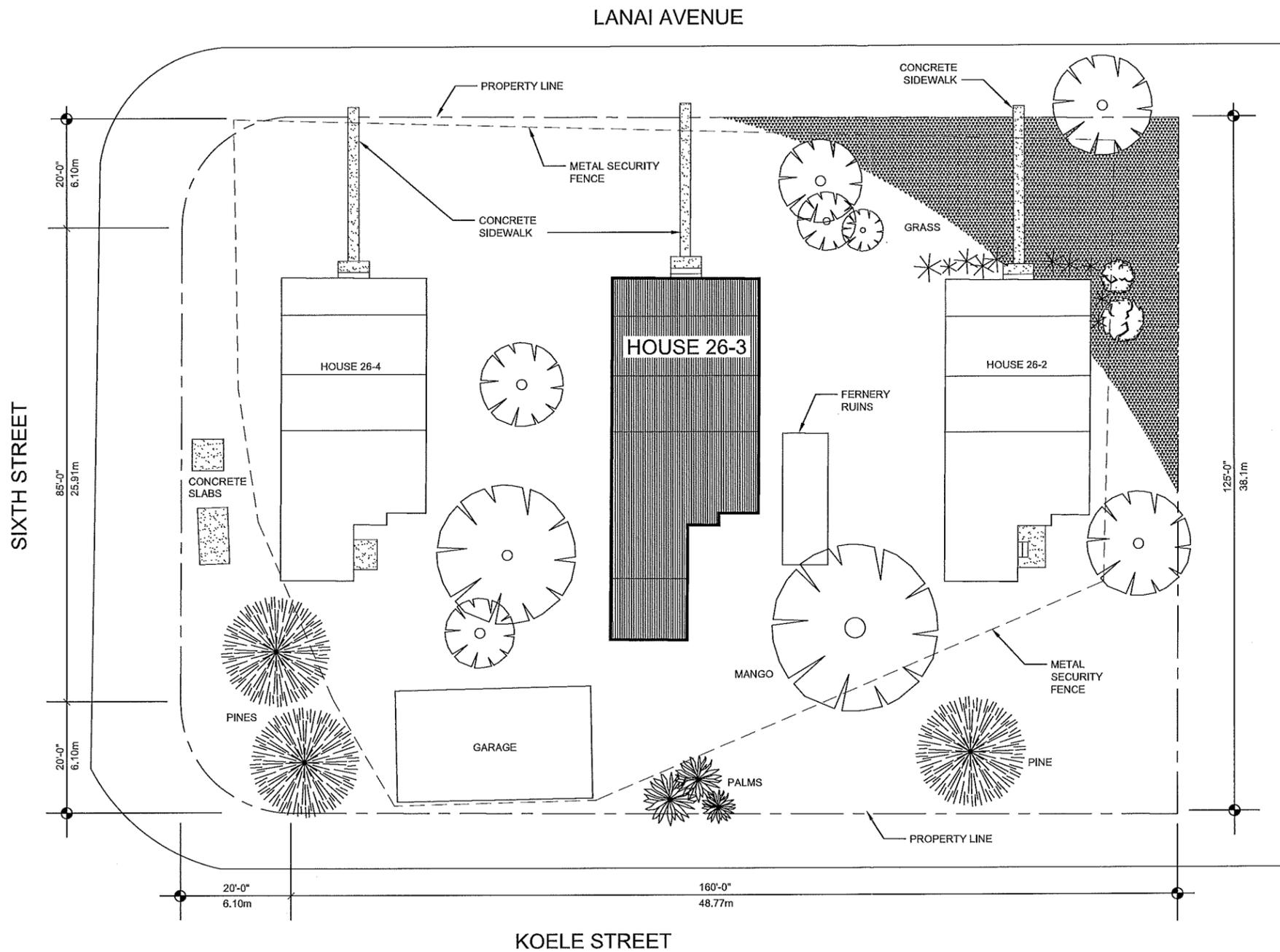
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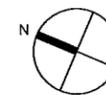
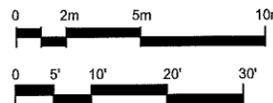
HAWAIIAN PINEAPPLE COMPANY LTD. HOUSE NO. 26-3

LANAI CITY, LANAI



SITE PLAN

SCALE: 3/32" = 1'-0"



STATEMENT OF SIGNIFICANCE

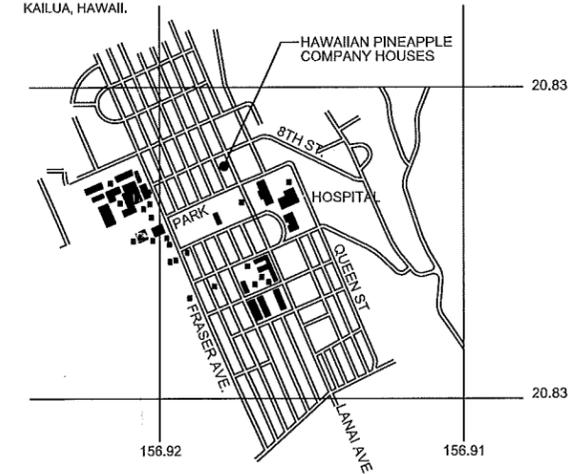
HAWAIIAN PINEAPPLE CO., LTD., OR THE HAPCO HOUSE NO. 26-3 AT 615 LANAI AVENUE IS A ONE-STORY, SINGLE-WALL, PLANTATION VERNACULAR STYLE HOUSING BUILDING. THE HOUSE IS SIGNIFICANT AS A PLANTATION PERIOD RESIDENCE THAT WAS CONSTRUCTED EXCLUSIVELY BY JAPANESE CONTRACTORS UNDER THE LEADERSHIP OF KIKUCHI HONDA. THE DOUBLE HOUSE CONFIGURATION IS AN IMPORTANT VERNACULAR HOUSE TYPE IN MAUI COUNTY AND IN THE STATE OF HAWAII. LANAI CITY BUSINESS COUNTRY TOWN (BCT) WAS THE FIRST PLANNED COMMUNITY IN THE TERRITORY OF HAWAII. TODAY IT IS THE LAST INTACT PLANTATION TOWN IN MAUI COUNTY, AND THE LAST INTACT EXAMPLE OF GARDEN CITY PLANNING AND HAWAII SUGAR PLANTERS ASSOCIATION VILLAGE PLANNING STANDARDS IN MAUI COUNTY, AND ONE OF THE LAST IN THE STATE OF HAWAII.

LOCATED ON A LOT AT THE CORNER OF LANAI AVENUE AND SIXTH STREET, THIS HOUSE WAS ONE OF THE FIRST RESIDENCES BUILT IN LANAI CITY WHEN CONSTRUCTION OF THE COMMUNITY BEGAN IN 1923. LANAI CITY WAS BUILT TO SERVE AS THE HOME FOR PLANTATION WORKERS OF THE HAWAIIAN PINEAPPLE COMPANY, LTD. (HAPCO), WHICH PURCHASED MOST OF THE ISLAND OF LANAI IN DECEMBER 1922 FOR USE AS A PINEAPPLE PLANTATION. THE PLANTATION OPERATED UNTIL 1992. THE HOUSE HAS BEEN DETERMINED TO BE UNFEASIBLE TO RESTORE AND IS SLATED FOR DEMOLITION AND REPLACEMENT, HOWEVER ITS IMPORTANCE AS REPRESENTATION OF THE PINEAPPLE PLANTATION HOUSING PROMPTED THE RECORDING OF THE BUILDING AS A HABS PROJECT.

PROJECT INFORMATION

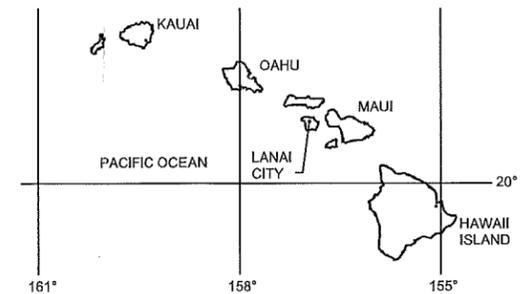
THIS HISTORIC AMERICAN BUILDING SURVEY PROJECT WAS PRODUCED IN ADVANCE OF THE DEMOLITION OF THIS HOUSE, AS WELL AS THE TWO ADJACENT RESIDENCES AND A GARAGE. THESE BUILDINGS WILL BE REPLACED IN KIND BY NEW CONSTRUCTION. THE HOUSES AND GARAGE HAVE BEEN VACANT FOR SEVERAL YEARS, ARE IN ADVANCED STAGES OF DETERIORATION, AND WERE FOUND TO BE STRUCTURALLY UNSAFE IN OCTOBER 2011. MAUI COUNTY HAS STIPULATED THAT HABS REPORTS BE PRODUCED AS MITIGATION FOR THE DEMOLITION OF THESE STRUCTURES.

THE RECORDING TEAM CONSISTED OF DEE RUZICKA OF MASON ARCHITECTS, INC., HONOLULU, HAWAII, WHO PRODUCED THE WRITTEN REPORT, KATHARINE STEPHENS, ALSO OF MASON ARCHITECTS INC., WHO PRODUCED THE DRAWING DOCUMENTATION. ARCHIVAL PHOTOGRAPHS WERE TAKEN MAY, 2013 BY DAVID FRANZEN OF FRANZEN PHOTOGRAPHY, KAILUA, HAWAII.



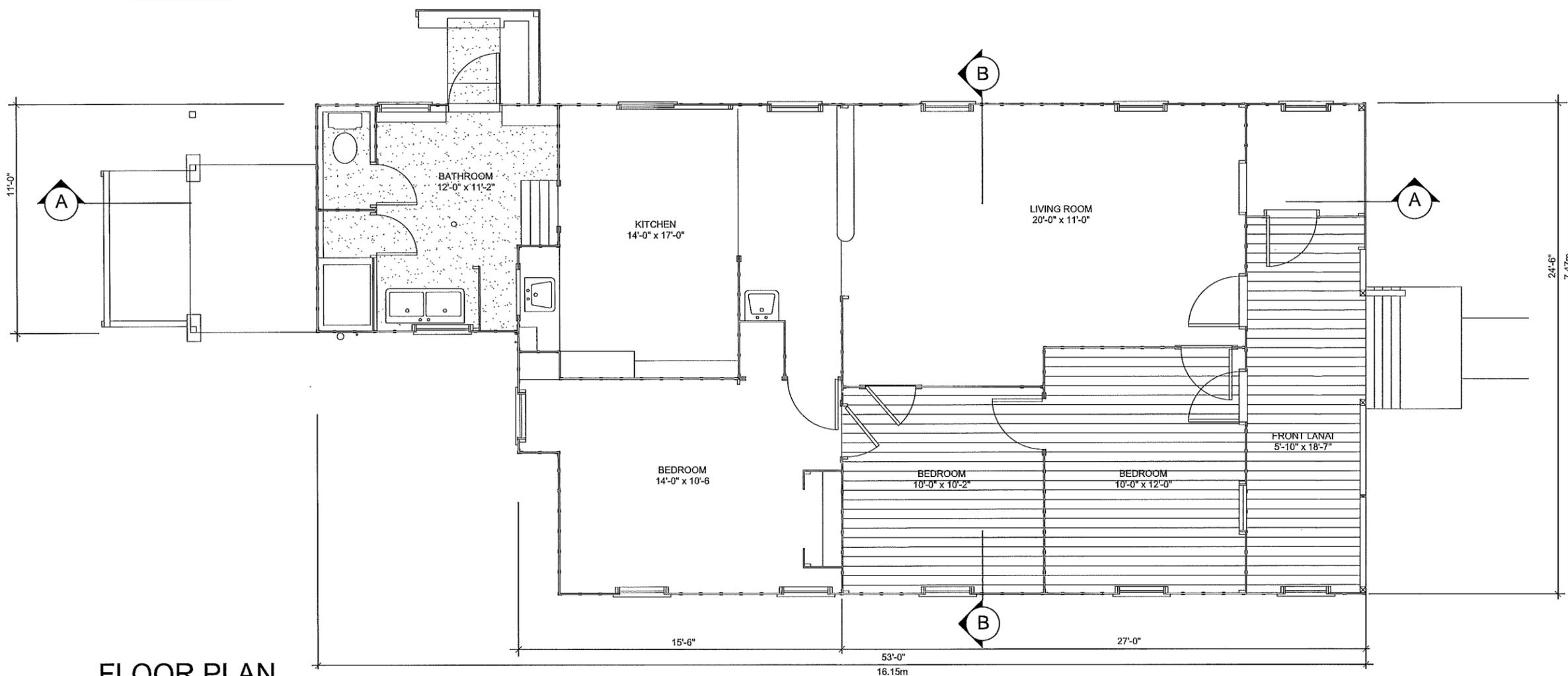
LOCATION PLAN

NOT TO SCALE



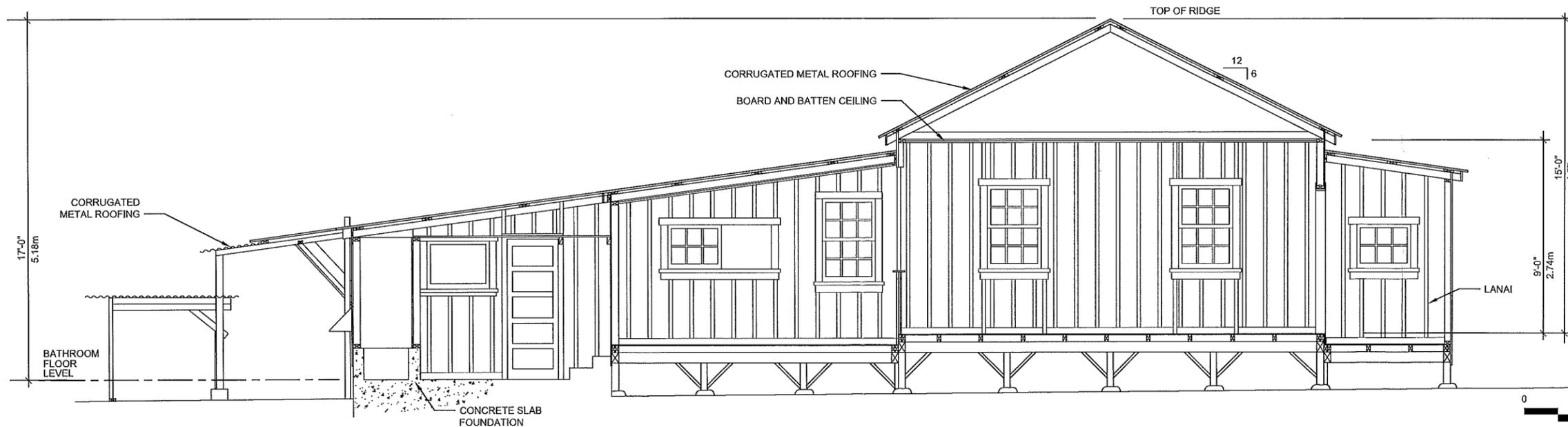
HAWAIIAN ISLANDS

NOT TO SCALE



FLOOR PLAN

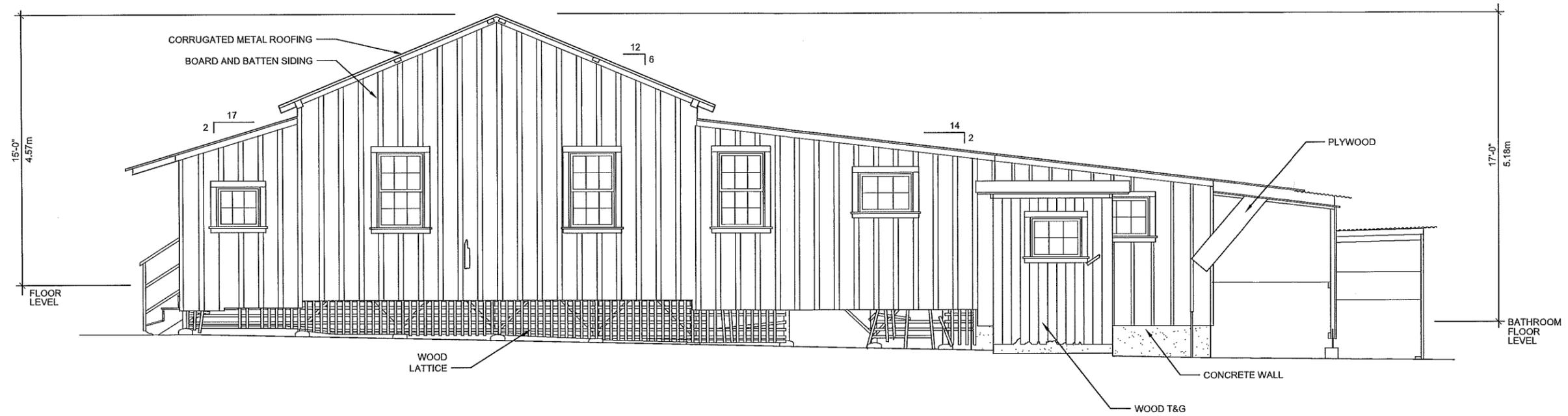
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BUILDING SECTION A-A

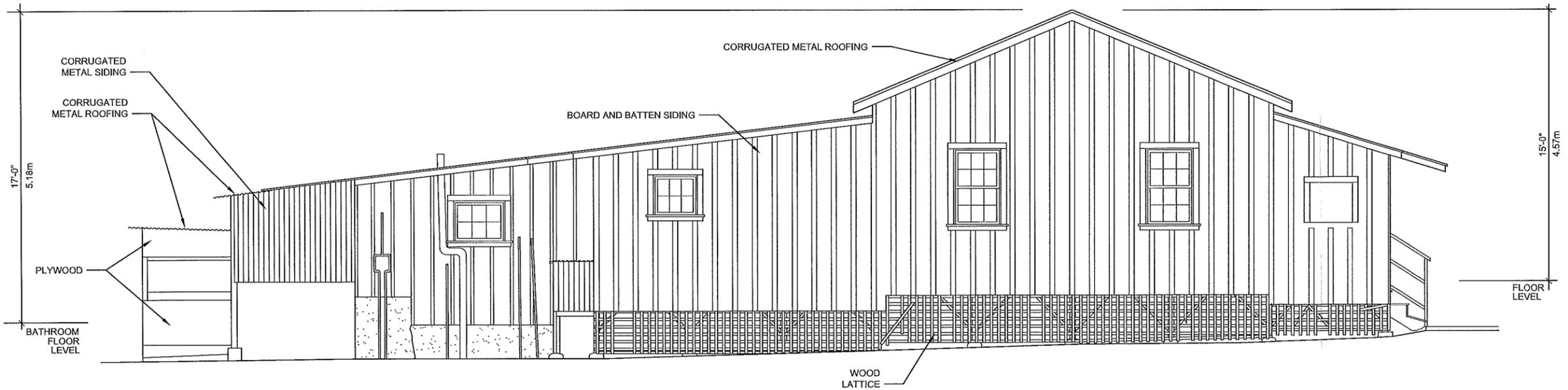
SCALE 3/8" = 1'-0"

LIBRARY OF CONGRESS
 HISTORIC AMERICAN BUILDINGS SURVEY
 SHEET 2 OF 4
 DRAWN BY: KATHARINE B. STEPHENS
 NATIONAL PARK SERVICE
 UNITED STATES DEPARTMENT OF THE INTERIOR
 HAWAIIAN PINEAPPLE COMPANY LTD. HOUSE NO. 26-3
 MAUI COUNTY
 LANAI CITY
 HAWAII
 HI-560
 615 LANAI AVENUE
 LANAI CITY
 IF REPRODUCED, PLEASE CREDIT THE HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DEDICATOR, DATE OF DRAWING



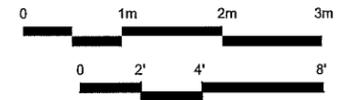
NORTHEAST ELEVATION

SCALE 3/8" = 1'-0"

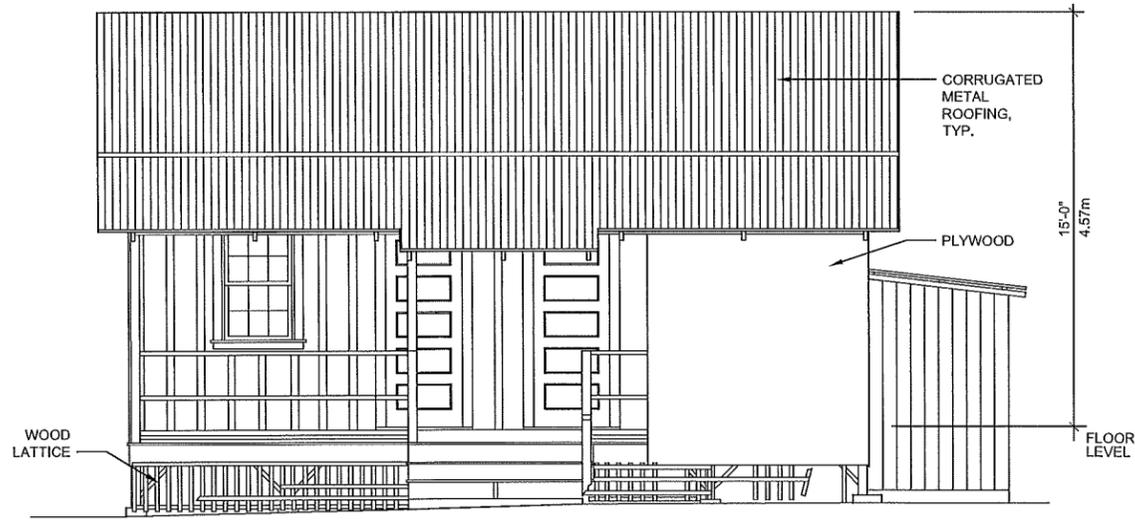


SOUTHWEST ELEVATION

SCALE 3/8" = 1'-0"

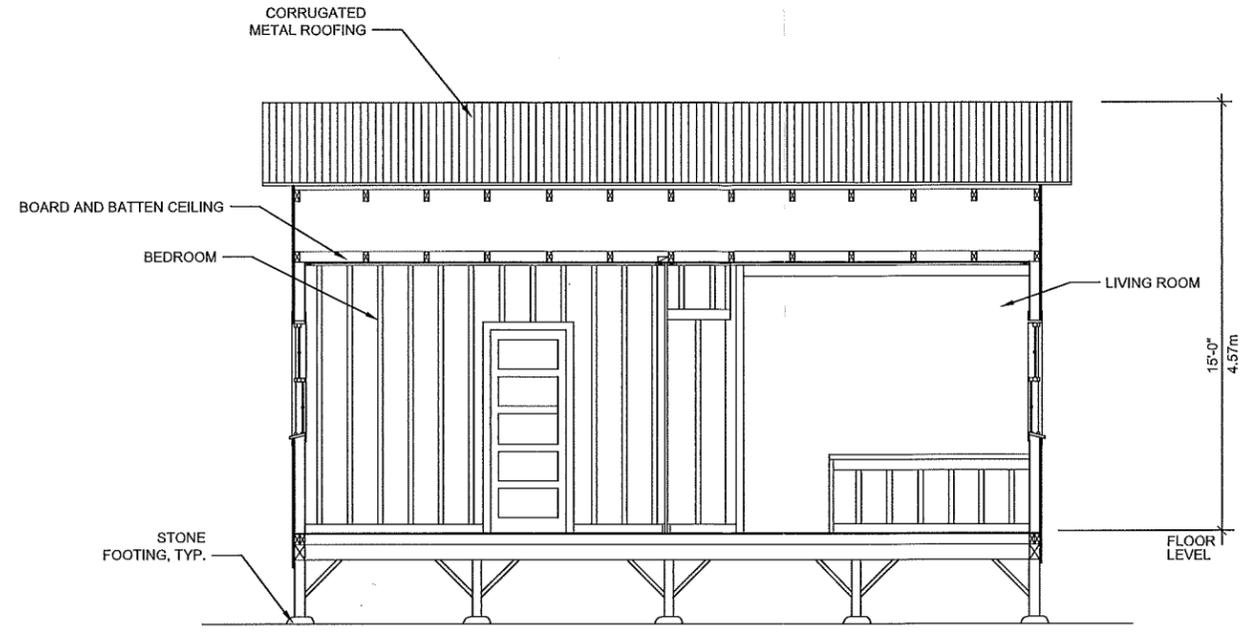


LIBRARY OF CONGRESS
 HISTORIC AMERICAN BUILDINGS SURVEY
 SHEET 3 OF 4 SHEETS
 DRAWING NO. HL-560
 HAWAII
 HAWAIIAN PINEAPPLE COMPANY LTD. HOUSE NO. 26-3
 MAUI COUNTY
 LANAI CITY
 615 LANAI AVENUE
 DRAWN BY: KATHARINE B. STEPHENS
 NATIONAL PARK SERVICE
 UNITED STATES DEPARTMENT OF THE INTERIOR
 IF REPRODUCED, PLEASE CREDIT THE HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF DRAWING



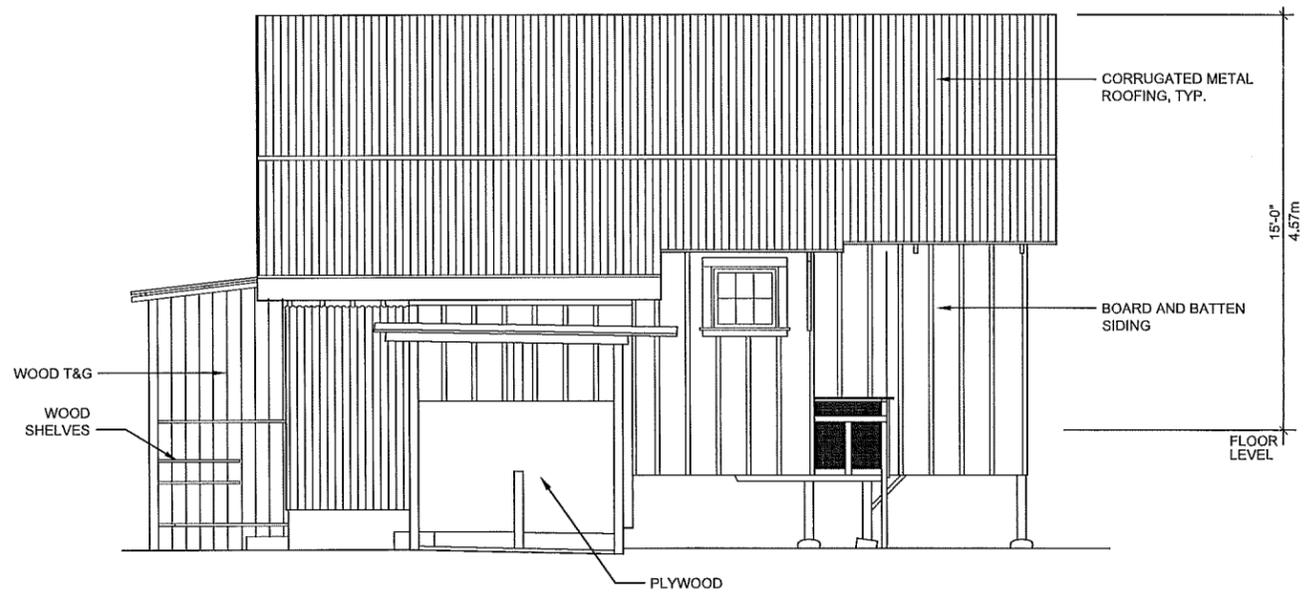
FRONT ELEVATION

SCALE 3/8" = 1'-0"



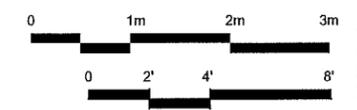
BUILDING SECTION B-B

SCALE 3/8" = 1'-0"



REAR ELEVATION

SCALE 3/8" = 1'-0"



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 NATIONAL PARK SERVICE
 UNITED STATES DEPARTMENT OF THE INTERIOR
 HAWAIIAN PINEAPPLE COMPANY LTD. HOUSE NO. 26-3
 MAUI COUNTY
 LANAI CITY
 615 LANAI AVENUE
 HAWAII
 HL-560
 SHEET 4 OF 4
 HISTORIC AMERICAN BUILDINGS SURVEY
 LIBRARY OF CONGRESS
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APPENDIX A-3.

**HABS Document – 623 Lāna‘i
Avenue**

**HAPCO (HAWAIIAN PINEAPPLE CO, LTD) HOUSE NO. 26-2
(LC-BCT-003)
623 Lanai Avenue
Lanai City
Maui County
Hawaii**

HABS No. HI-561

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

**HISTORIC AMERICAN BUILDINGS SURVEY
U.S. Department of the Interior
National Park Service
Oakland, California**

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

HAPCo (Hawaiian Pineapple Co., Ltd.) House No. 26-2
(LC-BCT-003)
623 Lanai Avenue
Lanai City
Maui County
Hawaii

HABS No. HI-561

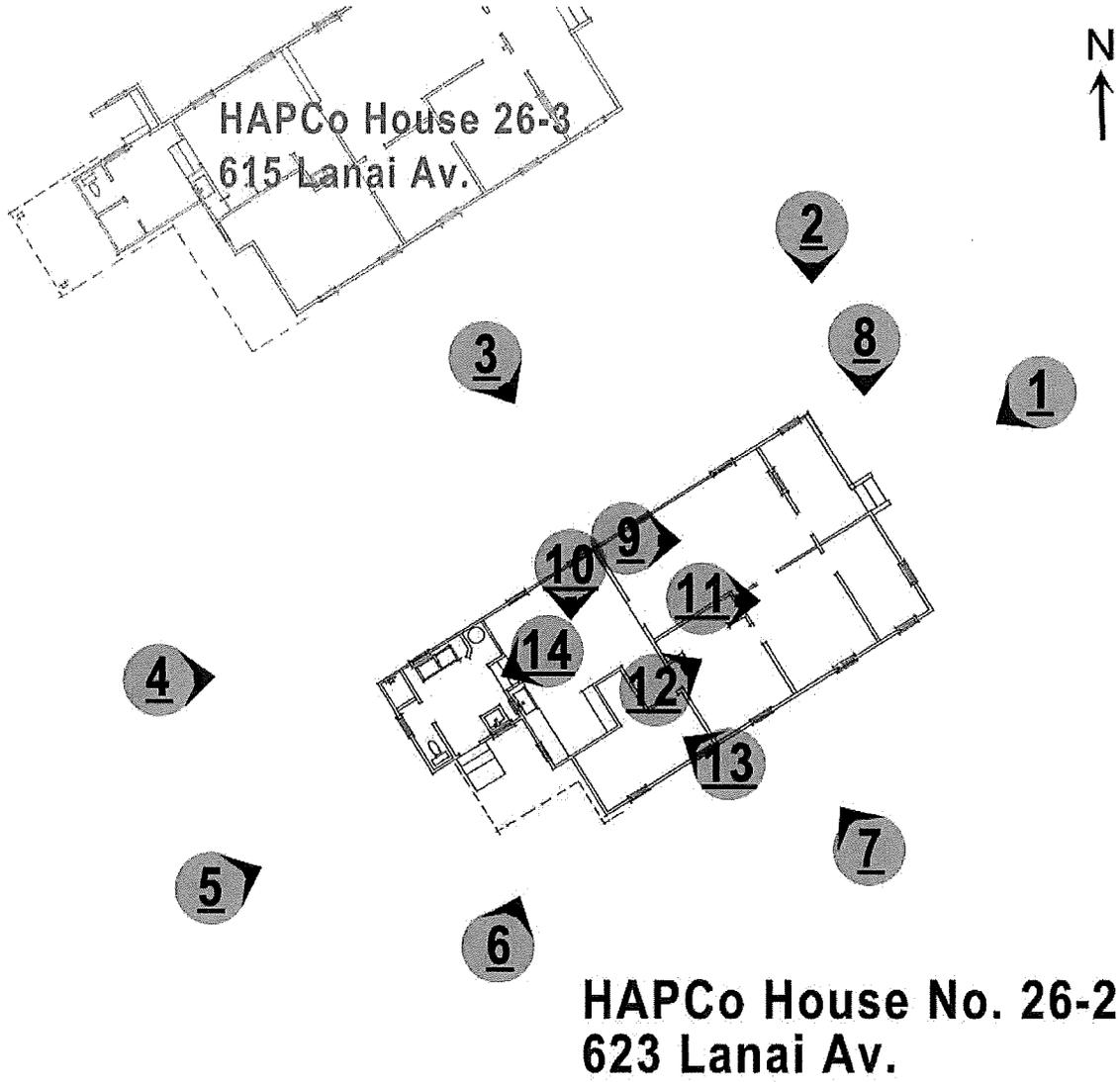
David Franzen, Photographer

May 2013

A 1' increment scale device was used in all photos, per instructions from Maui County.

- HI-561-1 FRONT FAÇADE. NORTHEAST ELEVATION OF 623 LANAI AVENUE. VIEW FACING SOUTHWEST.
- HI-561-2 OBLIQUE VIEW OF THE NORTH CORNER. VIEW FACING SOUTH. ELEVATION.
- HI-561-3 NORTHWEST ELEVATION. VIEW FACING SOUTHEAST.
- HI-561-4 OBLIQUE VIEW OF WEST CORNER. VIEW FACING EAST.
- HI-561-5 SOUTHWEST (REAR) ELEVATION. VIEW FACING NORTHEAST.
- HI-561-6 OBLIQUE VIEW OF SOUTH CORNER. VIEW FACING NORTH.
- HI-561-7 SOUTHEAST ELEVATION. VIEW FACING NORTHWEST.
- HI-561-8 DETAIL OF FRONT LANAI SHOWING THE GRID LATTICE OF THE LANAI RAILING AND THE PROJECTING FRAME AT THE NORTH HANDRAIL. VIEW FACING SOUTH.
- HI-561-9 INTERIOR VIEW OF THE LIVING ROOM SHOWING THE ENTRY DOOR ON LEFT AND DOOR TO BEDROOM ON RIGHT. VIEW FACING EAST.
- HI-561-10 VIEW OF THE KITCHEN. NOTE THE SCREEN DOOR TO THE WASHROOM ON THE RIGHT. VIEW FACING SOUTH.
- HI-561-11 FRONT BEDROOM. NOTE THE DOORWAY TO THE LANAI BEDROOM ON THE LEFT. VIEW FACING EAST.
- HI-561-12 MIDDLE BEDROOM. VIEW FACING NORTHEAST.
- HI-561-13 REAR BEDROOM WITH DOORWAY TO THE KITCHEN ON THE RIGHT. VIEW FACING NORTHWEST.
- HI-561-14 WASHROOM WITH REAR ENTRY DOOR ON THE FAR LEFT. VIEW FACING SOUTHWEST.

PHOTO KEY



HISTORIC AMERICAN BUILDINGS SURVEY

HAPCO (HAWAIIAN PINEAPPLE CO, LTD) HOUSE NO. 26-2
(LC-BCT-003)

HABS No. HI-561

Location: 623 Lanai Avenue
Lanai City
Maui County
Hawaii

U.S.G.S..Lanai South, Hawaii quadrangle
7.5 Minute Series (Topographic) (Scale – 1:24,000) NAD83 datum.

Universal Transverse Mercator Coordinates:
04.716525.2304390

Latitude and Longitude Coordinates:
20°49'36.75"N 156°55'9.5"W

Date of Constr: 1923

Designers: David E. Root¹

Builder: Kikuichi Honda, Contractor

Owner: Lanai Resorts LLC

Present Use: Vacant

Significance: Hawaiian Pineapple Co., Ltd., or HAPCo House No. 26-2 at 623 Lanai Avenue is a double house type plantation housing building located within the proposed Lanai City Business Country Town (Lanai City BCT) historic district. HAPCo House No. 26-2 is significant as a plantation period residence that was constructed exclusively by Japanese contractors under the leadership of Kikuichi Honda. Its double house configuration is an important and rare vernacular house type in Maui County and in the State of Hawaii. Lanai City BCT was the first planned community in the Territory of Hawaii. Today it is the last intact plantation town in Maui County, and the last intact example of Garden City planning and Hawaii Sugar Planters Association Village planning standards in Maui County, and one of the last in the State of Hawaii.²

Date of Report: December 2013

¹ James T. Munro, "History of Water Resources on Lanai, n.p. 1958.

² Stanley Solamillo, "Draft National Register of Historic Placed Registration Form, Lanai City Business City Town." Proposed historic district. March 2012. pp. 7, 45.

DESCRIPTION:

The historic name for this building, HAPCo House No. 26-2, is taken from the historic resources inventory sheet for 623 Lanai Avenue that is found on page 103 of the continuation sheets of the Draft National Register Form for the proposed Lanai City BCT Historic District.³ The alternate name for this resource, LC-BCT-0034, is the site number assigned by Hawaii State Historic Preservation Division, also found on the draft National Register Form continuation sheet.

HAPCo House No. 26-2 is a single story residence that has a side gable roof with shed roof sections. It has a foundation of wood posts on footings of either single basalt stones or solid concrete blocks. It has overall footprint dimensions of 25'-0" x 52'-6". The shed roof portion at the rear of the house was constructed ca. 1938 under the direction of HAPCo plantation superintendent Dexter Fraser to provide toilet facilities and additional space for the residents.⁴

The foundation of the house is 4" x 4" wood posts that raise the building about 2'-6" above grade. These posts are on a typical spacing of about 6' across the front (25'-0" side) of the house and about 5' across the sides (52'-6" side). Some posts have angled bracing of 2" x 4" that ties them to 4" x 4" longitudinal beams that support the 2" x 4" transverse floor joists that are set on 2'-0" spacing. The wood foundation posts are typically set on large stones, with some posts on solid concrete blocks about 10" square and 6" high. A wood grid lattice of 1½" wide strips screens the foundation. The washroom, at the rear of the house, has a concrete wall foundation that supports its concrete slab floor about 2'-0" above grade. This concrete wall foundation has horizontal impressions from the boards used for forming. The foundation wall rises to about 4' above grade in the area that encloses the shower stall. The rear entry door, at the washroom, is accessed by three concrete steps up from grade. This rear washroom was added to the original building ca. 1938. Before its addition, residents used a communal wash house that was supplied with hot and cold running water.⁵

The exterior walls of HAPCo House No. 26-2 are constructed with 2x4 studs on both sides of each opening and 4x4 posts at each corner, which support a 2x4 top plate. The house is clad with 12" side boards and 3" wide battens on the exterior and 1¾" wide battens on the interior. The exterior walls typically have a batten as trim at the eaves and no trim or water table at their bottom. The exterior board and batten walls are visible on the interior. Interior walls are true single wall construction with 1¾" battens each side of 1x12 boards. The exteriors were originally stained but all surfaces are painted.

The approximately 20'-deep portion of this house covered by the side gable roof consists of the living room and two front bedrooms. A short section of shed roof projects about 7' from the northeast lower eave, covering the front lanai and the small front bedroom. A longer section of shed roof projects about 27' from the southwest eave, covering the kitchen, rear bedroom and wash room. All sections of the roof are sheathed with corrugated metal. All eaves of the house (gable ends and shed roof eaves) have an overhang of between 1'-0" and 1'-3". The gable ridge height is about 17'-4" above grade. The roof framing of the gable section is 2" x 4" purlins on about 5' spacing with a nominal 1x4 fascia board at the gable ends. Purlins measuring 2" x 4" at the shed roof sections are spaced at about 4'. The rafters are observable at the lower eaves of the front and rear shed sections. These are nominal 2x4s on 4'-0" spacing at the front, and 4'-0" and 5'-0" spacing at the rear.

³ Solamillo, "Draft N R Form, Lanai City BCT." Cont. sheet p. 103.

⁴ Ibid. P. 37.

⁵ Ibid. P. 23. .

Windows in this house are a combination of six-over-six-light double-hung sash with sash pins, six-light single hung with sash pins, six-light sliding sash, and fixed sash, all with interior frames. Some of the fixed sash appear to have been converted from sliding or single hung. All windows have a typical exterior casing and apron of 1x4 boards with a window stool that projects 1 $\frac{3}{4}$ " from the wall. Double-hung window openings are 2'-2" wide and 4'-0" high and are found in the living room and two front bedrooms. The single-hung window is in the southeast wall of the front bedroom. It is a six light sash that operates vertically in a 2'-2" wide x 2'-0" high opening. Sliding sash, fixed openings, and single hung are typically about 2'-2" wide and 2'-0" high. They are found in the kitchen, wash room, rear bedroom, and lanai. The rear bedroom has a double sliding window with two six-light sash in an opening measuring 4'-6" wide and 2'-0" high.

Doorways in the house have nominal 1x4 casings, and are typically 2'-6" wide and 6'-8" high. The front entry door and the rear entry door (off the washroom) are five panel wood doors with steel knobs and escutcheon plates and ball top hinges. They each have a wood screen door with a large screened opening over three panels. The entry door to the small room off the north end of the lanai is formed of vertical tongue-and-groove boards.

The lanai is accessed by wood steps from grade level, with nominal 2x4 handrails. Beside the north handrail is a vertical nominal 2x4 frame that projects 2'-6" from the front railing between the lanai floor and ceiling. The upper portion of this frame is open and the lower portion is screened with a grid lattice of 1 $\frac{1}{2}$ " wide wood strips. The lanai floor is painted 5 $\frac{1}{4}$ " wide tongue-and-groove boards. The front railing is horizontal nominal 2x4 handrail with the space below filled with a grid lattice of 1 $\frac{1}{2}$ " wide wood strips. The small room off the north end of the lanai is enclosed with a painted wall of plywood on its front (northeast) side.

The interior of HAPCo House No. 26-2 contains four bedrooms along the southeast side and the living room and kitchen along the northwest side. The small front bedroom is positioned at the southeast end of the lanai and was created by enclosing that section of open lanai. The washroom is set off the main portion of the building at the west rear corner. The interior of the house has painted board-and-batten walls with 12" boards and 1 $\frac{3}{4}$ " battens. Ceilings have the same board-and-batten configuration. The flooring includes carpeting and vinyl floor covering over 5 $\frac{1}{4}$ " wide tongue-and-groove boards. The small front bedroom has a painted plywood floor. Interior doors are typically wood, with five panels, and steel knobs and escutcheon plates and ball top hinges. Some interior doors have rim locks. Ceiling light fixtures are sockets only. Light fixture controls are surface wired from the ceiling.

The floor level of the kitchen and rear bedroom is about 9" below the floor level of the living room and is accessed by a step down. This drop in floor level corresponds to the rear roof transition from side gable to shed roof. The kitchen has painted wood lower cabinets and open shelving of painted wood. The sink is set into a plastic laminate-covered wood counter. The washroom floor level is about another 1' lower than the kitchen and accessed by two wooden steps from the kitchen. The doorway from the kitchen to the washroom has a wood screen door with a large screen over three lower panels. The washroom has a concrete floor with ceramic floor tile and a floor drain. The washroom interior has board-and-batten walls. The washroom has no finished ceiling; the roof framing and the underside of the corrugated metal roofing are exposed. Within the washroom, the wood door to the toilet has five panels. The door to the shower has been removed.

HISTORIC CONTEXT:

For the historic context of this house see HABS No. HI-559, HAPCo (Hawaiian Pineapple Co. , Ltd.) House No. 26-4 (605 Lanai Avenue). See also HABS No. HI-560, for information on HAPCo House No. 26-3 (615 Lanai Ave.).

Sources

A. Architectural Drawings:

No original drawings for Lanai City double houses were located.

B. Early Views:

Early aerial photos (1924) showing Lanai City, taken by the 11th Photo Section are available in the archives of Kumu Pono Associates, P.O. Box 631599, Lanai City HI 96763. This photograph was taken by a U.S. military photographic section and is considered in the public domain.

An aerial photograph taken on October 23, 1929 showing Lanai City is located in the photography archives of the Bishop Museum, Honolulu, folder: Geography, Lanai, Aerial Photos, neg. # CP 50182.

C. Bibliography:

Ashford, Marguerite K. "Lanai: A Narrative History." Stanford University, thesis for MA. 1974.

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"Man Who Built Lanai's Model Village to Call it a Day." Honolulu Star Bulletin. January 1, 1958.

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Shideler, Barbara. "Hawaii's Plantation Village: History, Interpretation and Design of an Outdoor History Museum." Honolulu. Submitted to the Faculty of the Department of American Studies In Partial Fulfillment of The Requirements For The Graduate Certificate in Historic Preservation. 1993.

Solamillo, Stanley. "Draft National Register of Historic Placed Registration Form, Lanai City Business City Town." Proposed historic district. Form prepared by Sally Kaye and Reynold Gima. March 2012. Located in the files of Hawaii State Historic Preservation Division.

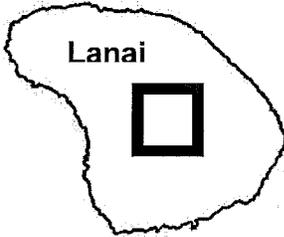
PROJECT INFORMATION

This report is written in advance of the demolition of three houses and a garage at 605, 615, and 623 Lanai Avenue, in Lanai City. These buildings will be replaced in kind by new construction. The houses and garage have been vacant for several years, are in advanced stages of deterioration, and were found to be structurally unsafe in October 2011.⁶ Maui County has stipulated that this HABS report be produced as mitigation for the demolition of these buildings.

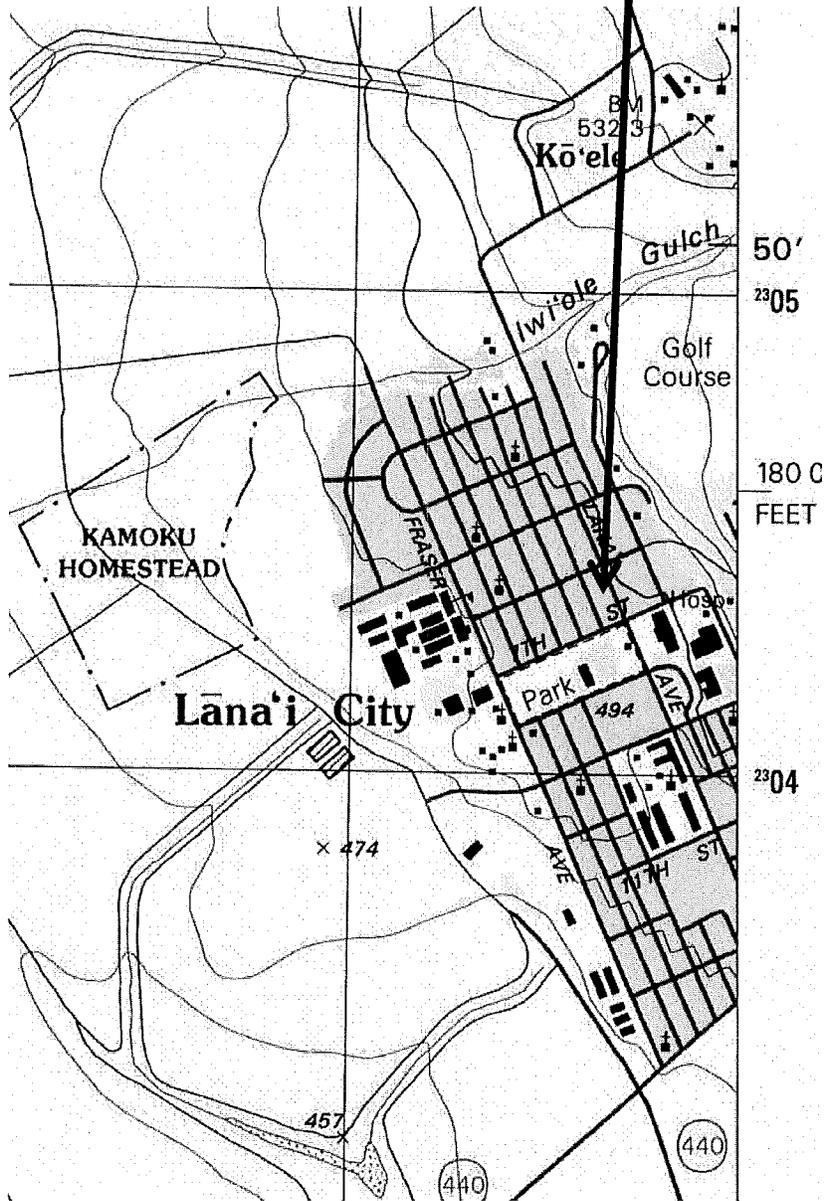
The historic context for this report was researched and written by Dee Ruzicka of Mason Architects Inc, Honolulu, Hawaii with contributions by Kepa Maly of Kumu Pono Associates, Lanai City, Hawaii. Archival photographs were taken May, 2013 by David Franzen of Franzen Photography, Kailua, Hawaii. Measured drawings were produced by Katharine Stephens, AIA, of Mason Architects, Inc. This report was compiled by Dee Ruzicka of Mason Architects, Inc, Honolulu, Hawaii.

⁶ Okahara & Associates, Inc. "Lanai Structural Inspection Report, for 3 Houses and 1 Garage," October 4, 2011.

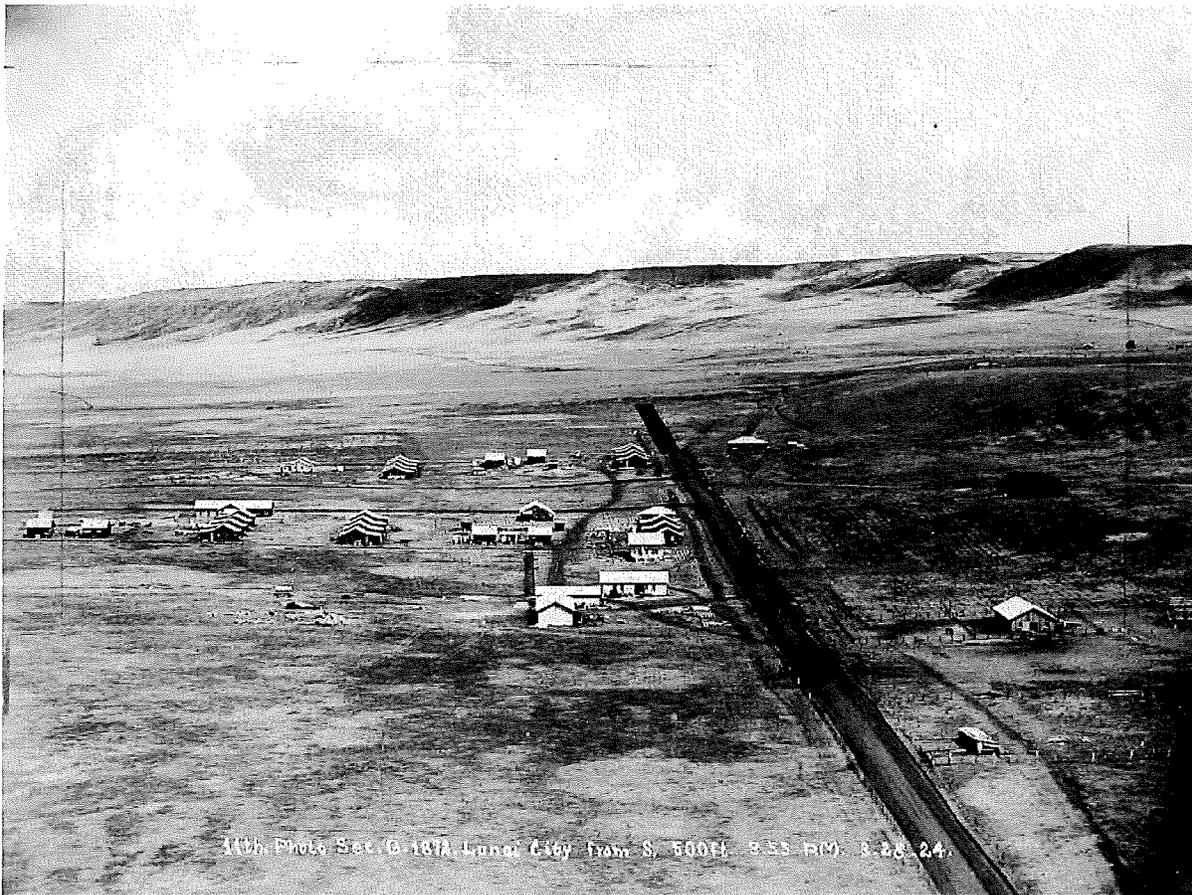
Location map.



HAPCo
House No. 26-2
623 Lanai Ave.



Aerial photograph taken March 28, 1924 showing early construction in Lanai City. The group of four houses containing HAPCo House No. 26-2 is at the upper center with their side gables facing the camera and rear shed roof extending to the left. Note that there are 21 houses appearing in this photo that are the same design as HAPCo House No. 26-2. View facing north. Today's Lanai Avenue is the well-defined street running from the foreground past the group of houses. Photo courtesy of Kumo Pono Assoc. *11th Photo Section. This photo was taken by a U.S. military photographic section and is considered in the public domain.*



HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

HABS No. HI-561-1



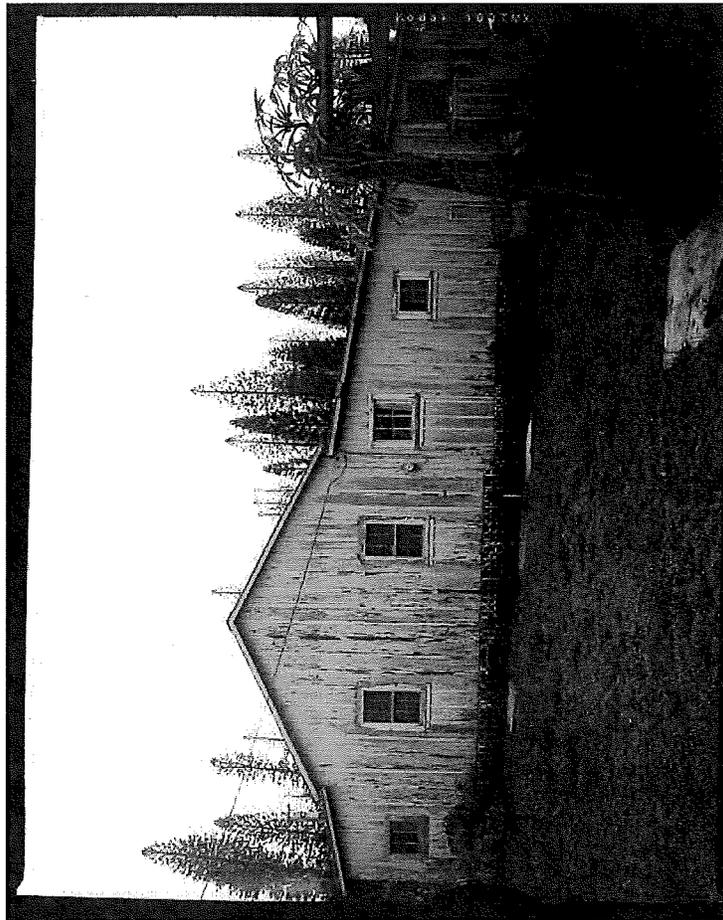
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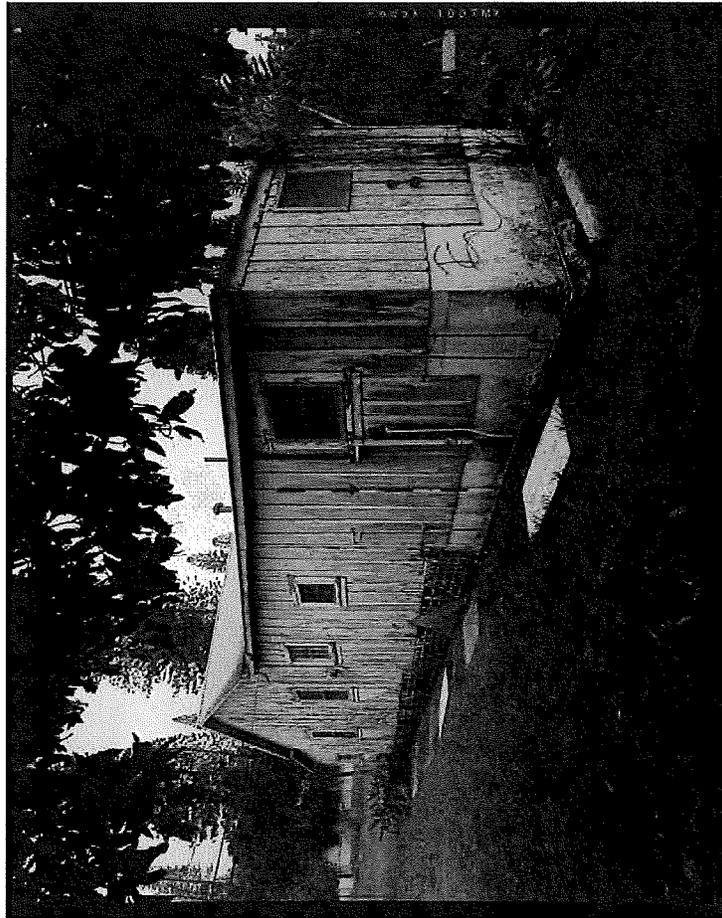
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SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

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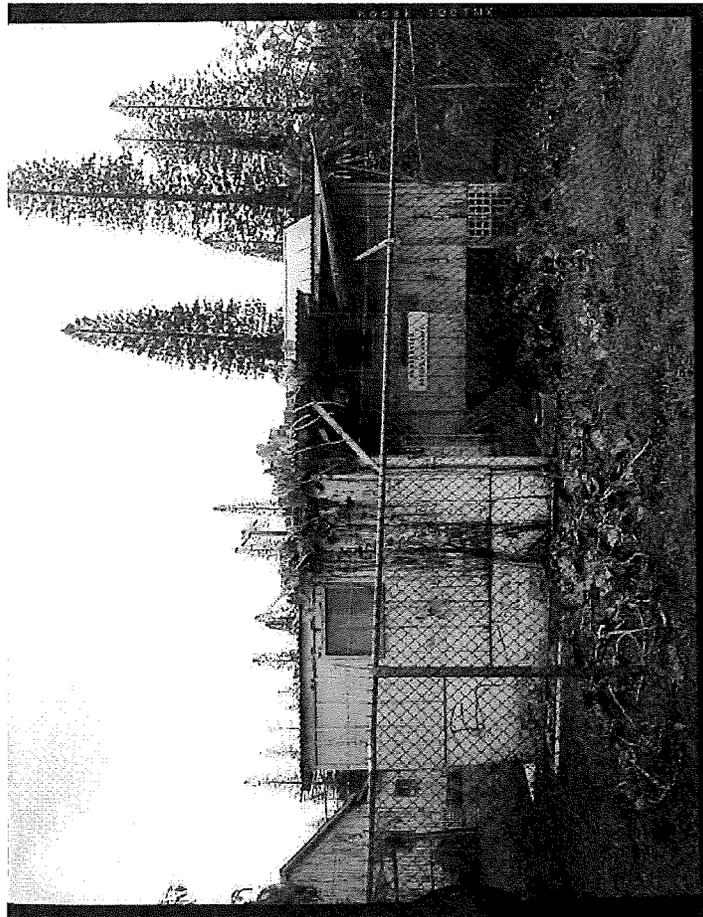
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SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

HABS No. HI-561-4



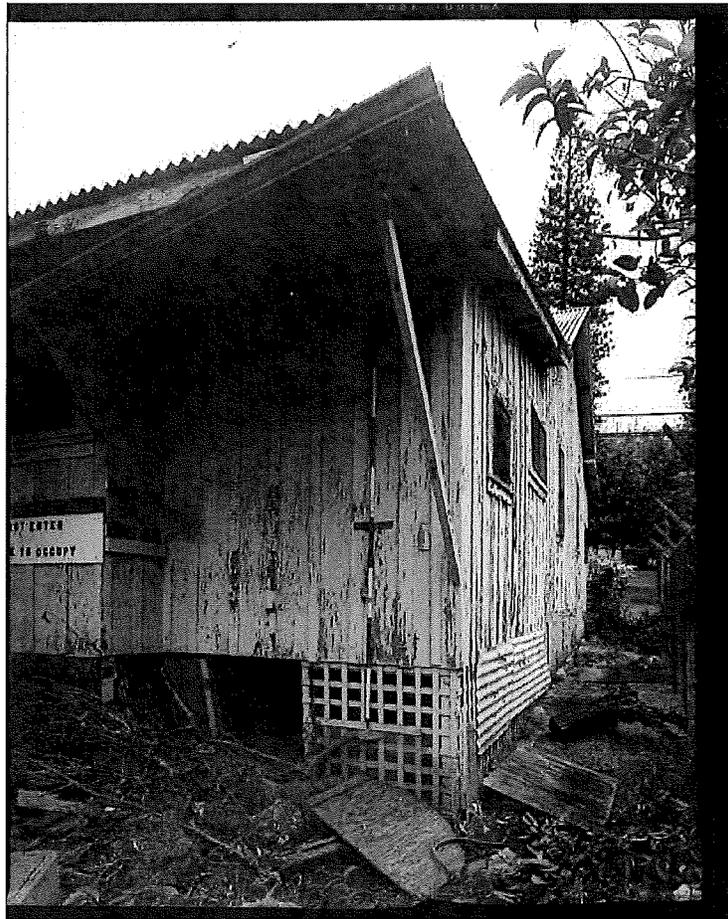
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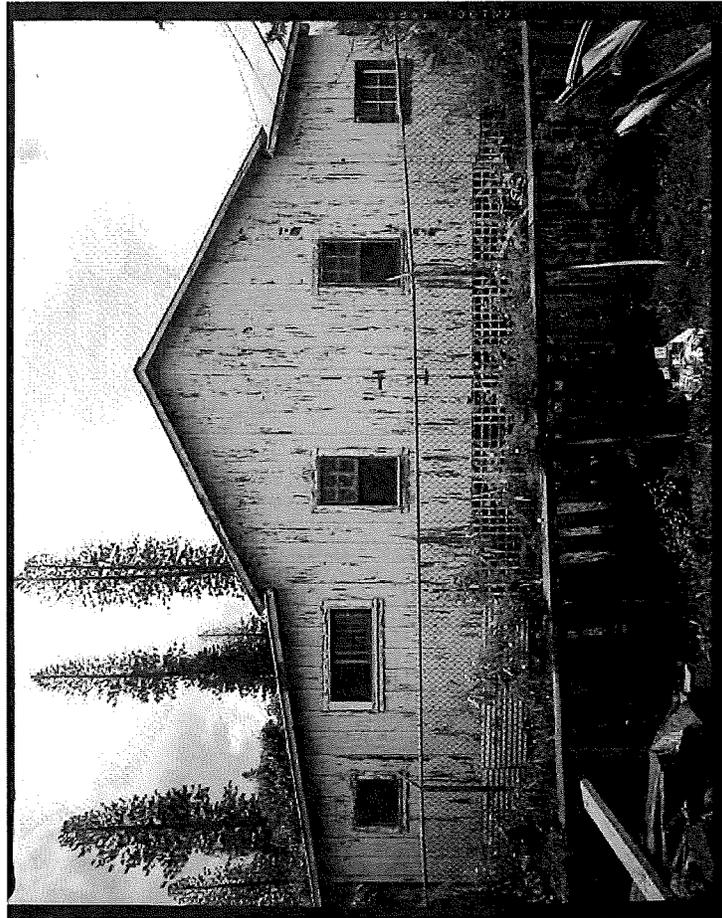
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SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

HABS No. HI-561-6



HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

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HISTORIC AMERICAN BUILDINGS SURVEY
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HABS No. HI-561-8



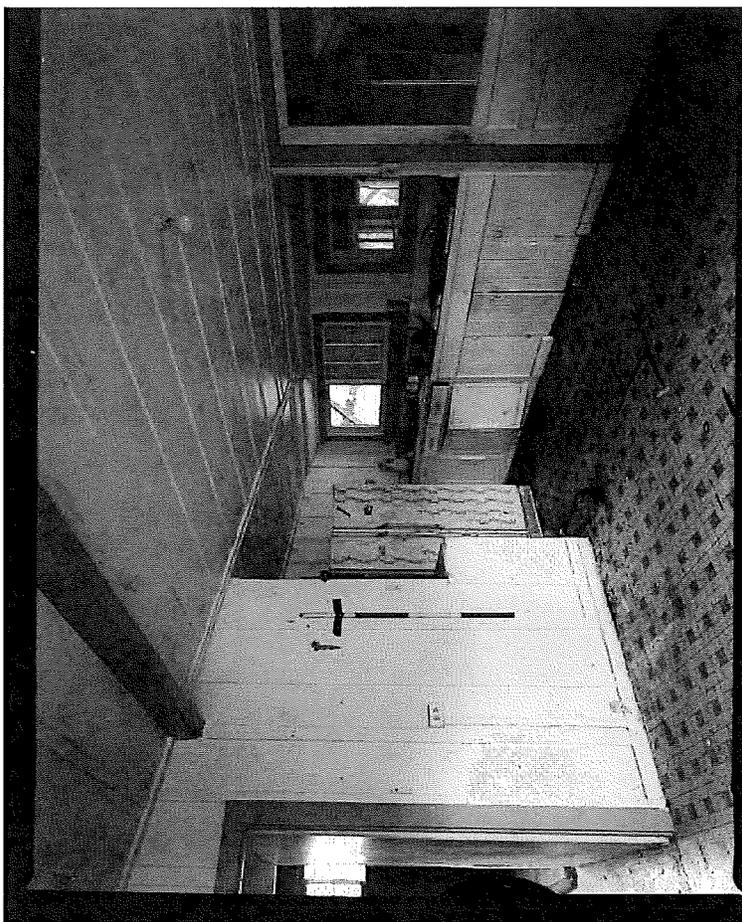
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SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

HABS No. HI-561-9



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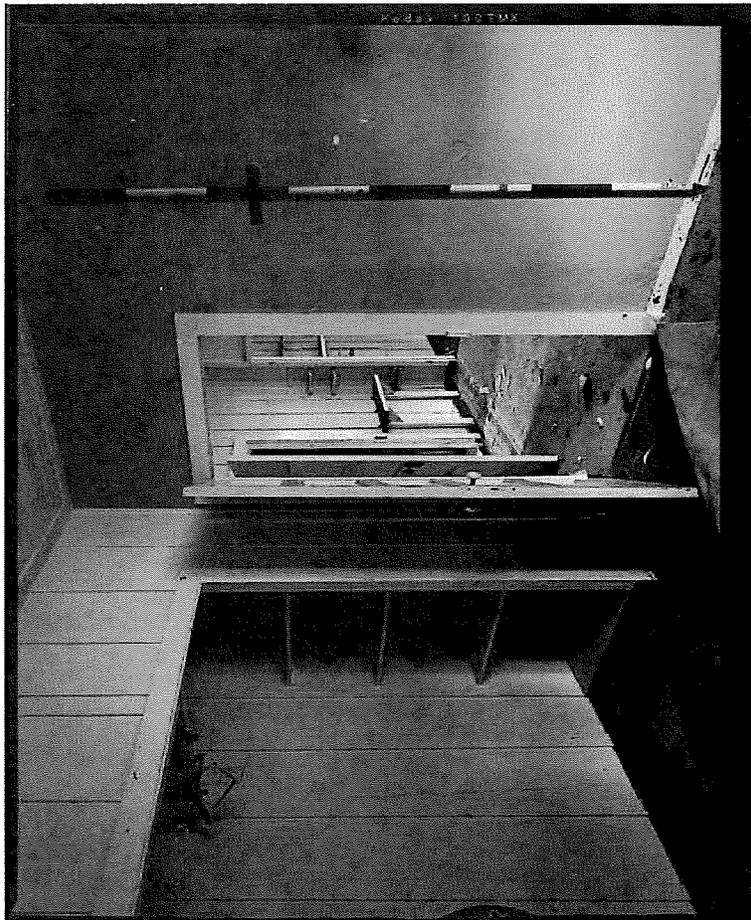
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SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

HABS No. HI-561-11



HISTORIC AMERICAN BUILDINGS SURVEY
SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

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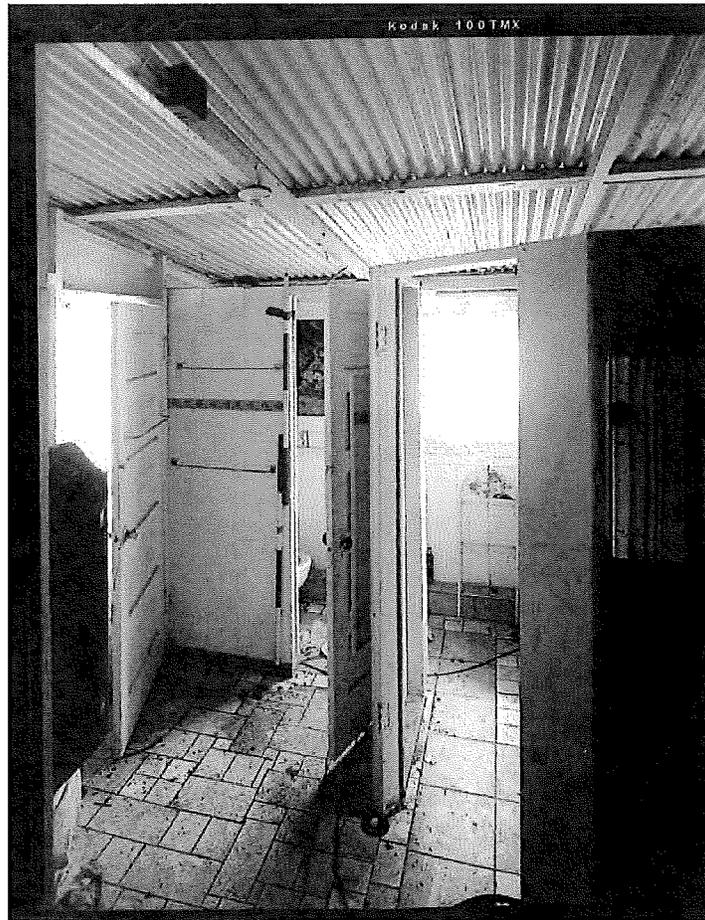
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SEE INDEX TO PHOTOGRAPHS FOR CAPTIONS

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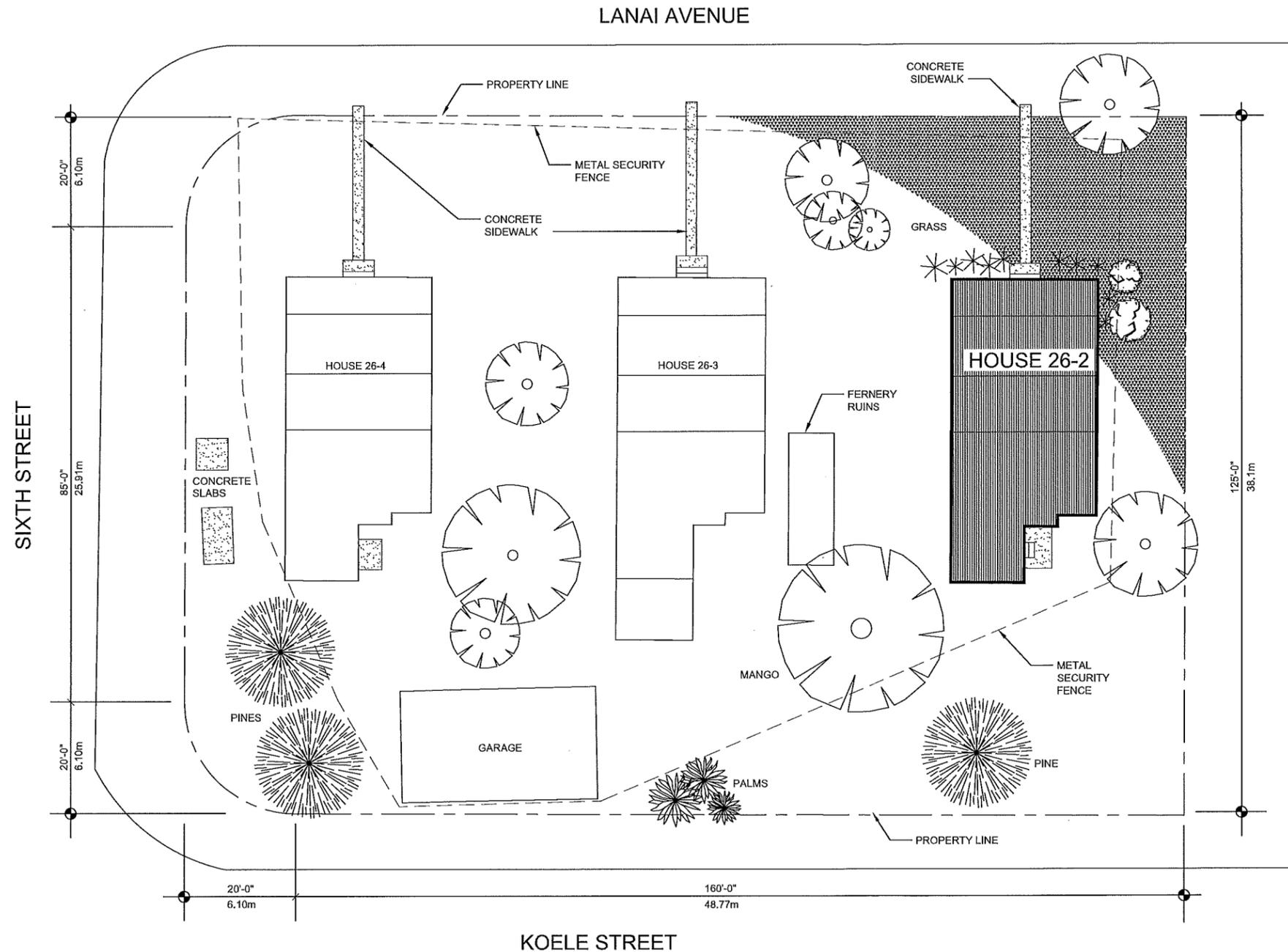
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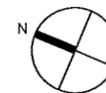
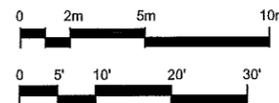
HAWAIIAN PINEAPPLE COMPANY LTD. HOUSE NO. 26-2

LANAI CITY, LANAI



SITE PLAN

SCALE: 3/32" = 1'-0"



STATEMENT OF SIGNIFICANCE

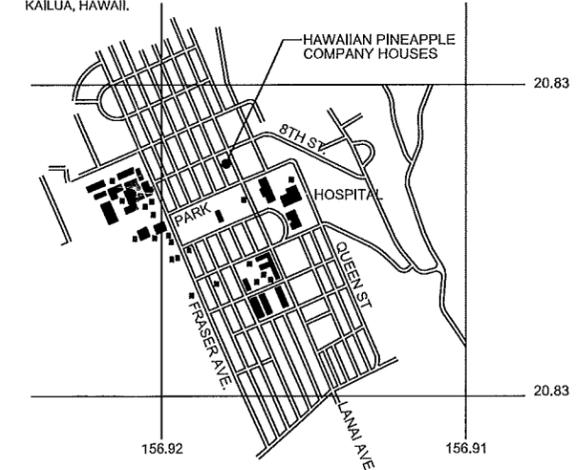
HAWAIIAN PINEAPPLE CO., LTD., OR THE HAPCO HOUSE NO. 26-2 AT 623 LANAI AVENUE IS A ONE-STORY, SINGLE-WALL, PLANTATION VERNACULAR STYLE HOUSING BUILDING. THE HOUSE IS SIGNIFICANT AS A PLANTATION PERIOD RESIDENCE THAT WAS CONSTRUCTED EXCLUSIVELY BY JAPANESE CONTRACTORS UNDER THE LEADERSHIP OF KIKUCHI HONDA. THE DOUBLE HOUSE CONFIGURATION IS AN IMPORTANT VERNACULAR HOUSE TYPE IN MAUI COUNTY AND IN THE STATE OF HAWAII. LANAI CITY BUSINESS COUNTRY TOWN (BCT) WAS THE FIRST PLANNED COMMUNITY IN THE TERRITORY OF HAWAII. TODAY IT IS THE LAST INTACT PLANTATION TOWN IN MAUI COUNTY, AND THE LAST INTACT EXAMPLE OF GARDEN CITY PLANNING AND HAWAII SUGAR PLANTERS ASSOCIATION VILLAGE PLANNING STANDARDS IN MAUI COUNTY, AND ONE OF THE LAST IN THE STATE OF HAWAII.

LOCATED ON A LOT AT THE CORNER OF LANAI AVENUE AND SIXTH STREET, THIS HOUSE WAS ONE OF THE FIRST RESIDENCES BUILT IN LANAI CITY WHEN CONSTRUCTION OF THE COMMUNITY BEGAN IN 1923. LANAI CITY WAS BUILT TO SERVE AS THE HOME FOR PLANTATION WORKERS OF THE HAWAIIAN PINEAPPLE COMPANY, LTD. (HAPCO), WHICH PURCHASED MOST OF THE ISLAND OF LANAI IN DECEMBER 1922 FOR USE AS A PINEAPPLE PLANTATION. THE PLANTATION OPERATED UNTIL 1992. THE HOUSE HAS BEEN DETERMINED TO BE UNFEASIBLE TO RESTORE AND IS SLATED FOR DEMOLITION AND REPLACEMENT, HOWEVER ITS IMPORTANCE AS REPRESENTATION OF THE PINEAPPLE PLANTATION HOUSING PROMPTED THE RECORDING OF THE BUILDING AS A HABS PROJECT.

PROJECT INFORMATION

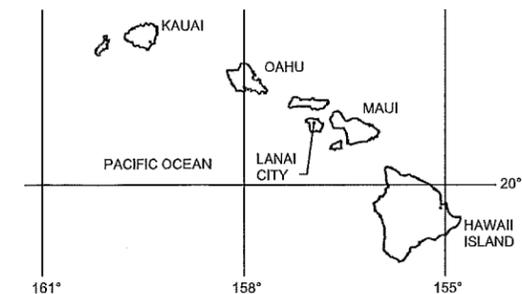
THIS HISTORIC AMERICAN BUILDING SURVEY PROJECT WAS PRODUCED IN ADVANCE OF THE DEMOLITION OF THIS HOUSE, AS WELL AS THE TWO ADJACENT RESIDENCES AND A GARAGE. THESE BUILDINGS WILL BE REPLACED IN KIND BY NEW CONSTRUCTION. THE HOUSES AND GARAGE HAVE BEEN VACANT FOR SEVERAL YEARS, ARE IN ADVANCED STAGES OF DETERIORATION, AND WERE FOUND TO BE STRUCTURALLY UNSAFE IN OCTOBER 2011. MAUI COUNTY HAS STIPULATED THAT HABS REPORTS BE PRODUCED AS MITIGATION FOR THE DEMOLITION OF THESE STRUCTURES.

THE RECORDING TEAM CONSISTED OF DEE RUZICKA OF MASON ARCHITECTS, INC, HONOLULU, HAWAII, WHO PRODUCED THE WRITTEN REPORT, KATHARINE STEPHENS, ALSO OF MASON ARCHITECTS INC., WHO PRODUCED THE DRAWING DOCUMENTATION. ARCHIVAL PHOTOGRAPHS WERE TAKEN MAY, 2013 BY DAVID FRANZEN OF FRANZEN PHOTOGRAPHY, KAILUA, HAWAII.



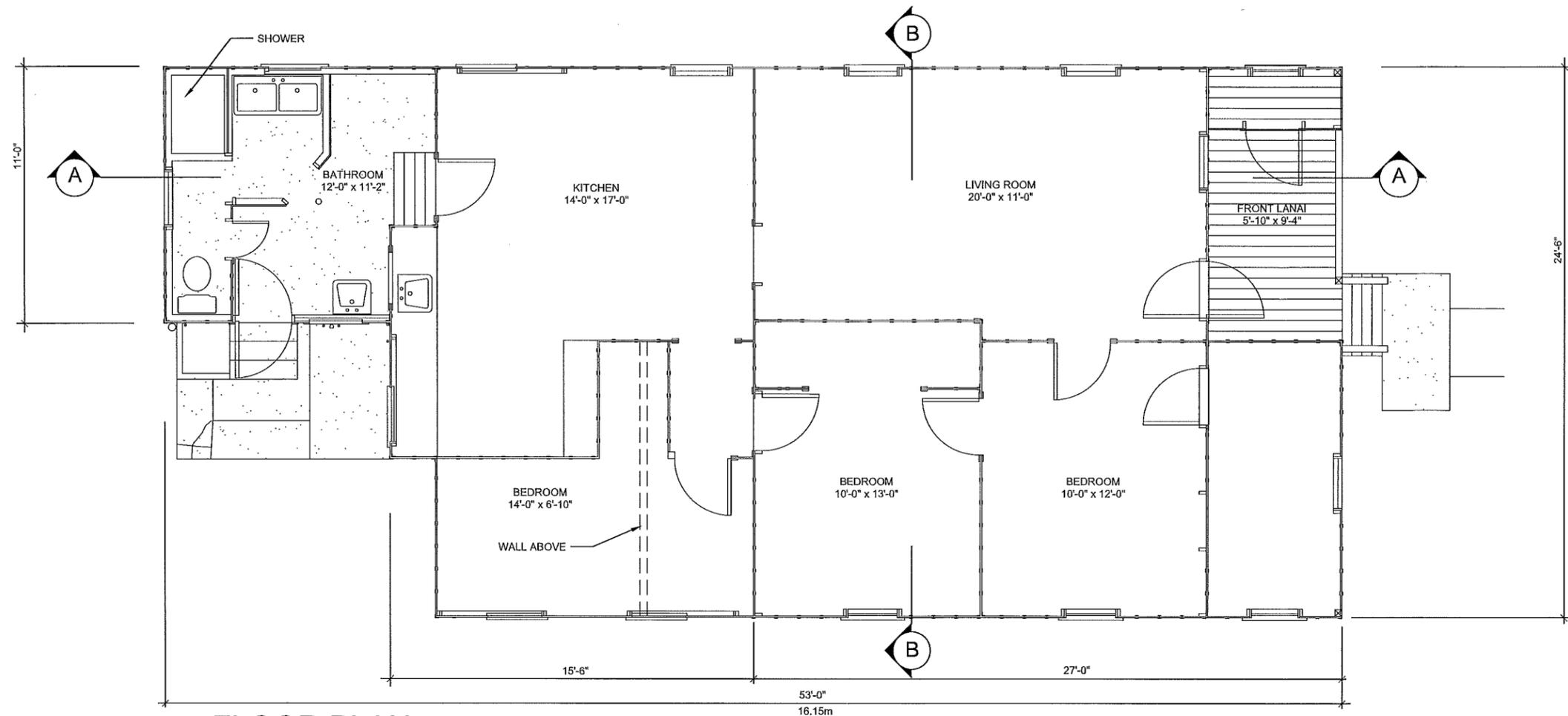
LOCATION PLAN

NOT TO SCALE



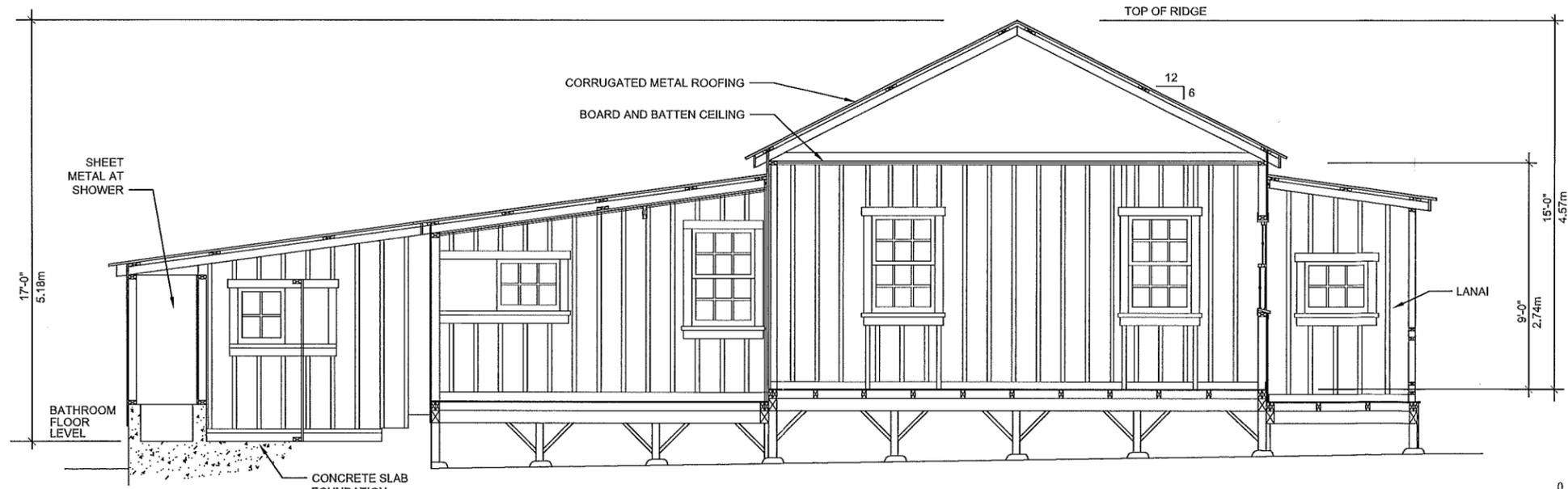
HAWAIIAN ISLANDS

NOT TO SCALE



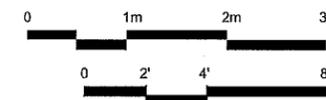
FLOOR PLAN

SCALE 3/8" = 1'-0"

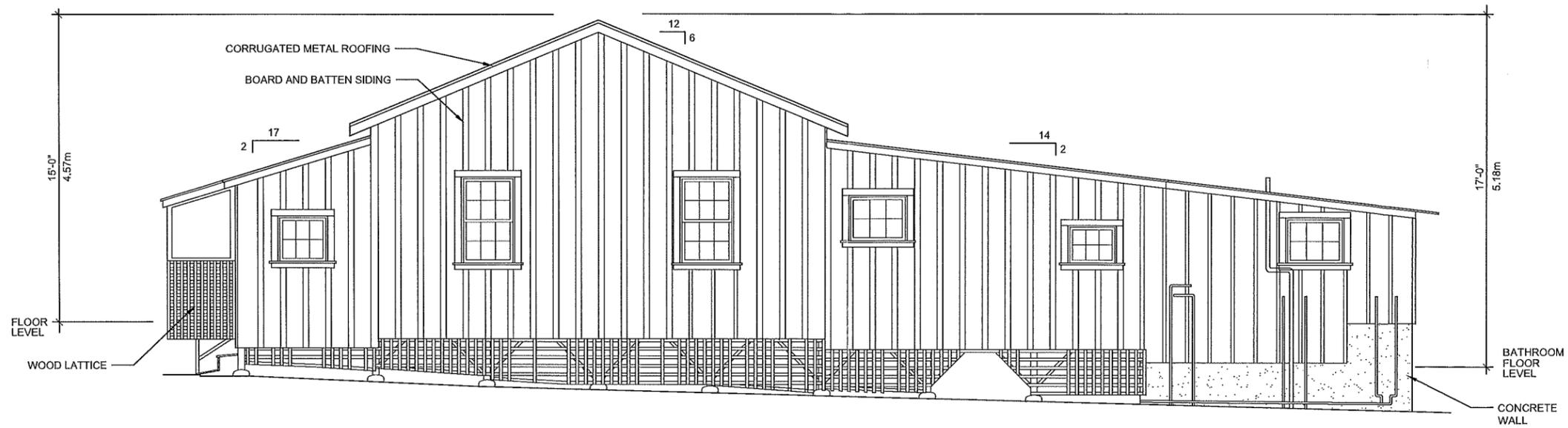


BUILDING SECTION A-A

SCALE 3/8" = 1'-0"

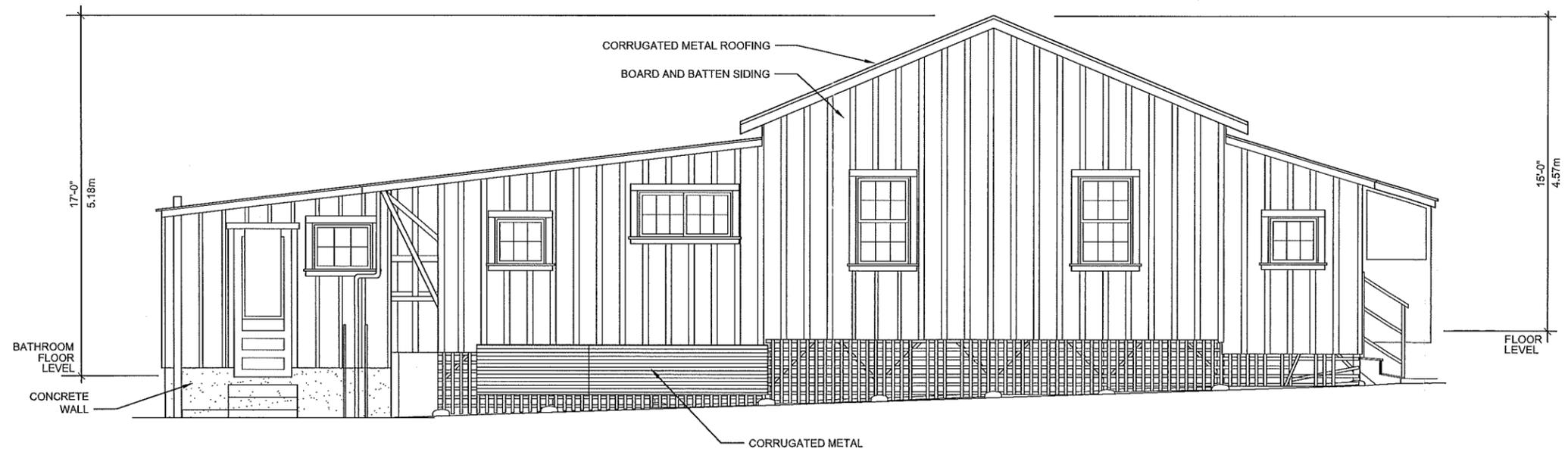


LIBRARY OF CONGRESS
 HISTORIC AMERICAN BUILDINGS SURVEY
 SHEET 2 OF 4
 SURVEY NO. HI-561
 HAWAII
 MAUI COUNTY
 LANAI CITY
HAWAIIAN PINEAPPLE COMPANY LTD. HOUSE NO. 26-2
 623 LANAI AVENUE
 DRAWN BY: KATHARINE B. STEPHENS
 NATIONAL PARK SERVICE
 UNITED STATES DEPARTMENT OF THE INTERIOR
 IF REPRODUCED, PLEASE CREDIT THE HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DECORATOR, DATE OF DRAWING.



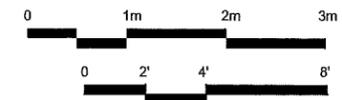
NORTHEAST ELEVATION

SCALE 3/8" = 1'-0"



SOUTHWEST ELEVATION

SCALE 3/8" = 1'-0"



DRAWN BY: KATHARINE B. STEPHENS

NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

623 LANAI AVENUE
LANAI CITY

HAWAIIAN PINEAPPLE COMPANY LTD. HOUSE NO. 26-2

MAUI COUNTY

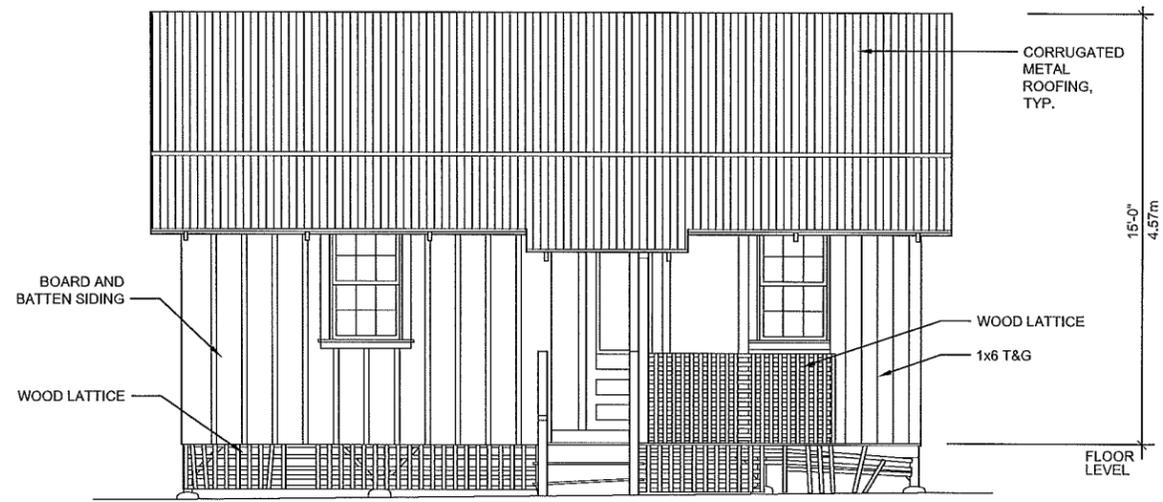
HAWAII

SURVEY NO. HI-561

HISTORIC AMERICAN BUILDINGS SURVEY SHEET 3 OF 4

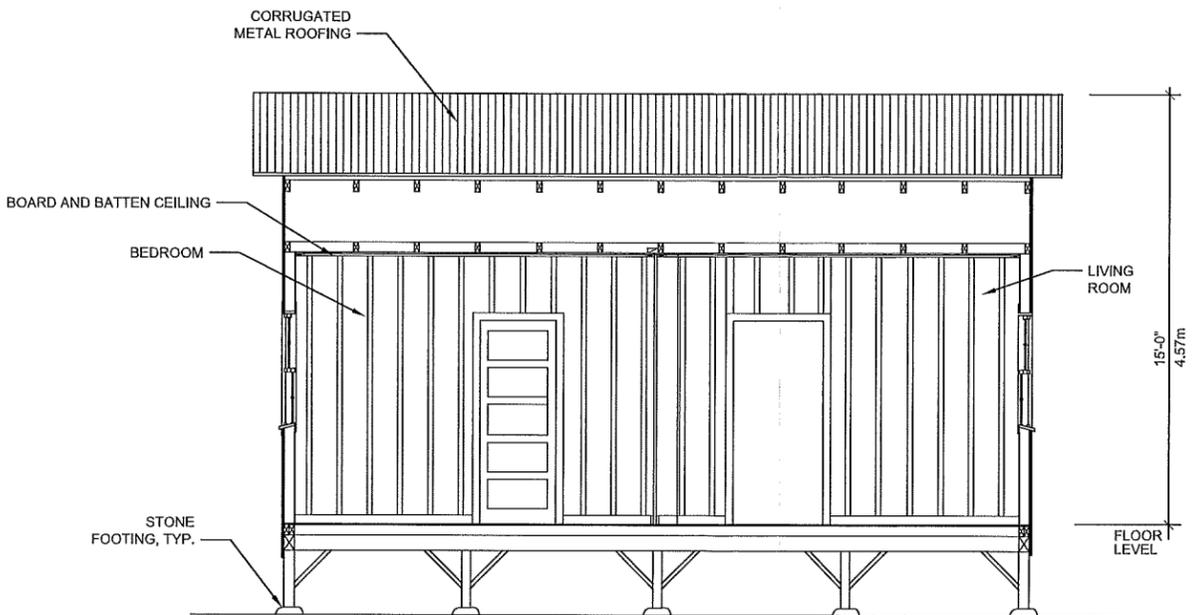
UNIVERSITY MICROFILMS

IF REPRODUCED, PLEASE CREDIT THE HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DEDICATED LINE OF DRAWING



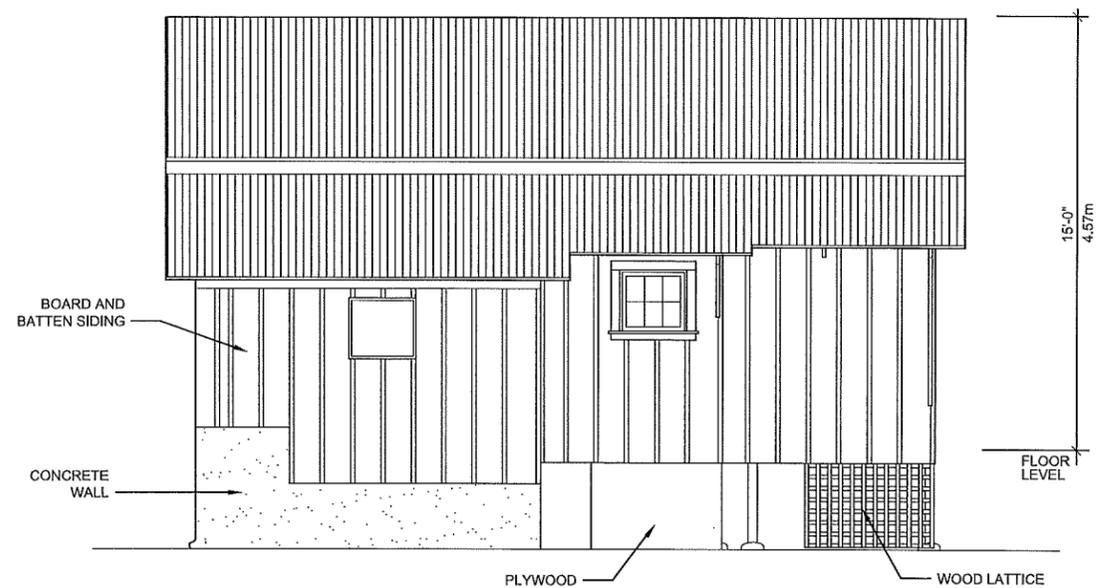
FRONT ELEVATION

SCALE 3/8" = 1'-0"



BUILDING SECTION B-B

SCALE 3/8" = 1'-0"



REAR ELEVATION

SCALE 3/8" = 1'-0"



DRAWN BY: KATHARINE B. STEPHENS

NATIONAL PARK SERVICE
UNITED STATES DEPARTMENT OF THE INTERIOR

623 LANAI AVENUE
LANAI CITY

HAWAIIAN PINEAPPLE COMPANY LTD. HOUSE NO. 26-2

HAWAII

BL-561

HISTORIC AMERICAN
BUILDINGS SURVEY

LIBRARY OF CONGRESS
PHOTODUPLICATION SERVICE

IF REPRODUCED, PLEASE CREDIT THE HISTORIC AMERICAN BUILDINGS SURVEY, NATIONAL PARK SERVICE, NAME OF DELINEATOR, DATE OF DRAWING

APPENDIX B.

Structural Inspection Report

LANAI STRUCTURAL INSPECTION REPORT

FOR 3 HOUSES AND 1 GARAGE

FOR: CASTLE & COOKE RESORTS, LLC
1311 Fraser Avenue
Lanai City, Hawaii 96763

BY : OKAHARA & ASSOCIATES, INC.
200 Kohola Street
Hilo, Hawaii 96720

DATED: 10/04/11

LANAI STRUCTURAL INSPECTION REPORT

A. Background

- 1) On September 14, 2011, Okahara and Associates was asked to do the Structural Inspection for 3 houses and a garage for 3 cars located on the Island of Lanai, Tax Key 490060500000.
- 2) An inspection was done by Mr. Donald Okahara, P.E. on September 30, 2011.

B. Finding

- 1) The 3 houses were originally built in 1935 with corrugated iron roof with plyboard exterior. The corrugated iron roof looks in fairly good shape so it was changed in the past. See Figure 2, Figure 3, Figure 4 for pictures of the houses.
- 2) The 3 houses were abandoned and entrances locked. The middle house front door was broken and locks forced open. There are notices of no entry posted at some of the entrances.
- 3) The 3 houses are in dilapidated condition inside and outside.
- 4) There were fresh termite droppings on the floor (Figure 6).
- 5) There was no attempt to inspect the attic space because of the termite infestation.
- 6) The interior of the building are mold infested (Figure 6).
- 7) Some of the floor joists are sagging, especially when stepped on.
- 8) Some of the floor to ground post were deteriorated and not contacting the floor and the footings were made of flat stones not concrete (Figure 8).
- 9) Homeless seemed to be occupying the center house.
- 10) The garage is built to service 3 cars and the roof purlins, if not rafters are sagging (See Figure 5 for garage).

C. Conclusion

The buildings (3) and the garage are structurally unsafe and constitute a hazard to public safety. The mold infested building would pose a public health problem.

A letter (Okahara and Associates' Letter Number 60252) was sent to Castle & Cooke recommending to have the building demolished.

D. Attachments

- 1) Figure 1 Aerial View, Google Map
- 2) Figure 2 House No. 605
- 3) Figure 3 House No. ? (numbers torn off)
- 4) Figure 4 House No. 623
- 5) Figure 5 Garage
- 6) Figure 6 Termite Droppings/Mold
- 7) Figure 7 Typical Interior of House
- 8) Figure 8 Floor Wooden Column/Stone Foundation
- 9) Figure 9 Floor Wooden Column/Stone Foundation
- 10) Letter Number 60252 dated October 3, 2011.



To see all the details that are visible on the screen, use the "Print" link next to the map.

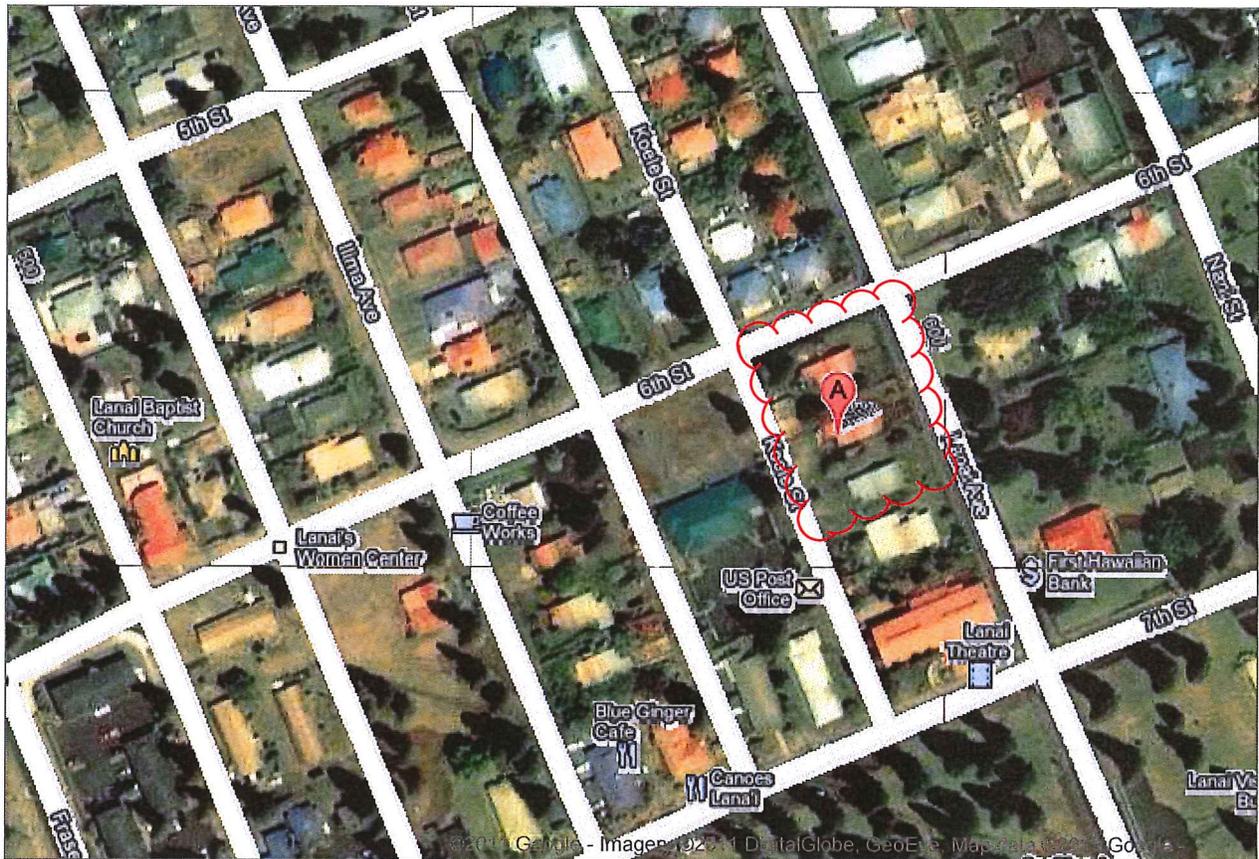


FIGURE 1



House No. 605 – Front View

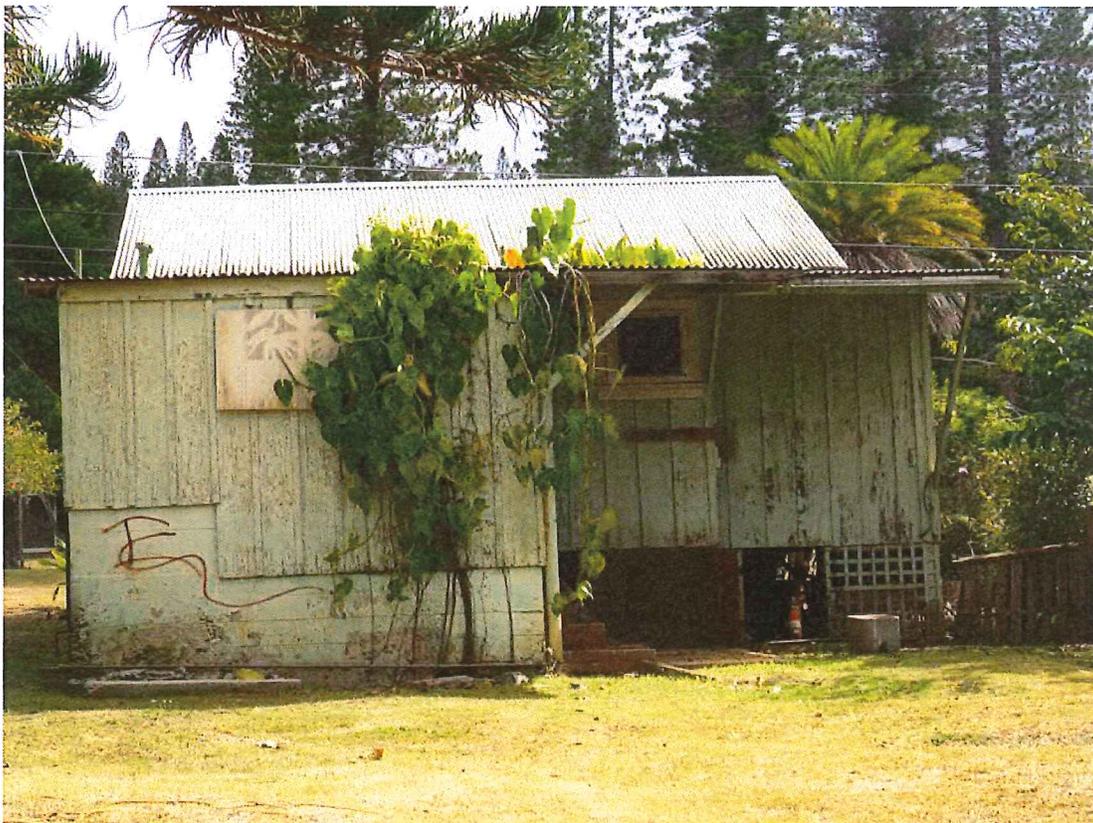


House No. 605 – Back View

FIGURE 2

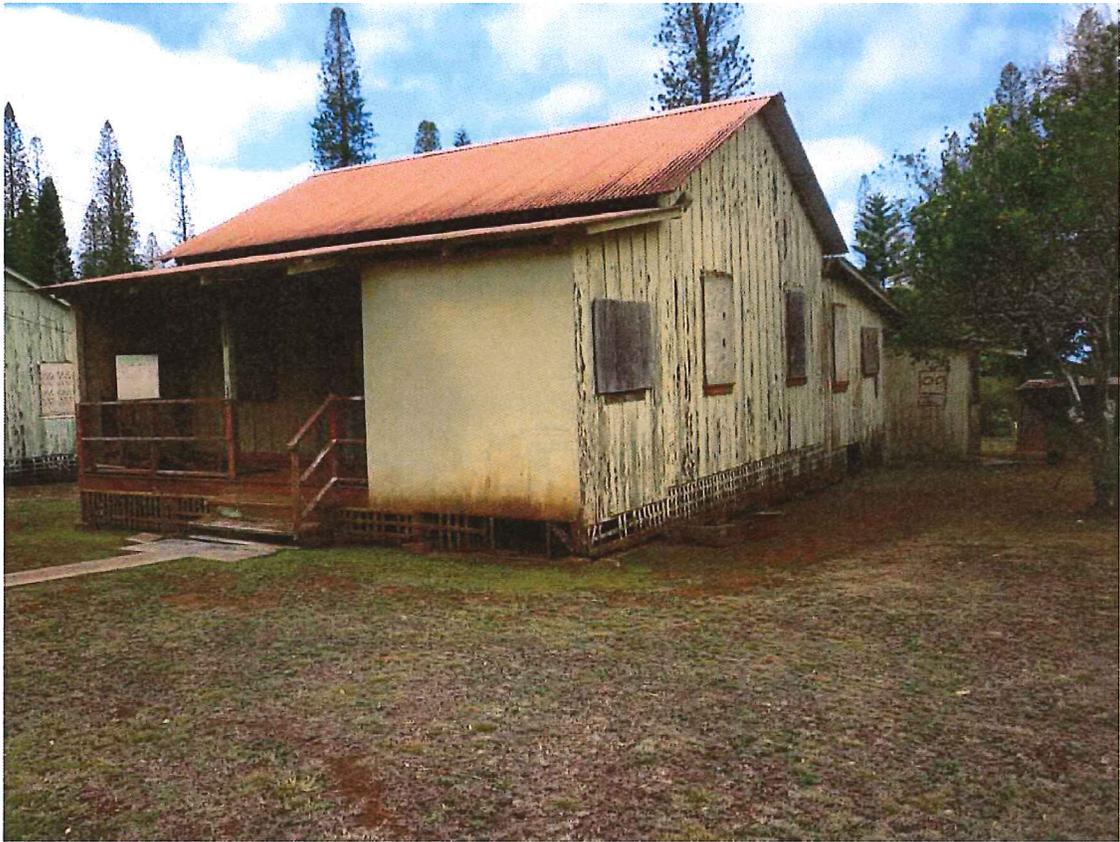


House No. (?) – Front View



House No. (?) – Back View

FIGURE 3



House No. 623 – Front View



House No. 623 – Rear View

FIGURE 4



For House No. 605
3-Car Common Garage

For House No. ? (Middle)



3-Car Garage (continuation)

FIGURE 5



Fresh Termite Droppings

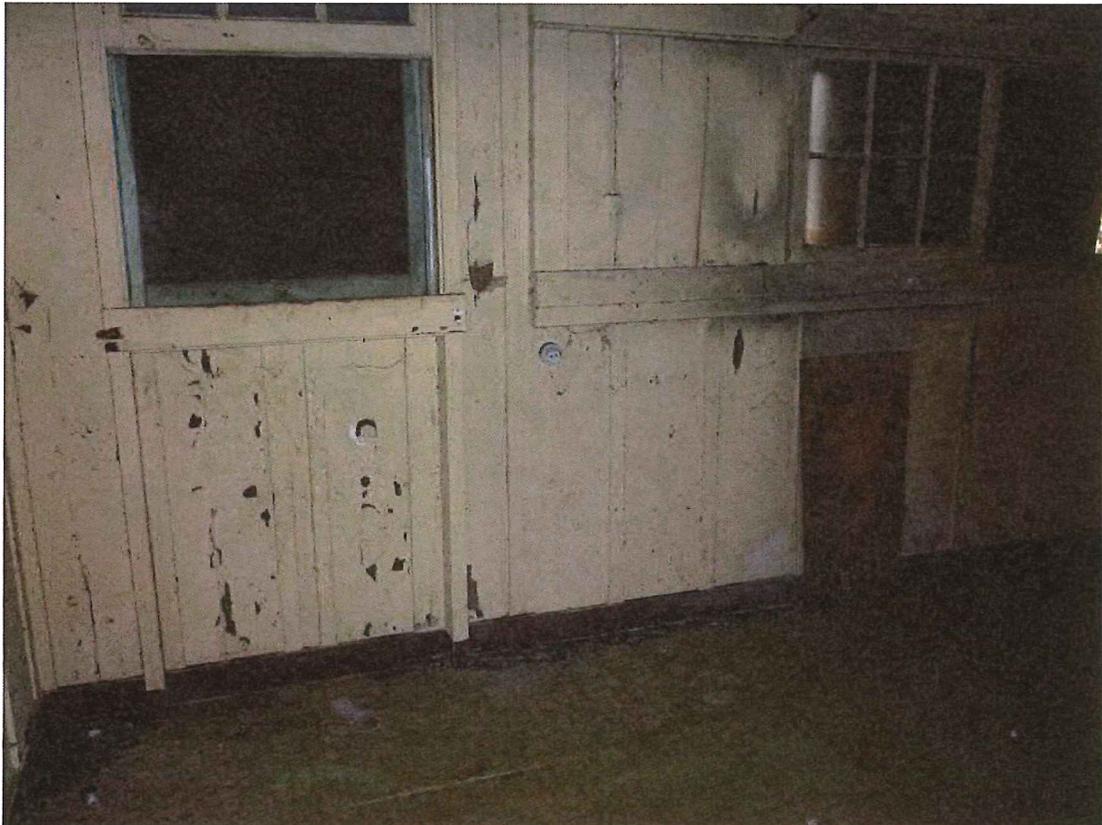


Mold at Various Locations

FIGURE 6



Typical Interior of House



Typical Interior of House

FIGURE 7



Floor Wooden Column/Stone Foundation

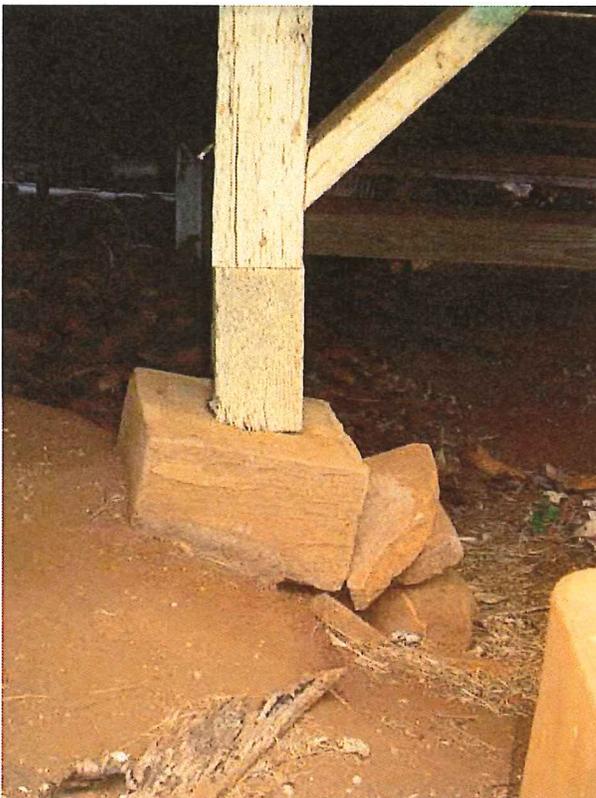


Floor Wooden Column/Stone Foundation

FIGURE 8



Floor Wooden Column/Stone Foundation



Floor Wooden Column/Stone Foundation



Okahara and Associates, Inc.
ENGINEERING CONSULTANTS

VIA EMAIL: kbaptist@castlecooke.com

October 3, 2011
Letter No. 60252
Reference No. 211-816

Mr. Kristofer Baptist
Senior Project Coordinator
Castle and Cooke Resorts, LLC
1311 Fraser Avenue
Lanai City, Hawaii 96763

Subject: Lanai Structural Inspection – 3 Houses / 1 Garage
Tax Map Key: 4-9-6-50

As per request, I have inspected the three houses and garage on September 30, 2011.

The three houses (TMK: 4-9-6-50) and garage are structurally unsafe and constitute a hazard to public safety and beyond repairs. The three buildings and garage should be demolished.

As stated in the Uniform Building Code 1997 subsection 101.3 amended by Maui County, there should be posted signs at each entrance to read "DO NOT ENTER. UNSAFE TO OCCUPY." No person shall enter the buildings except for the purposes of demolishing the buildings.

Sincerely,
OKAHARA AND ASSOCIATES, INC.

Donald K. Okahara, P.E.
President / Structural Engineer

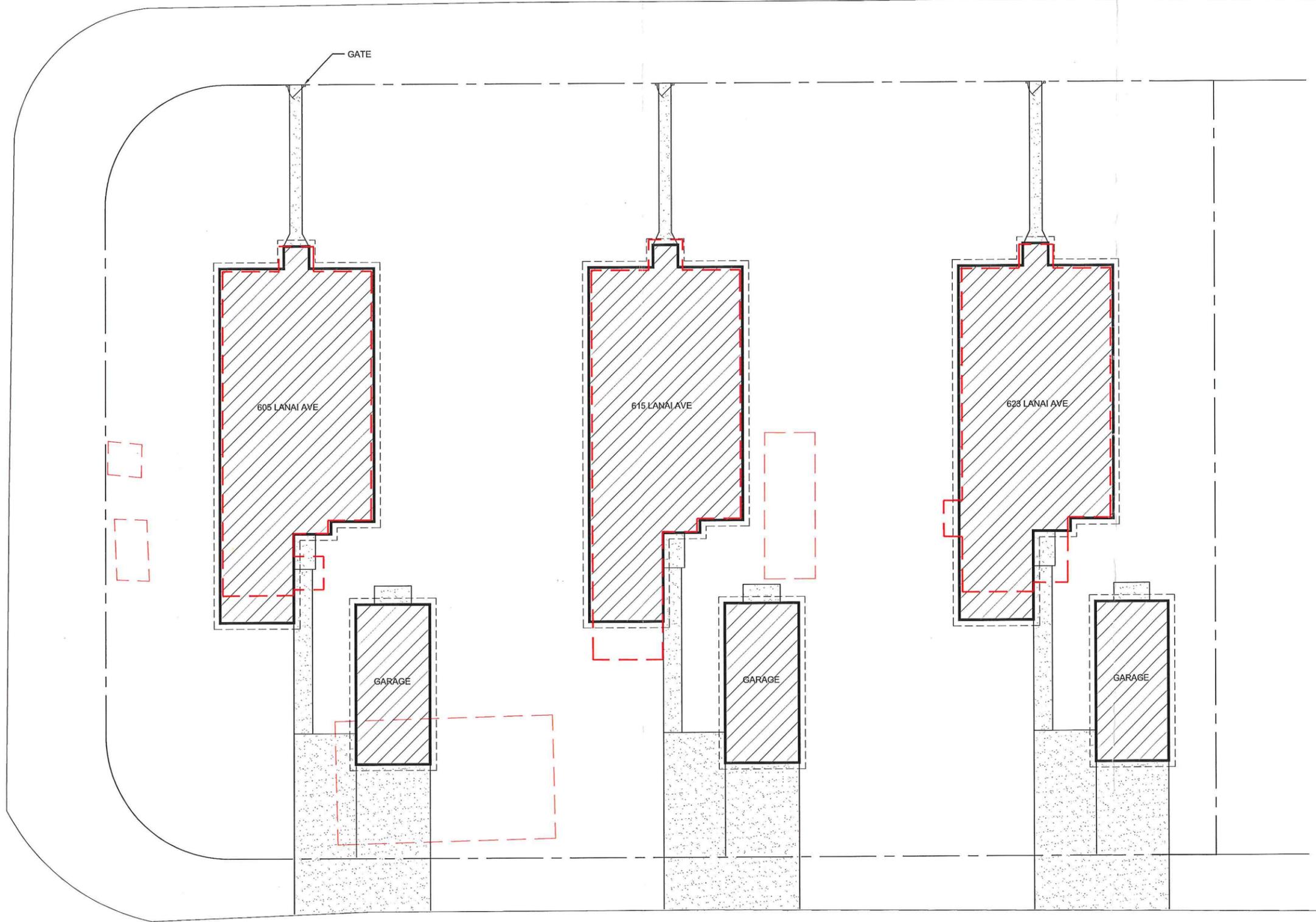
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APPENDIX C.

SCHEMATIC DEVELOPMENT PLANS

LANAI AVENUE

6TH STREET

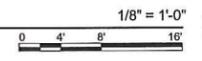


KOELE STREET

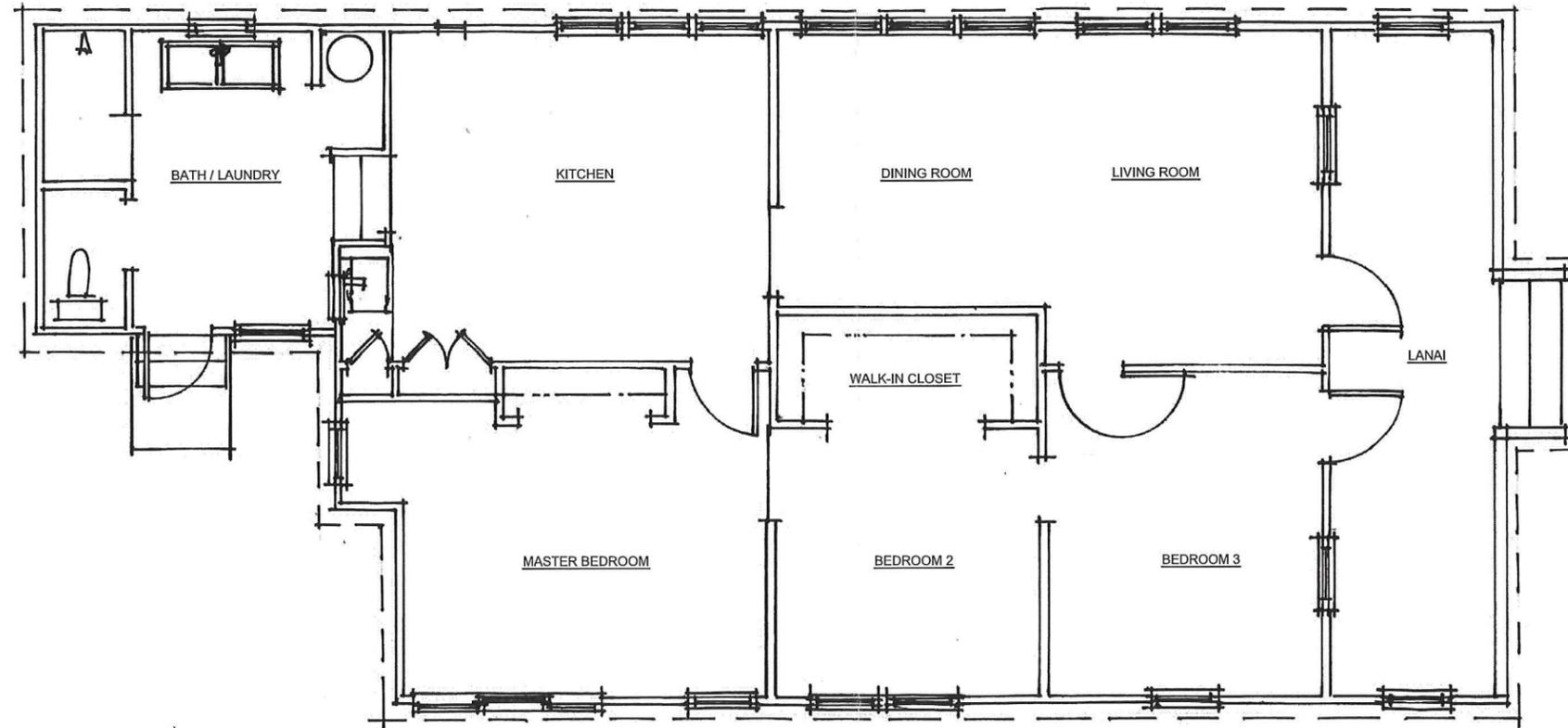
LEGEND

- EXISTING FOOTPRINT
- PROPOSED FOOTPRINT

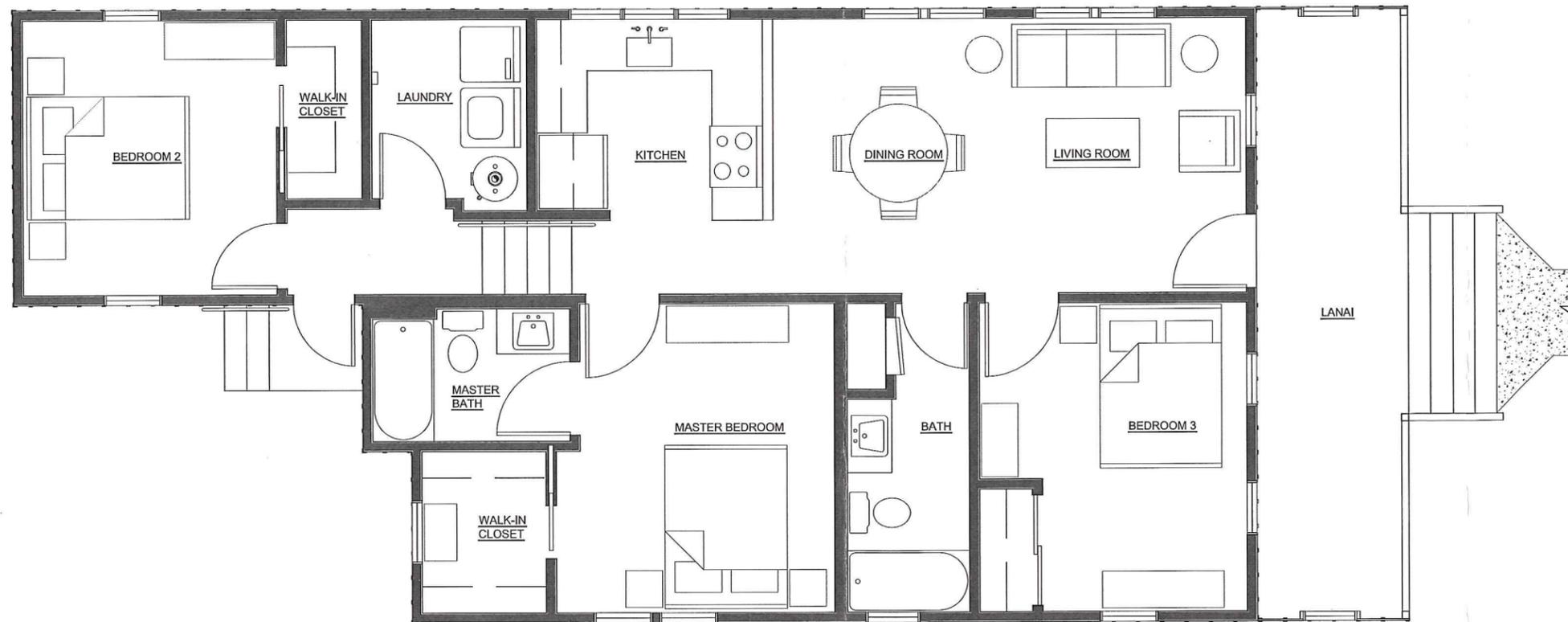
SITE PLAN
 LANAI - THREE REPLACEMENT HOUSES



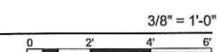
M ARCHITECTURE
 RESTORATION
 RENOVATION
 RESEARCH
 Mason Architects

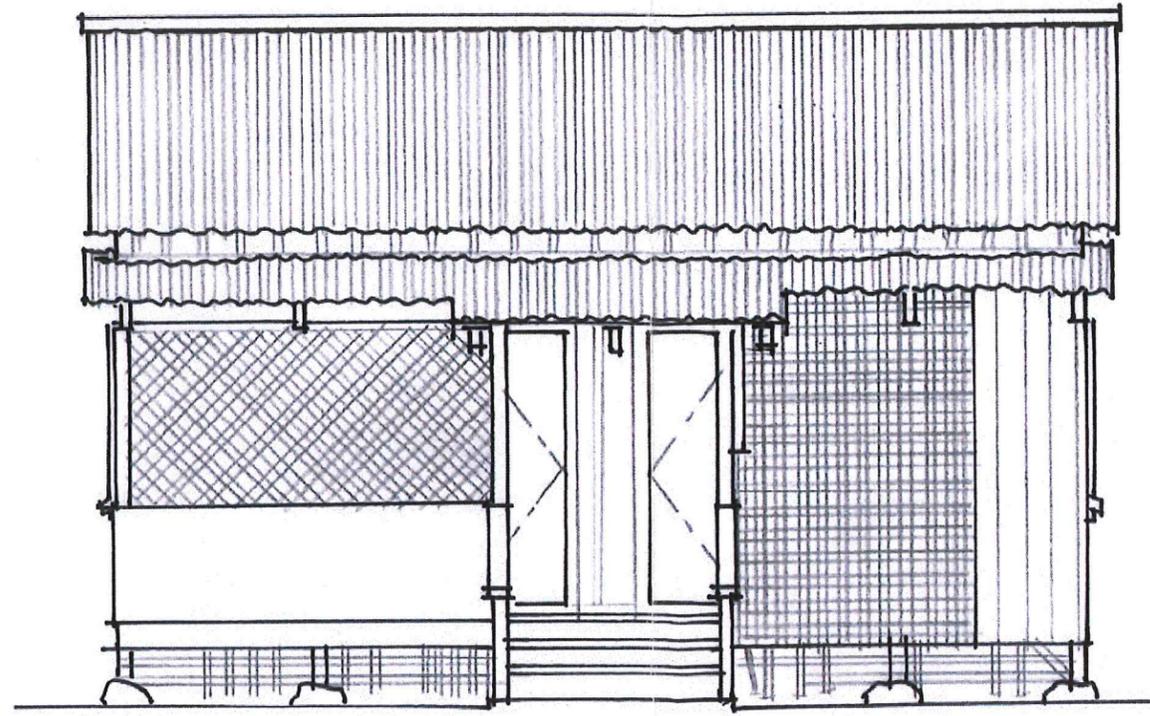


EXISTING FLOOR PLAN
LANAI - THREE REPLACEMENT HOUSES



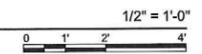
PROPOSED FLOOR PLAN
LANAI - THREE REPLACEMENT HOUSES





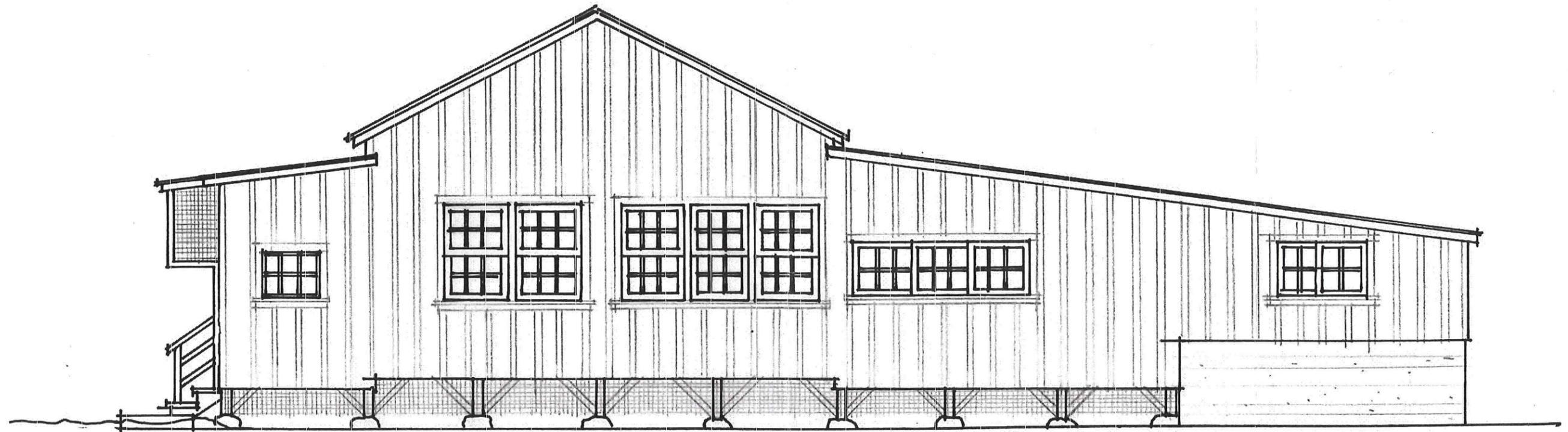
ORIGINAL LANAI RAILING

EXISTING FRONT ELEVATION
LANAI - THREE REPLACEMENT HOUSES



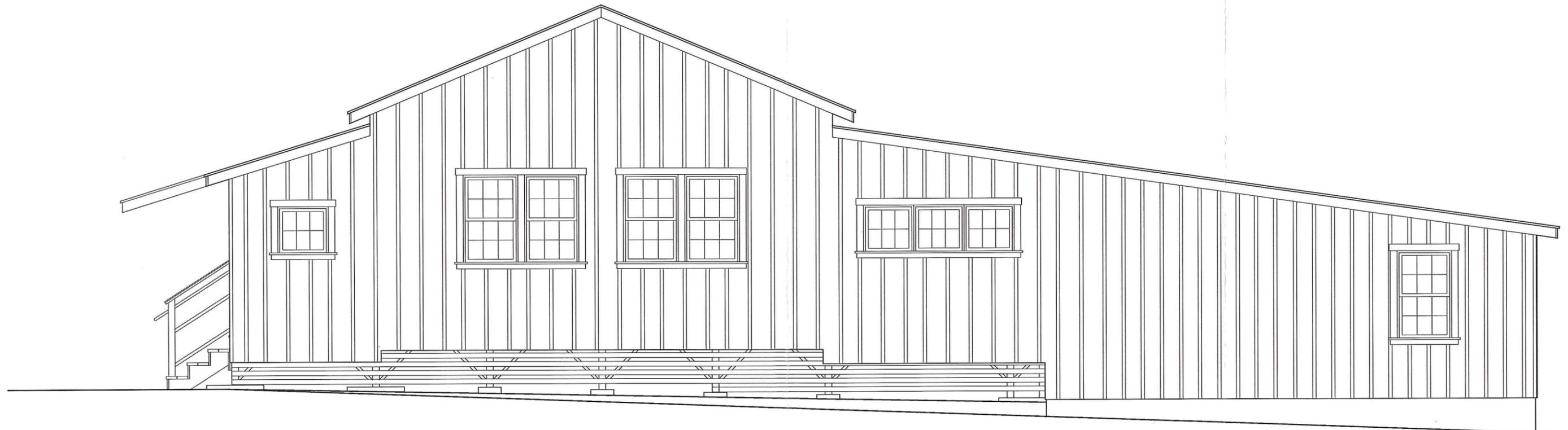
PROPOSED FRONT ELEVATION
LANAI - THREE REPLACEMENT HOUSES





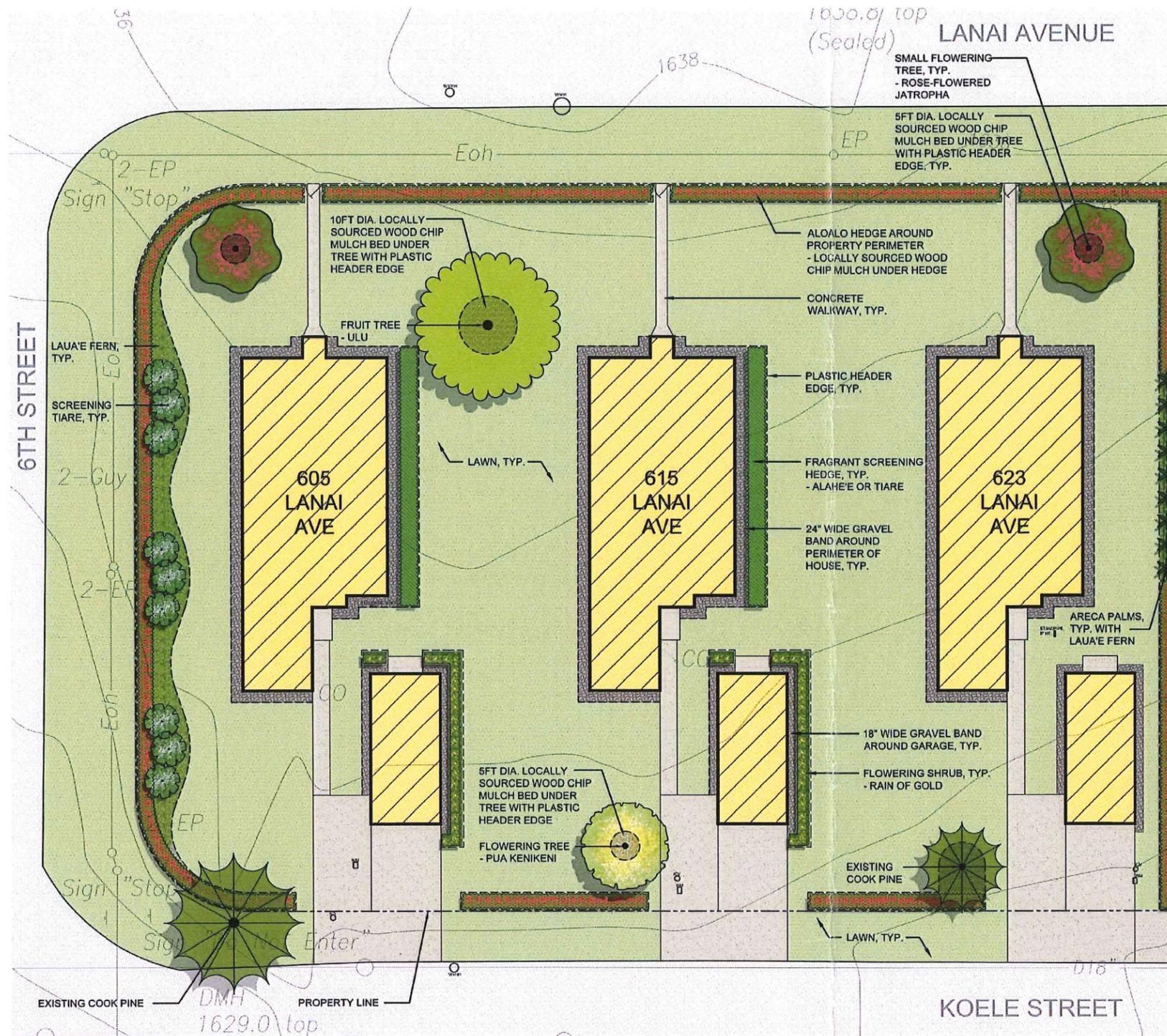
EXISTING SIDE ELEVATION
LANAI - THREE REPLACEMENT HOUSES

1/2" = 1'-0"
0 1' 2' 4'



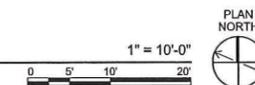
PROPOSED SIDE ELEVATION
LANAI - THREE REPLACEMENT HOUSES

1/2" = 1'-0"
0 1' 2' 4'



PLANT LIST		
	BOTANICAL NAME	COMMON NAME
TREES	<i>Artocarpus altii</i>	Breadfruit, Ulu
	<i>Fagraea berteriana</i>	Pua Kenikeni
	<i>Jatropha integerrima</i>	Rose-flowered Jatropha
SHRUBS	<i>Dyopsis lutescens</i>	Areca Palm
	<i>Gardenia taitensis</i>	Tiare
	<i>Areca palms, typ. with Laua'e fern</i>	
SHRUB AREAS	<i>Galphimia gracilis</i>	Rain of Gold
	<i>Hibiscus cloyi</i> (or <i>Hibiscus rosa-sinensis</i>)	Rose Mallow, Aloalo (Red Hibiscus)
	<i>Psychodora odorata</i> (or <i>Gardenia taitensis</i>)	Alahe'e (Tiare)
GROUND COVERS	<i>Phymatosorus grossus</i>	Laua'e
	<i>Zoysia japonica 'El Toro'</i>	El Toro Zoysia Grass
SOD/SEED		

PROPOSED LANDSCAPE PLAN
LANAI - THREE REPLACEMENT HOUSES



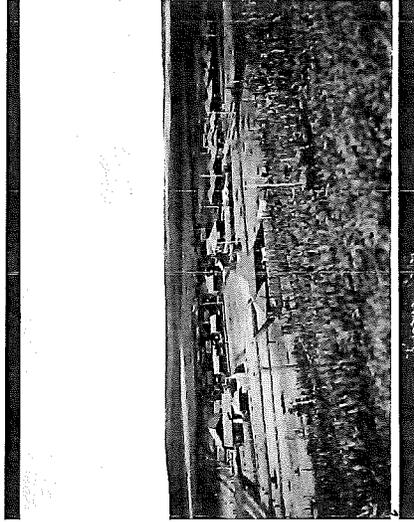
APPENDIX D.

Oral History Interviews

Oral History Interviews Family Recollection of Homes at 605, 615 and 623 Lānaʻi Avenue



Lānaʻi City, March 28, 1924
Army Air Corps Photo
Lānaʻi Culture & Heritage Center



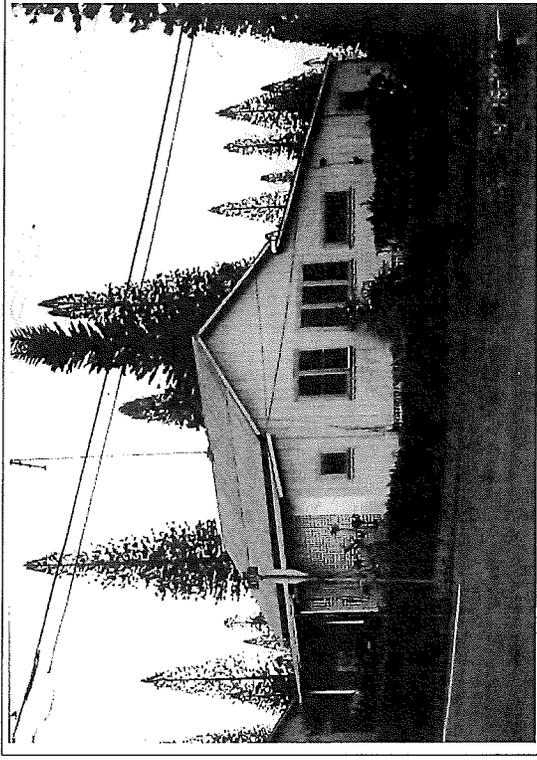
Lānaʻi City January 31, 1926
Tai Sing Loo Photo, HAPCo
Collection
Lānaʻi Culture & Heritage Center

Prepared by Kepā Maly
Sr. VP – Culture & Historic Preservation
Pulama Lānaʻi (October 8, 2014)

Patrick Viela June 3, 2014 Memories of Home at 605 Lānaʻi Avenue Oral History Interview with Kepā Maly

Patrick Viela's father, Solomon "Mona" Eharts moved to Lānaʻi as the MECO site manager in 1954, when Hawaiian Pineapple Company transferred operations from the private plant to MECO. Patrick was ten years old at the time, and while he lived with his mother at Kaimuki on Oʻahu, he spent summers and most other vacations with his father on Lānaʻi, at the home identified as 605 Lānaʻi Avenue. Solomon Viela supervised the MECO operation until his retirement in 1976. He remained in the home through the 1980s, and then returned to Maui where he was born about 1993.

It was on Lānaʻi that Patrick developed his love of the outdoors and became a member of the extended families of Lānaʻi. His life was centered around the old Kōʻele Ranch camp and families, hunting, horseback riding, and working with his father's bird dogs. During the interview, Pat describes the house (interior and exterior), neighbors and life on Lānaʻi. The family loved the home, and attempted to purchase it in the late 1980s, but Castle & Cooke wouldn't sell. While Patrick lives on Oʻahu now, he's already shared with his 'ohana that when he passes away, it is his desire to be returned to Lānaʻi.



Side View of 605 Lānaʻi Avenue – Home of the Viela Family. April 16, 1993
(Courtesy of Patrick Viela)

KM: [recording started after discussion on Viela family home started]

PV: ...The second house was where John Echaris used to live.

KM: Right, right.

PV: Okay, now those two houses originally were, for Maui Electric Company employees.

KM: Ah. So when you were young, or before?

PV: When I was young. My dad was the first manager of Maui Electric Company Lānaʻi.

KM: Ah. So was this in the forties I think then?

PV: Yes, so he was sent over to Lānaʻi to oversee a transfer of electrical power from the power plant.

KM: Yes, yes.

PV: Okay, and then he was only supposed to stay for a year, but he loved the place so much, so he stayed until he retired.

KM: Wow.

PV: And the house that he was living in, which the first house on Lānaʻi Ave. and 6th, um, he kept the house up until 1991.

KM: Wow.

PV: And when Murdock bought the island and everything, he couldn't keep up the repairs, because prior to that when they had the plantation going it was a public works center that used to take care of the houses.

KM: Ahh.

PV: Well, what they did was whenever they needed repairs, uh, they would come and repair house, whether it needed, a new paint job or change lumber or whatever. So then after the plantation closed, my dad couldn't upkeep the house.

KM: Yes.

PV: Well, he moved into an apartment on your way to Kōʻele Ranch or Kōʻele Lodge.

KM: Sure, sure.

PV: Yes, and then the... He stayed there until such a time where the rent was always increasing. And he had his companion, Agnes Pashion.

KM: Ahh.

PV: And she had a... what you call, she had to go on the dialysis.

KM: I see.

PV: So prior to him moving back to Maui, he felt that moving back to Maui would be a lot better because the dialysis everything was there. And prior to that he used to come to Honolulu for dialysis. So anyway, long story short, he moved to Kahului, Maui. That's where um, actually, you know, we're all from Maui—he's from Waikapū.

KM: Yes.

PV: I was born in Wailuku.

KM: Ahh.

PV: And my sister. So anyway, I stayed here until he passed away in I believe was 2005.

KM: Oh. Wow. So, what year were you born?

PV: 1944.

KM: And so this was...you were still young when you moved here then, ah?

PV: Correct. This was in the fifties, the early fifties.

KM: Okay. So about how old do you think you were?

PV: So I was in... See, my parents got divorced, yeah?

KM: Ahh.

PV: So, I spent all my vacations... Well, actually, my mom had custody of me, so I moved back here to Honolulu. But now whatever vacation I had—Thanksgiving, spring break, summer vacation, everything—I spent it on Lānaʻi with my dad.

KM: Wow.

PV: And, uh, also worked in the pineapple fields when I was sixteen years old [chuckling].

KM: Oh yes. That was the way, right?

PV: Yes. So then we used to do a lot of hunting.

KM: Yes.

PV: And, we stayed at my dad's house. In fact, whenever we came over to hunt... At the time Richard Morita was working for the airlines.

KM: Yes.

PV: And he used to make sure that our coolers with deer meat would always get on the plane.

KM: [chuckling] Yes.

PV: [chuckling] And we used to come, like maybe at that time, was only Sunday hunting. So we'd come up on a Friday, and all the Moritas come over and you know, talk story, drink beer, whatever, you know.

KM: Yes.

PV: Richard and whatever, you know. And then we also have horses as was growing up. My dad had ... the reason why he remained on Lānaʻi was because he met up with the Richardsons and the Moritas.

KM: Right, right.

PV: So, when he met up with them we got involved in hunting and raising horses for hunting. Also, raising bird dogs.

KM: Yes.

PV: For bird hunting. So the field trials that they used to have up there.

KM: I remember, yeah.

PV: One of his dogs took first place. It was named Kō'eie King.

KM: Wow.

PV: If you know, the back of our street was Kō'eie Avenue.

KM: That's right. Yes.

PV: Now whether he was named because of the avenue or because of Kō'eie ranch [chuckling], I don't know.

KM: Yes, so by that time the Moritas were living down below you folks, yeah?

PV: Uh, prior to that. They were living on the ranch.

KM: That's right. Up in one of the old houses, yeah?

PV: Correct and, in fact used to be with Uncle Ernest and Uncle John Richardson.

KM: Yes. Oh, I see. So the friendship goes back way far then, yeah?

PV: Oh yes it does, you know. In fact, whenever I used to come over to visit, I would head for the ranch. I came when I was younger, yeah?

KM: Yes.

PV: My headquarters was up the ranch.

KM: Yes.

PV: [chuckles] You know, me and Alberta, we used to race horses and stuff. I mean, race [chuckling].

KM: Yes.

PV: But we had a good time, and then whenever Uncle Ernest would see me, he always used to call me cowboy [chuckling].

KM: Ah. Nice, yeah?

PV: And then also, with your family, Sol.

KM: Yes.

PV: Dad became very close friends.

KM: Yes, yes.

PV: So, those houses, from what... when my dad retired, okay, Maui Electric was paying Lāna'i Land Company direct for those two houses.

KM: I see.

PV: I think thirty dollars a month or something like that.

So when my dad was getting ready to retire, Maui Electric made an agreement with Lāna'i Land Company at the time that would still be my dad living in that same house.

KM: Wow.

PV: Johnny Eharis next to my dad.

KM: Yes.

PV: Then when, uh, he retired and Murdock took over the place

KM: Yes.

PV: My dad wanted to buy that property

KM: Hmm.

PV: Murdock through a representative said that, um, they don't have any plans to sell the property there.

KM: Yes.

PV: Because he was more or less part of the township.

KM: That's right. They were developing it as the, business country town business area, so that they were gonna... at one time they were thinking maybe they wouldn't have any houses along there.

PV: Correct. Then the third house was Roy Okamoto.

KM: Yes, Okamoto.

PV: My neighbor [chuckles].

KM: Yes.

PV: And then the... another house below him was another oriental family and then the theater.

KM: Yes, that's right. I think Matsui, yeah?

PV: Yes. That sounds familiar, yes. That's right.

KM: Forgive me, what was your dad's first name?

PV: Solomon.

KM: Solomon. Okay, Solomon Viela. So you went to school over here too, or you stayed mostly in Honolulu to go to school?

PV: I stayed in Honolulu for school because we were living in the Kaimuki area at the time, so I went to St. Patricks.

KM: Wonderful.

PV: Yes, and then I graduated from St. Louis High School.

KM: Awesome, awesome. And you're still not too far away from there, right?

PV: Yes. And then right now I'm living here, and my sister lives upstairs. I live downstairs. My mom passed away.

KM: Ah.

PV: [chuckles] I moved back here, so that's where I am now.

KM: Oh good. So, you know, let me...

PV: My dad was a gun collector. He belonged to the NRA and everything. So his office used to be where Okamoto Realty is [where the original IMECO office was built on the corner of 8th and Gay Streets].

KM: That's right, sure.

PV: And then in the back of his office he had his warehouse where he used to keep the trucks and stuff and everything.

KM: Yes.

PV: And, he had his own section set up where he would reload bullets.

KM: Oh wow. So, basically, what I understand, that office was the MECO office, yeah? The one right on the corner by the barber shop like that, yeah?

PV: Yes. And then right next to him was about the old police station.

KM: That's right. The old police station. So he would even reload bullets and everything in the warehouse back there?

PV: Yes.

KM: Wow.

PV: And he used to be an avid shooter where he used to buy special rifles for shooting competitions.

KM: Wow.

PV: And, at the time he had the range, as you go up to the pasture above.

KM: Yes, the one by Kō'ele side?

PV: Yes, right, right. And then summer time when we used to come over and visit and everything, and then we had our horses and everything. We used to go riding through the town. With Hoss Richardson and everything.

KM: Yes.

PV: Then one time Sergeant McGuire stopped off and says hey you don't have any tail lights.

KM: 'Auwē [chuckles].

PV: So we got more flashlights and the last guy used to put the light on.

KM: That's cute. On the horse? With the horse?

PV: Yes. And throughout my experiences on Lāna'i which I really miss today. And in fact, I told Albert, being old, that when I do pass away, I'm gonna be interred at the Veteran cemetery on Lāna'i.

KM: Beautiful. Well that's, that's... I know the connection, yeah? Our ohana, they feel such a close aloha for the 'āina, yeah?

PV: Yes, yes. Especially the 'āina. And, uh, when we had our horse club, my dad was also, in the horse club. He paid a dollar a year I think it was. But anyway, whenever he needed repairs on fence line and stuff like that we used to do it. And in later years Albert went to school for animal husbandry.

KM: Right, right.

PV: And then, he was living in Wai'anae for a while. He was staying with Harry Mau. And then he moved back to Lāna'i and then he became more involved, and on some of my vacations or some of my visits after I got out of the air force, we used to go up to the pastures, and he used to have his old equipment from the plantation and we used to plow the fields and plant grass and everything [chuckling].

KM: Wow. Oh, you know, inside the house. Can you describe inside the house for me a little bit? How did your father have it set up?

PV: Okay, originally when he first had the house... So it was a three bedroom house.

KM: Uh-huh.

PV: Okay. There was one bedroom, was like a master bedroom.

KM: Sure.

PV: Then there was another smaller bedroom. And the third bedroom used to have, uh, army cots in there.

KM: Ah.

PV: The reason for the army cots, because at the time during the transition he had, um, crew from Maui Electric, Maui.

KM: Ah.

PV: They would stay with him and to help him set up telephone poles and stuff like that.

KM: Sure, sure.

PV: So he had arranged things with wasn't Hotel Lāna'i but this other restaurant.

KM: Sure, the Au's, yeah? Lāna'i Inn or something, yeah? With Wally and Ethel Au?

PV: Oh [laughing], you know them. We used to hang around.

KM: Oh yeah?

PV: Hmm.

KM: Cool.

PV: But, uh, there was another restaurant where my father had his office.

KM: Ah.

PV: Um, he um contracted the person to supply lunch and dinner.

KM: Oh cool.

PV: And um of course when he pau hana everything and stay at my dad's, so we get cots like that.

KM: Oh, must have been nice, yeah?

PV: Oh, it was really really nice, and the gang that used to come over used to treat me really really well.

KM: Oh nice. You know how the bedrooms were laid out, at the front porch had the little veranda, yeah?

PV: Okay, when you go through the front door, on your left-hand side was the first bedroom.

KM: Oh, on the left side?

PV: Yes.

KM: Okay.

PV: You go through the front door. And then you came through the front door and then there was the living room

KM: Yes?

PV: And now you walk down, there was a little drop, come to the kitchen.

KM: Right.

PV: And then on the left hand side was the third bedroom. So in order to get to the middle bedroom, you have to go through a door in the first bedroom or door from the third bedroom.

KM: Ah. So, the laundry room was at the back end of the house, right?

PV: Yes, and then of course had the uh the shower and what.

KM: Right, right.

PV: Yes. You had to go down one more stairs and hot When I used to work in the pineapple fields, I used to work the night shift.

KM: Yes.

PV: And come home and cold and take a shower

KM: [laughing]

PV: And then when you want to take a pee at night, was so cold.

KM: I know, yeah?

PV: [laughing] My father bought a portable heater that he used to keep next to us, because I used to sleep with him in one of, like cots?

KM: Yes.

PV: In the third bedroom. And as I got older and my friends came over everything, my dad used to give me the front bedroom [chuckling].

KM: Oh, nice, nice.

PV: And um, also uh in the back of the house he, uh, built a garage.

KM: Yes. So your dad built the garage?

PV: Yes.

KM: The one right on the road?

PV: Correct. Kō'eie Street.

KM: Yes, on Kō'eie Street? Oh. So, when do you think he built that?

PV: Oh, gee. I can't remember offhand, but it was... I remember there was a gang that came over this particular year. And my dad had a jeep and a small trailer he used to park in there.

KM: Yes.

PV: And then the, the year it was that he built that I really don't know but...

KM: Well, were you picking pineapple already or were you younger?

PV: [thinking] I was picking pineapple already.

KM: Okay, so you must have been over sixteen then.

PV: Yes, yes. Because besides the company truck get, he also had a jeep that he used to go hunting with.

KM: Sure.

PV: And then we used to stake out our horses the day before we go hunting. So he had a trailer that we used to carry the water and everything, and then we'd go and stake out the horses. Then the next morning about three o'clock in the morning, we drive over there to where the horses were, and saddle up and go hunting.

KM: So was this out Mahana side paddock? You know, when you go down Keōmoku Road?

PV: Actually, it was more towards north end, where we used to go.

KM: Oh

PV: And at the time had goats, yeah?

KM: Yes, plenty, yeah?

PV: Yes, plenty goats. So Maunalei gulch we used to go there for hunt goats. But then other than that we used the horses for basically pack it out, yeah?

KM: Yes.

PV: Deer or goats or whatever that we shot.

KM: Yes, wow.

PV: And I remember one time we went... we met up at Uncle Earnest's place early in the morning and we went on this back trail

KM: Ah.

PV: All the way up Lāna'i Hale.

KM: Oh wow.

PV: And this back trail wasn't well known.

KM: Yes.

PV: And Uncle Ernest used to tell us give the horses their lead and just follow, and there was a good slope, and you know like if you looked down and there's the town.

KM: Yes.

PV: [chuckling] And then when we got into the main drag, I think it was just before the weather station that they had up there, and we used to go across gulches

KM: That's right, Kaiholena. That ridge runs up Kaiholena. It's so beautiful.

PV: Yes, right. So then we would go and then tie up the horses everything, and then Uncle Ernest say everybody be quiet and what not, and the fog would come in and this and that and then the horses would start whinnying and then Uncle would just say "the goats coming, the goats coming."

KM: Ah.

PV: Ho, the fog lift up and there's the goats [chuckling].

KM: Wow. Amazing, yeah?

PV: Yes.

KM: Uncle-Uncle Ernest was such an amazing guy though, yeah?

PV: You know, he was. And when he became a truck driver there was couple times when he [chuckles]... He used to come in the fields to be our truck driver and we'd always tell him, "Uncle, manso, manso, manso! Go fast, pick up the pineapple!"

KM: Yes [chuckles].

PV: And then Uncle Ah Ying was also a good family friend.

KM: Yes.

PV: In fact, my dad was a godfather to one of his daughters.

KM: Oh wow. Yes, you know, he's still doing okay. He's about eighty-eight or nine now.

PV: I know. I mean, I'm really surprised he's still getting around.

KM: Yes.

PV: I mean, that's good for him.

KM: Yes...

PV: ...And then the, you know Bully Kaopuiki?

KM: Yes, uh-huh.

PV: Okay, unfortunately his father passed away, yeah.

KM: Yes.

PV: He got crushed by the barge.

KM: Yes.

PV: Okay, my dad happened to be there that day and they put him behind his pickup truck.

KM: 'Auwē. Down the harbor, right?

PV: Yes.

KM: Yes.

PV: And then they met the ambulance half way up.

KM: Oh, aloha.

PV: Yes.

KM: So, so, your dad spent a lot of years with the electric company over here yeah?

PV: Oh yes. I mean, he started working with the company when he was sixteen-years-old.

KM: Wow.

PV: And then he retired, I forget what year he retired.

KM: Did you say '91? No?

PV: 1991 is when he had to give up the house.

KM: Hmm.

PV: He was already retired at that point.

KM: Yes.

PV: And so they gave him a watch [laughing].

KM: Ah, too good, yeah?

PV: And then because my dad was born with a mid-wife... Before he retired he had to verify his age. So there was only one living person that knew my father's age at that time.

KM: Wow.

PV: So we, through my sister, found him and everything and had him registered and stuff like that.

KM: Wow.

PV: So we got his age correct. Actually, I think it may even be one year more or one year less.

KM: So about when, about when was your dad born?

PV: My dad was born in 1911.

KM: Wow. Was he born on Maui?

PV: Yes, Waikapū.

KM: Waikapū. Oh, you know a lot of the Richardsons came from Waikapū originally.

PV: Yes... And you know, a good friend of mine was Allen Maile and Dean del Rosario.

KM: Yes.

PV: And Dean was, you know, I'm surprised he became a judge.
 KIM: I know. Amazing, yeah?
 PV: He was a rascal.
 KIM: Ah, that's what I hear.
 PV: He was very vocal about saving the land and everything.
 KIM: Absolutely, yeah.
 PV: Yes. So then we always used to get together and you know riding horseback and Bobby Tamashiro, the father who used to own Hotel Lāna'i.
 KIM: Yes.
 PV: I'm surprised Colin is still there.
 KIM: Amazing yeah. Colin is still going to work. Well, you know, like you look at Mr. Obado, Mr. Rabon. You know, these others—these names, these families, Del Rosario, you know, all tied with the horses, and you know you folks had such a wonderful... What a life, an upbringing, yeah?
 PV: And Lloyd Cockett.
 KIM: That's right, Uncle Lloyd, yeah.
 PV: And then the Obados, when I got out of the service and Dougie had called me up, and that's when I started getting into roping and doing the rodeo scene and stuff like that.
 KIM: Ah.
 PV: And my kids were brought up in a raising animals 4H and stuff like that.
 KIM: Yes.
 PV: And my son participated in rodeo. My daughter was a barrel racer.
 KIM: Wow. So you really got into it, yeah?
 PV: Yes I did. And then unfortunately, I had to give it up because my knees were no good.
 KIM: Yes.
 PV: When I was part time cowboy at Tongg ranch and the foreman and at that time he used to tell me, "boy, you watch your knee get older. Your knees going first."
 KIM: Yes.
 PV: And sure enough, so I had to give up the horses several years ago.
 KIM: Tongg was out in Waiānae section? Where was Tongg?
 PV: Tongg was 'Ewa Beach.
 KIM: 'Ewa side, oh. Okay.
 PV: Right now it's West Loch Estates and golf course.
 KIM: Ah. Oh, so that's where Tongg was operating the ranch?

PV: Yes, and then there was also across the street, the Kahua Ranch Slaughterhouse...
 ...So were all brought up outdoors, all my kids. And then when my dad decided to move back to Maui. So he had huge gun collection.
 KIM: Yes. So you think around 2000—when did he move back to Maui?
 PV: [thinking] Let's see. I don't recall that. Let's see, '91 he gave it up, moved to that apartment. And we three years later, probably moved to Maui.
 KIM: Ahh.
 PV: His gun collection... he had like eleven rifles.
 KIM: Wow.
 PV: And everything, you know. So I put it up for sale and then Richard Morita bought four rifles
 KIM: Oh yeah? Wow.
 PV: So he said that when he first started hunting, the one rifle that my father let him use was a Winchester, a lever action. And that's the first rifle I used when I went hunting.
 KIM: Wow, how amazing, yeah?
 PV: Yes and then when time for sell the rifles, I gave that one to Richard and then the other ones he bought.
 KIM: Yeah, that's so great. Well, let me tell you a little bit about what's happened with your house and the others right in that, those three... where Eharis and Okamoto were, you know.
 PV: Yeah.
 KIM: You know, after the Murdoch period, they stopped all maintenance, yeah? And the houses, uh, were basically, you know, going to be condemned, because they were falling apart. And it's kind of sad, because your house and Eharis's, Okamoto, like that. And then on the other side by where Auntie Irene them's house is—the other side.
 PV: Yes.
 KIM: Those were all the first houses built in 1923 on Lāna'i.
 PV: Yes.
 KIM: And so, I mean, they're pretty cool houses. They are a little interesting, how you have two doors, is that right? Two front doors going in or is it one? I forget.
 PV: One in the front, and one in the back.
 KIM: Okay. The way the house is divided down the middle. I think originally it was more like a single men's house during the construction time, with the wall down the middle, between some of the rooms like that? But—
 PV: Oh, well, no. Not my dad's house but further down.
 KIM: Yeah.

PV: As you went to the, you know driving to the ranch I should say.

KM: Yes.

PV: There was a dip in the road.

KM: Yeah. I remember the dip.

PV: Okay, prior to the dip there was a boarding house over there.

KM: Yes.

PV: That's the one that they had rooms.

KM: Ahh.

PV: That used to rent out. And then there was some other empty houses that they kept for seasonal workers.

KM: Yes, yes.

PV: Right. But my dad's house, the way it was constructed, um, it wasn't like, you know, like a boarding house.

KM: Okay, good. It's just sort of interesting. The construction inside is interesting. Out of curiosity, did you ever have any interesting, something interesting happen at that house nighttime or anything?

PV: Oh [chuckling]. My dad used to be so trusting. One year we had... he made a birthday party for me and brought over my friends. Al Lopaka, Alberta, Lopez, and we had such a rambunctious time. Well, where you enter in the front my dad had a little storage area on the right hand side as you walk in.

KM: Sure.

PV: [laughing] We got Alberta in there.

KM: [chuckling]

PV: And she broke the window trying to get out.

KM: 'Auwē.

PV: [laughing] But, you know, it was all in good fun.

KM: Yes, yes. Oh, that's cute.

PV: But I have a lot of memories. In fact, when my dad told me he was giving the house up I really cried.

KM: Yes.

PV: 'Cause in part, you know, so much memories over there. And the years going back and everything. I had taken some pictures and stuff like that. And then the latest pictures I took when it was just about the way it looks now, 'cause they have... I'm on Google Map right now and I see the two houses.

KM: Ah.

PV: And then I heard that Ehanis moved across the street.

KM: Yes. The house just next to the bank, yeah?

PV: Yes. Right, right.

KM: So, you know what happened is, I don't know if you've heard but the new company, the new ownership, looked at the houses and evaluated if they could try to restore the ones as is. Or if-if they should rebuild them. They went through kind of a long process, because you know Murdock folks just let everything run to the ground, yeah?

PV: Yes he did. Right.

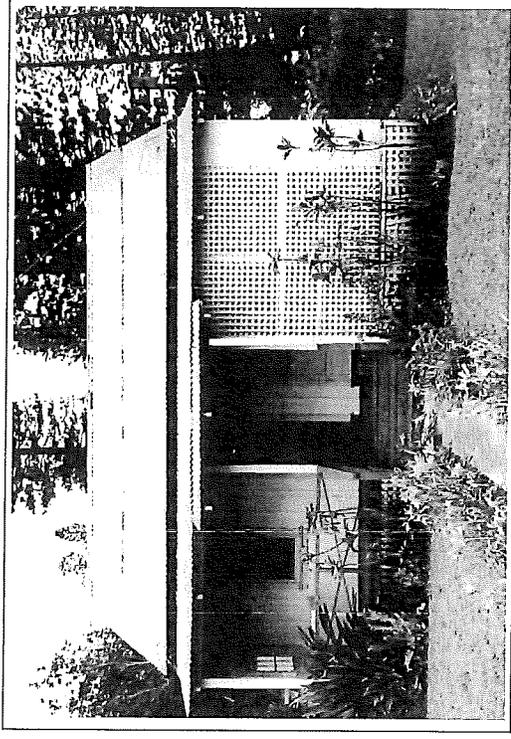
KM: And so what was approved and that's why I wanted, you know, talk with you is that the house—those three houses—are actually going to be knocked down, but what they're gonna do is they're gonna build them back almost exactly on the outside as if it was when they were first built.

PV: Okay, I have some, some pictures that I took.

KM: A-ha.

PV: If you want I can send as an e-mail attachment.

KM: I would love to see them. And in fact maybe what I could do is maybe sometime I could come to Honolulu and uh pretty soon and come and for just for a day, borrow your photographs and do a big scan unless you—cause I hate to humbug you to scan everything—and then bring your photos right back to you the same day.



Entry View of 605 Lānaʻi Avenue – Home of the Viela Family. April 16, 1993
(Courtesy of Patrick Viela)

PV: No, it doesn't matter for me so long as for, you know, for our 'āina on Lāna'i.

KM: Yes. Yeah, cool. You know.

PV: So do you like for me to wait until you come before I send you the pictures?

KM: Well, let me ask you—I don't want to hurbug you, but—so you would scan a few photographs? Okay, if you don't mind, let's try that and see how good the scan comes out, okay?

PV: Okay.

KM: Cause that, that's beautiful that you've got some photographs, you know, of outside/inside, you know. Just, you know—

PV: Well actually, I don't have the inside, only the outside.

KM: Beautiful, beautiful. Yeah, so that'd be really great. You know, do you have any thoughts about, you know, remarking the houses so they look pretty much like they did before? And so that families get access?

PV: Yes, I would like to have it done that way.

KM: Yes.

PV: But I don't know what's gonna happen after they remake it.

KM: Yes. Well the idea's for families... The idea's to have people living there again.

PV: Hmm. Is it gonna be sold after they—?

KM: There is no, you know, that question has been asked at some of the meetings and the answer has been no. 'Cause you know it's an interesting... because when Murdock folks, when they made that business country town designation for the block, it's not even supposed to be residential anymore. And so what they're doing, they're getting a special variance, and I... my understanding is that there's no plan to sell the houses. It's to keep them as a part of the inventory so that, you know. 'Cause not everyone buys a house, yeah, and stuff like that.

PV: And then throughout my recent research since the last e-mail... jeez some of the houses on Lāna'i are expensive.

KM: Oh, it's terrible now, you know? Even the old time families, you know, as they pass away, the children not home anymore, and so they sell the house and then of course if there's an increased market, they going to the highest bidder, yeah?

PV: Correct, yeah. So the kine... yeah I would like to uh keep in touch with you.

KM: Absolutely.

PV: About the project that's going on.

KM: Yes. You know, maybe—I don't know if you... They're talking about beginning the process of removing existing houses, the three houses, in July. And then they're gonna let things settle a little bit on the land, and then begin construction. If you would like to come up here, to be a part of a small gathering when the houses are going down I can probably make arrangements for you to come up.

PV: I would love to.

KM: Okay.

PV: Now, after my dad moved everything and some of my visits that are made to Lāna'i, I stayed with Albert or Richard, yeah? But they probably have family staying with them. So I don't bother them.

KM: Potentially we could even make a day trip of you know where the 10 o'clock flight or something and come, we do something midday, we have lunch and then, you know, you get together with some people and then we could have you go home around 5:30 or something, you know?

PV: Oh, that'd be nice, yeah. Let's keep in touch on this project and then, what I'll do is, in the meantime, I'll try to scan these pictures for you.

KM: Yes.

PV: And we can start from there.

KM: Cool... Did you say your dad made that little storage room on the patio or the front porch?

PV: It was already there. A small room and then he used to keep some things in there, but mostly no his reloading equipment, everything, was down at this warehouse.

KM: I see. So by the old MECO building?

PV: Correct.

KM: Interesting. This has been such good fun, thank you.

PV: Yes. Sometimes I used to work part time for Oshiro. He used to give me hell [chuckles].

KM: Oh I know. Between—between old man Oshiro and Nishimura, ho—was tough sometimes.

PV: [laughing] Especially Nishimura.

KM: Yes [chuckling].

PV: ...Like I said, I really miss the place. I think about it just about every day.

KM: Yes, yes. That's how Lāna'i is for people.

PV: Yes it is.

KM: It's such a blessing.

PV: And then one year I took two of my grandchildren with me. We stayed with Richard and I showed them where I wanted to be buried.

KM: Oh, good. Good.

PV: Yeah. And then you know, Albert and I, I wanted my ashes scattered over the pasture.

KM: Ahh.

PV: Oh, Albert told me. "Eh, make sure it's not the pasture I want my ashes scattered next to me" [chuckling].

KM: [laughing]

PV: "Not for nothing, grew up together, I'm not gonna be with you when I make."
 KIM: 'Auwē.
 PV: I mean, we were very very close.
 KIM: Yeah. He's a good guy, too.
 PV: Yes, really...
 KIM: So may I just ask real quickly, your mother, your real mother never lived here, yeah?
 PV: No, she did not.
 KIM: Okay, was she from Maui also?
 PV: Yes, she was born in 'Iao Valley.
 KIM: Oh. Forgive me, you guys—you get Hawaiian?
 PV: Yes I do.
 KIM: Who was Hawaiian?
 PV: On my father's side.
 KIM: Oh. Do you know who your kupuna is?
 PV: My mother is pure Portuguese.
 KIM: I see. Okay. So do you know who your kupuna on the Hawaiian side—what name?
 PV: Well, she's... how would you say... [thinking] Okay, when they started to do improvements at Waikapū where the old Waikapū church used to be.
 KIM: Yes.
 PV: So they remove whatever remains was there which was my Tutū Man and some others.
 KIM: Oh.
 PV: And they moved it to Maui Memorial, but unfortunately they couldn't find my grandmother's grave.
 KIM: 'Auwē.
 PV: So she someplace under the highway I guess [chuckles].
 KIM: Ah.
 PV: But you know, uh, my Tutū Man married again, this Among, Rebecca Among.
 KIM: Among, Chinese-Hawaiian?
 PV: Chinese-Hawaiian. So, in growing up I think my dad told me that his mom had passed away he was about like six-years-old or something.
 KIM: Ah.
 PV: So then when my Tutū Man remarried. So a lot of people thought that my father is brothers and what were part Chinese.
 KIM: Ah yes.

PV: They had no offspring.
 KIM: Yes, with Rebecca. No more offspring.
 PV: No more. And then he used to live in Happy Valley.
 KIM: Oh yeah.
 PV: And then the Brindel side of the family used to live up 'Iao, but after that, they moved up to Pūhala. And then my grandfather was supervisor for Maui Sugar.
 KIM: Wow. Amazing yeah? Some history. So your kupuna come from Waikapū then?
 PV: Correct.
 KIM: Maybe that's why two of the Richardsons and you folks were so close, because like I said, the Richardson 'ohana—Uncle Ernest, them's Tutū—were all old Waikapū people.
 PV: Yes.
 KIM: So they must have known your Tutū folks.
 PV: And we're also related to Cromwell.
 KIM: To who?
 PV: Cromwell.
 KIM: Oh, Cromwell. Oh.
 PV: Yes, they get the graveyard in Waikapū called Cromwell graveyard.
 KIM: Yeah. You folks alii.
 PV: 'Ae. That's why there were... I think my dad says there were... that was his half-brother.
 KIM: Ah, interesting.
 PV: Yeah.
 KIM: But I think the Cromwell side got the land, yeah?
 PV: They did. And one year when we had gone to visit Waikapū with my dad, and the old Waikapū Church was moved, and it was renovated into a home.
 KIM: Oh.
 PV: And the person that renovated it gave us permission to go ahead and take a look at it.
 KIM: Yes, yes.
 PV: And then he told us that above him this property that belongs to our family.
 KIM: Yes.
 PV: But the developer didn't put any notices in to say that there was any, you know...
 KIM: Yeah, the quiet title papers like that.

PV: Yes, 'cause my dad say that above that property there used to be a manager's house up there that he used to go visit every now and then. And then my Tūtū Man was more or less the unofficial sheriff of Waikapū village.

KM: Yeah. Do you remember Tūtū Man's name?

PV: He was William Viela.

KM: Okay... I know, where some of the Cromwell's section is, because they had some mauka 'āina, too, yeah?

PV: Yes. And you know, doing our genealogy, everything. What was so, not really shocking, but you know a revelation to us?

KM: Yes.

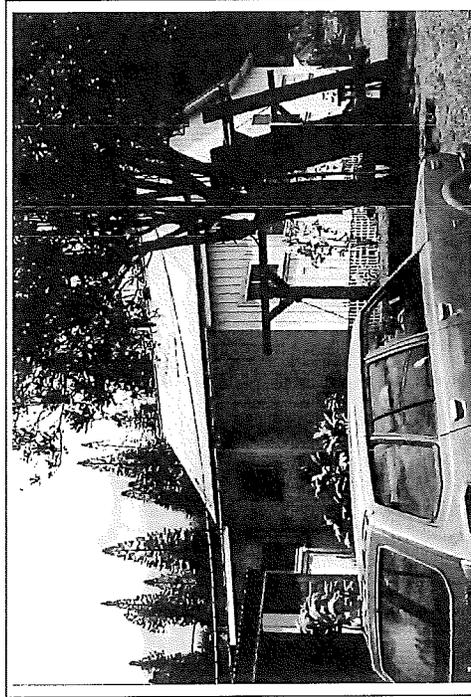
PV: Was, at that time—before my dad was—you see, a lot of this all is oral. Nothing's written down.

KM: Right, yes, yes. Of course.

PV: So hard for us find it, you know?

KM: Yes, it is.

PV: Growing up he wouldn't say anything, but we found out was that before time it was you sleep with my wife I sleep with your wife.



Rear View of 605 Lāna'i Avenue – Home of the Viela Family, April 16, 1993
(Courtesy of Patrick Viela)

KM: Yes.

PV: So that's why you have all these hānai kids and these half-brothers [chuckling].

KM: Yes, that was how the Hawaiians did, you know, they shared their aloha and built family, those extended family relationships.

PV: Correct, yeah. Maybe that's why I was divorced twice.

KM: Could be, yeah? Maybe you was supposed to...

PV: [laughing] Yes right.

KM: Maybe you was supposed to be sharing. 'Auwē.

PV: I have fifteen grandchildren right now.

KM: Wow, amazing... Well thank you so much for being willing to talk story. And I'm sorry to be talking you up so much, but good fun.

PV: Hey, whenever you want to talk about Lāna'i, just let me know.

KM: Well, you know what we'll do. I going look for my Waikapū pictures and when you get a chance you let me know if you can share a photograph or two with me. And sometime when I'm in Honolulu I'll call ahead of time and see if I can come holoholo. Then we'll try check and see if we can make arrangements for you to come up uh so we can go holoholo a little bit and maybe when the houses, you know, we going have a little pule, you know, and uh let the houses go to rest. But rebuild as much as possible so it looks like they did.

PV: That'd be great, yeah. That'd be really good.

KM: Awesome. Thank you so much, yeah?

PV: Oh, you welcome, Kepā.

KM: And Aloha. Aloha to your sister folks, yeah? God bless.

PV: Okay, God bless you too. Take care. Bye bye.

KM: Bye bye.

PV: Okay [end of recording].

Arrangements were made for Patrick Viela and one of his grandchildren to come to Lāna'i on August 26th, 2014 for the gathering of families. On the day of the gathering, Patrick was not feeling well and his travel was postponed. His niece, Kathleen Souki Soule, attended and shared family memories with gathering participants (see transcript of Aug. 26, 2014). Patrick and some of his family are planning a trip to Lāna'i at the beginning of 2015.

**Remedios “Midy” Eharis and Doreen Eharis Pascua
June 23, 2014
Memories of Home at 615 Lāna‘i Avenue
Oral History Interview with Kepā Maly**

The Eharis family moved to Lāna‘i in 1956. Aunty Midy’s husband, John Eharis, Sr., was transferred to Lāna‘i by MECO to work on the Lāna‘i power grid. In 1954, Hawaiian Pineapple Company (HAPCo) transferred power production to MECO. The main office was situated at 328 8th Street. John Eharis worked with Solomon Viela, and HAPCo provided the two MECO families with homes. During the interview Aunty Midy and her daughter, Doreen, share memories from 51 years of residence at 615 Lāna‘i Avenue. They describe the house (interior and exterior), neighbors and life on Lāna‘i. They share a great love for the old home, and Aunty Midy cried when they had to leave the home in 2007. She now lives across the street and still laments that they were unable to purchase the home under the former Castle & Cooke.



Aunty Midy Eharis and Children – Doreen, Dot, Robert, John (Jr.), Deborah – at front of old home (615 Lāna‘i Ave.) (Photo KPAC3_3366)

KM: So what I’m going to do is... and I also brought along a little map. So I’m sorry, but I’m going to kind of maha‘oi, be a little bit nosey. Just ask a few questions by and by. But this... we can look at, it’s just a portion of the map that shows Viela, Eharis, and Okamoto, yeah? So could I just start by just asking you couple of questions, just so that we could get a little background? Would you mind sharing your full name and date of birth?

ME: My full name is Remedios Eharis.

ME: Yes.

ME: But they usually call me Midy.

ME: Midy.

ME: Yes.

KM: When were you born and where?

ME: I was born in Hāna on October 14, 1930.

KM: Wow amazing as you said eighty-four coming, yeah?

ME: Yes.

KM: Wow what a blessing yeah? And Doreen?

ME: Yes.

DP: How about you?

ME: I was born, I was born in Hāna.

KM: Wow!

DP: In 1955, February 6th.

KM: Okay. Now, just real quickly so what were you doing in Hana I mean that’s pretty country too?

ME: Well, that’s where I raised four of my children over there. And I worked before I got married right after high school I worked in Hotel Hāna Maui.

KM: Wow.

ME: Then I got married, and got pregnant with my first child and then that was it.

KM: When did you get married?

ME: June 16, 1951.

KM: Wow. So the Hotel Hāna Maui started a long time ago then?

ME: Oh yes, long time.

KM: Now were you also raised out in Hana?

ME: Yes I was.

KM: Did your family, did your father folks work for the sugar mill?

ME: My father worked in the cane field.

KM: The cane fields all Nāhiku and Hāna side, out like that?

ME: All over there.
 KIM: Amazing.
 ME: He was a very hard working man.
 KIM: Yes. So your father must have come in the early 1900's then?
 ME: Yes.
 KIM: That's the original sakada, because I know they usually talk sakada being 1946 after World War II, but you folks are much earlier.
 ME: Before that.
 KIM: Yes, very early.
 KIM: I think the first Filipinos who worked in the fields were 1905 or '06.
 ME: I don't remember.
 KIM: Okay. Now your husband, what was your husband's name and how did you guys meet?
 ME: His name was John Eharis, Sr. And we met in... well we knew each other but I didn't care for him, but he was chasing me [laughing].
 KIM: Until he caught you.
 ME: He was chasing me and then he said, "someday I will get that lady, I'll get her." "Cause his father told him, "why don't you go with Micky." He said, "ah that girl is sassy, every time I ask her..." "Cause in those days, a date is the movies.
 KIM: Yes.
 ME: He always ask me, and I say I don't want to go with you. But then I got sick and I couldn't work for one week, and I didn't see him, and I thought, "oh I miss that man."
 KIM: Too good.
 ME: And so when he asked me I said, "okay!" So that's how we started.
 KIM: Sweet. So who was your father, what was your maiden name?
 ME: Manaoies. My father was Juan Manaoies and my mom was Inez.
 KIM: Okay. So was your husband working for the plantation or for the...
 ME: He was working for the plantation first. And then the war broke out and he wanted to go into the army 'cause his brothers, his two older brothers were in there, he wanted to go.
 KIM: Yes, yes.
 ME: But they said no, they need him to work out in the field.
 KIM: Yes, that's right.
 ME: Yes.

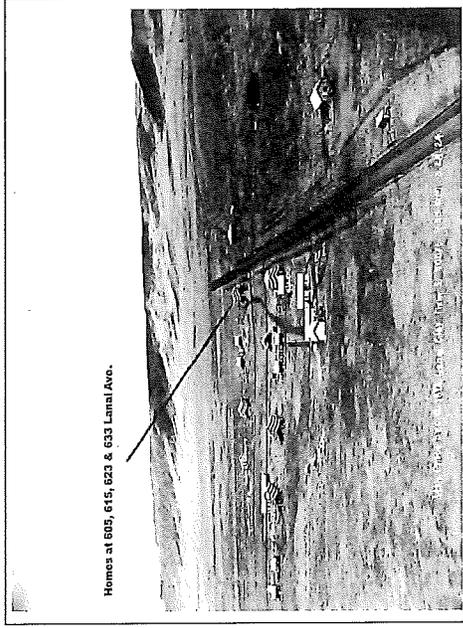
KIM: They actually got special consideration during the war for certain critical industries like agriculture and things like that. They actually got special releases for some of the workers so that the plantation and things could still operate.
 ME: Finally, two years before the war stopped, he could finally go into the army.
 KIM: Oh really?
 ME: He was stationed in the Philippines.
 KIM: Oh wow.
 ME: Then he came home and he worked as an electrician for the Hāna Plantation.
 KIM: Really. So that's how he kind of got his start with electrical work like that?
 ME: Yes, with electrical work.
 KIM: At that time, sort of like Lāna'i, in the early days, the old Lāna'i power plant used to be right where the machine shop is.
 ME: Right.
 KIM: And the plantation supplied the power to the community. Was that how it was in Hāna also?
 ME: Yes.
 KIM: The plantation supplied the...
 ME: No, Maui Electric did.
 KIM: Oh by that time it was Maui Electric?
 ME: Yes. When he first started to work as an electrician, he worked for the Hāna company.
 KIM: I see.
 ME: And it was under them.
 KIM: The plantation, yeah?
 ME: Yes, but then Maui Electric took over. We were living in Kaupō that time.
 KIM: Oh you were in Kaupō?
 ME: Yes, but that's when we moved to Waituku.
 DP: Yes, okay.
 ME: And he went to work for Maui Electric. Then they said they were going to bring him to Lāna'i to work as an electrician. Because he could do electrical work, and you know, he could do anything.
 KIM: Yes, line work, everything?
 ME: Line men, line work, yeah.
 KIM: Oh, when you folks were in Kaupō you remember the Marciels?
 ME: Oh yes, we used to go up there.
 KIM: How far below were you near the ocean? Or were you part way up?

ME: We were down and the Marciels were up.
 KM: Okay.
 ME: So you remember them?
 KM: Yes Aurtu Mina folks. Marciel-Atai, yeah.
 ME: Yes, we used to stay with Mina first and then we got a house.
 DP: So that's how we got the Atais?
 ME: Yes, when we first moved to Kaupō...
 KM: So your husband gained all of this skill with the electrical company, and then what year did you say MIECO had asked him to come over here?
 ME: [thinking]
 DP: I know, 1956.
 KM: Oh.
 DP: That's when John...
 ME: It was in 1956.
 KM: So your brother was...
 DP: Yes my brother was a few months old.
 ME: My first son was just two months old, October 1956, in the end though, 'cause we moved in November, yeah.
 KM: Was Vuela over hear already?
 ME: Oh yes he was, he was the supervisor.
 KM: So he was here already?
 ME: He was here already.
 KM: Okay. So your husband, you folks all moved here what did you think about leaving Hiāna and coming to Lāna'i?
 ME: No, we were in Wailuku first.
 KM: Oh that's right, you went into Wailuku.
 ME: And then I said "why?" And my husband said "I have to go there and work." So I said "well okay then if we have to we going." So we went.
 KM: Four children at that time?
 ME: Four.
 KM: So when you folks moved here like the little map here [pointing to location on map]. This is a 1963 Hawaiian Pineapple Co. map so it shows. This is Lāna'i Avenue. So there's the old bank, the theater is here, and had Matsui I think.
 ME: Matsui.
 KM: Okamoto yeah, then you folks. Was this the first house you moved into?
 ME: Yes.

DP: Actually over here was the Gabriels [house at 620 Lāna'i Ave.].
 KM: Oh.
 DP: You know Jane Gabriele?
 KM: Yes.
 DP: The in-laws were here, before the Barbaddillos.
 KM: Oh really. This map was done in 1963, so that's why Barbaddillo is here. So Gabriel was there first?
 DP/ME: Yes.
 DP: And even over here [house at 438 Kō'eie] had one Japanese lady.
 KM: So before Cabiles?
 DP: Yes, remember her?
 ME: Aoki.
 DP: Aoki. 'Cause we used to pick their Guaiwi [walaui – strawberry guava] [laughing]. And over here was Diana's parents, yeah mom?
 ME: Yes.
 DP: Diana Plunkett, and the grandma was over here.
 ME: Yes.
 DP: They lived there.
 KM: In 428 Jacaranda?
 DP: Yes.
 KM: So here's 7th Street.
 DP: Yes.
 KM: The theater, Oyama Store, Rabon Store.
 DP: And then what is this?
 KM: This one is, it says, warehouse.
 DP: Yes, had one warehouse here, and one park we played at here.
 KM: Ahh.
 DP: Okamoto was up here. So right here had one house too.
 KM: Oh, by where you park was, by the post office now on the side road?
 DP: Yes, and had one garage for Okamoto.
 KM: The garage on this side of the street, so not up side by the house?
 DP: No.
 KM: No more garage that time?
 ME: Had the Okamoto garage.

DP: Had Okamoto, they had a nice garage.
 ME: They had one nice two car garage.
 DP: And then right here was that house Libero and that lady lived in. Then had one other one, not Preza, Preza was more down. Over here.
 KM: Coffee works?
 DP: No, this not coffee works. Over here is coffee works.
 ME: Coffee Works, that was Preza's place.
 KM: Yes.
 DP: One more block down.
 ME: Coffee works was Preza's.
 KM: That's right these lots are empty now.
 ME/DP: Yes.
 ME: We lived here fifty-one years. Fifty-one years in this house before we moved here.
 KM: Wow.
 ME: We moved here in 2007.
 KM: Wow, that's amazing.
 ME: Yes, 1956.
 KM: So what was this house like inside?
 ME: That was originally a Dole company office.
 KM: You're kidding.
 DP: If you look up in the ceiling get plugs. 'Cause they used to plug clocks I guess.
 ME: And had plenty doors you know, a lot of doors.
 KM: 'Cause it looks like the houses was divided in half I think inside yeah, get rooms one side and wall?
 DP: no, ours one, 'cause get two doors. That's why you can enter through that [chuckling]. We used to enter through the door to the bedrooms, but they told us it was all office.
 ME: Yes, originally, office.
 KM: These houses... There's an Army Air Corps Photo taken on March 28, 1924, and these houses were already here.
 DP: Really, see, that's how old.
 KM: Yes, these are among the original homes.
 ME: Yes, because down at the harbor, they were about the same time.
 KM: Yes, you're right.

ME: But when we moved to this house [house at 620 Lāna'i Ave.], about a week later I went inside the old house to go check, and I just cried and cried, because we just loved that house.
 KM: Yes.
 ME: You know the artist, Carroll?



ME: Yes.
 ME: He used to stay on the corner, and paint our house, all the time. He would sit down with his easel and paint.
 KM: Hmm.
 ME: So I asked him one time, "why you always painting the house?" He said "there's something about your house that is full of love and it's a nice house."
 ME: And my husband used to plant a lot of plants and flowers in the front.
 KM: Oh, what kinds of flowers?
 ME: 'Ākuikuli, gardenias. And then one time I went down to Carrolls shop, and there was this big huge painting right in the front. I look, this is my house.
 KM: Hmm.
 DP: I know I wish I knew.
 ME: I looked and it said \$1600.00.
 DP: I would have bought it, though.

ME: The painting, but the kids were so angry with me. But wow, I wasn't going to pay \$1600.00.

KM: I know [chuckling].

DP: I was going.

KM: You could have bought the house for that back in the early 50's.

DP/ME: [laughing]

ME: So he gave me the print you know.

KM: Nice, so nice.

ME: But not that one, the one he painted. I mean there's a series that he did, yeah. 'Cause had all my husband's flowers and plants, and then I went there I saw that and then two days later I went back to go pick up the print that he was giving me. "Where's the painting of my house?" Somebody bought it.

KM: Wow.

ME: I said "who did?" He said tourist, "this couple." I said "why they want to buy a house that's not their house?" "Because they said when they looked at the painting they loved it." They said, "there's something about the house."

DP: [showing a photograph] This is us in front and got a lot of orchids. What is the small, tiny orchids, Mom?

ME: I forgot what you called those flowers.

DP: But that's us, the four of us.

ME: Epi orchids.

KM: Hmm. Did you make lei by chance? From the 'ākulikuli or anything?

ME: No, not from the 'ākulikuli. But people just before graduation would ask "can we pick this?" "Go ahead."

KM: Beautiful, nice photograph.

ME: My husband had a green thumb.

KM: Hmm. So how many rooms did you have in your house?

ME: Three.

KM: Three rooms.

ME: Three and a big living room.

KM: The kitchen was down below?

ME: Yes.

KM: Backside?

ME/DP: Yes.

KM: Then had the lean-to?

ME: And the lean-to, yes.

DP: Yes.

KM: With the bathroom, laundry room?

ME: Yes.

ME/DP: It's all in there.

KM: How about the garage at the back of the house, did you folks put that in?

ME: Originally only had Vrela's garage that Maui Electric built.

KM: So Maui Electric built that?

ME: Yes. So when we moved there my husband and his friend they built the garage. And that's when Bacalso moved.

KM: Bacalso?

ME: Yes.

DP: Mom, we were gone already, we graduated, never had the garage.

KM: Oh.

ME: No.

KM: You folks graduated 73?

DP: Yes, '73. So never had that until years later the '90s, I think.

KM: Oh, so only Vrelas for the Maui Electric?

DP: Yes.

KM: And then only in the 70's after you graduated?

DP: Yes, way after in the 80s.

ME: Way after. It was built for the car.

KM: I see.

DP: 'Cause when we came back over here, and we were like "where this came from?"

KM: Hmm. Now did you have children while you were living at this home also?

ME: Yes, I had my youngest boy [Robert].

KM: Aunt, was he born here on Lāna'i?

ME: He was born here. He was the only one. In 1962.

KM: Your boy is kind of rare, not too many babies born on Lāna'i nowadays, yeah?

DP: Yes.

ME: I said I'm pregnant, I told the doctor, "I think I'm pregnant, period." He said "No, you're pregnant, no period" [chuckling].

KM: [laughing]

DP: [laughing]

KM: Who was that Willet?
ME: Yes, Dr. Willet.
ME: "Well honey, you're pregnant, no period" [laughing].
KM: Oh that's cute.
ME: And I said, "the monkey fell down from the tree." He told me, "yeah it did"
KM: 'Auwē! Now forgive me, and I won't take too much of your time. But, you know that there is a plan to... Unfortunately the houses were left to run down so badly under the previous...
ME: Really, really bad.
KM: Shame yeah. And so the county was kind of looking at condemning, you know. So what's happened now is you've heard that the idea is, they've done complete plans of the houses there actually going to rebuild the house so that it looks on the outside the way it did originally.
ME: Before.
KM: Yes, before when they were originally built.
ME: Hmm.
KM: Inside is going to be all modern 'cause they have to bring the plumbing, the electrical, even the accessibility up...
ME: Is that going to be for residential?
KM: It's for residential.
ME: See, we wanted to buy the property when the company was selling. They said for the home you living in, you can buy.
KM: Yes.
ME: So Viela and us went up to the office. My husband went 'cause we wanted to buy our home. They said "no, because it's a business district."
KM: Yes, the business country town designation.
DP: But why could Matsui buy it?
ME: He had that house before.
DP: Oh.
KM: Maybe from when the strike in 1951?
ME: I don't know.
KM: That's when they people could start buying their houses.
DP: Really? See I didn't know.
ME: When we move there, he was already living there.
KM: And you folks, because it was always MECO. Like Viela and you folks, MECO had the lease of the house, so you folks could get it right.
DP: That's why, that's how we had it.

KM: So when you folks came to live over here was the MECO office over by...
ME/DP: Yes.
KM: There now by Pine Isle right?
ME: Yes.
DP: Right there.
KM: Now, when I was talking with Doreen, we were thinking sometime next month, and I will get the date for you. They are going to have a little gathering, and if you and your ohana would like to come...
DP: Yes.
KM: If you and your ohana would like to come, there's going to be a little pule, prayer just before they knock the houses down.
ME: I would like that.
KM: Okay.
ME: You just let me know.
KM: We will, I will let Doreen know and she can tell you.
ME: Okay.
KM: Now what I'm going to do is catch up a little bit about the history of the houses. Now Okamoto, that was Roy's...
ME/DP: Parents.
KM: They lived there?
ME/DP: Yes.
ME: We asked him, how come you didn't buy your house and he said, "No, too expensive." But the house was so cheap.
KM: Back then, I know yeah.
ME: And Kay, his wife told me that, "I was so angry with my husband cause he never like buy our house."
KM: Oh well. You know, if it would be possible I would love to be able to get a few of your photographs and scan them.
ME: Sure, can.
DP: Can I email them to you?
KM: You can...
DP: I going tell my brother, Robert is coming home next week. So I'll tell him too cause my brother John has the albums.
KM: Okay.
DP: It has all of us inside the house, and get us playing. And got lots of nice pictures. The flooring was really nice, you know.

KM: Hmm.

DP: Mom kept it really good.

KM: Was it wood floor?

DP/ME: Wood floor.

ME: But we had a carpet in wall to wall.

DP: Later on though.

KM: Hmm.

ME: For the kids, it's cold at night.

KM: Yes. And all that time only had the one bathroom back of the house yeah?

ME: Yes.

KM: Oh good fun.

Group: [laughing]

KM: Especially if you get five kids.

DP: When we were growing up, you get five children, and you and your husband.

ME: The children, yeah, they were very close with the father.

KM: May I ask you one more question?

ME/DP: Sure.

KM: You know the theater, last week they had a little gathering at the theater because they're renovating it.

DP: Right.

ME: Yes.

KM: And some of the guys working there said they hearing people walking, nobody there.

DP: Aht.

KM: They're hearing a little bit stuff every now and then.

DP: Yes, yes.

KM: Did you guys ever have...

ME: No, never, never, never.

DP: Nothing.

KM: You know why cause aloha, when you get plenty love yeah.

DP: You know they always talk about our place, they say oh get one warrior trail.

KM: Aht.

DP: But you know what...

KM: Oh the one mama lives in now?

DP: Yes.

ME: Elaine Kaopuiki told me.

DP: Even where we lived, the one where we lived was on the side of our house they said.

KM: They talk about the yellow one on the corner.

DP: Yes, that went through their house, that one yeah.

ME: Because Elaine Kaopuiki...

DP: When I babysit.

ME: Elaine Kaopuiki said you know our house there is a tangerine tree right on the side.

DP: That's the trail.

ME: And my kids used to...

DP: Camp.

ME: Put a tent over there to camp at night, then next morning, I come and there all in the living room [chuckling]. So I said, "what happened?" They said "the thing just fell over them."

KM: Oh. The tent went down on top them?

ME: Yes. Elaine said that's the menehune trail [laughing]. From over there they go up to the big house. They go through that big house they say. And because they had this one haole family with one little boy. The wife, the mom, lady said about two o'clock, three in the morning she heard the son laughing. The little boy. 'Cause we used to babysit [laughing].

DP: Yes, every time before that house would give me heebie-jeebies [chuckling].

ME: So she go check on him. He was on the floor and the blanket was just nice like this right on top him [gestures].

KM: All flattened out.

ME: So she carried him, put him on the bed. Then she said about half an hour later she heard again laughing, she went there was same way like this, you know, with the blanket. She left it. And then one time she said "oh I going change the dining room table." So she changed it to one different place, and the next morning she woke up, she said "how come the table is back the same place?" So she said, "oh my husband must have moved it, push it there when he went to work." So she asked him, "did you move the table?" He said, "no I didn't," so she moved it again same thing the next day. So she left it there.

KM: Was it by the window side or by the middle?

ME: I don't know, but she said, she left 'um. They were nice.

KM: But you folks, you never have?"

ME: They were nice ghosts or whatever.

KM: You folks never have problem inside the house?

ME: Never, never.

DP: Not like that. But on the outside

ME: Yes, on the outside. We never feel nothing.

DP: I hung out over there and nothing. We never. We hear everybody tell us, but no more nothing.

ME: I remember when Mr. Okamoto was going through his... he was coming forgetful yeah. Early in the morning somebody would knock, knock, knock by our bedroom. And I said, "what's that!" It's been going on for so long, and then Viela said ay, same thing with his house. Was Mr. Okamoto!

KM: 'Auwē!

ME: He was waking us up, telling everyone "time for work" [chuckling]. Roy said it was his father. And he went up to the Barbados house, too. They thought it was a ghost, too.

DP: I never thought the theater, and we hung out there too.

KM: Yeah no, and that's why we told them, "you just pray, we don't know what they did before..."

DP: Yes, that's right!

KM: So it stays there in that time and as long as you aloha...

DP: Yes.

ME: Yes, never, we never have nothing...

KM: Well, see the idea here is to build the houses so that they look the way they did, you know outside. 'Cause those houses the earliest photographs of Lānaʻi City from when James Dole started...

ME: Are those gonna be for sale?

KM: What I've heard so far is, is that they're going to be kept for, for rentals.

ME: Rentals.

KM: But you see, because of the business country town designation like you said, you and your husband couldn't buy the house, they have to rezone. They have to go through hearings.

DP: Yes, I heard that.

ME: Yes, that's what I was talking to Palumbo.

KM: Charlie?

ME: Charlie, and he said that they have to rezone it, so it's going to take time.

KM: Yes. Thank you so much.

ME: I wish I could rent that house.

KM: Hmm. [end of recording]

August 26, 2014
Gathering at the former Eharis and Viela family homes on Lānaʻi Avenue
Midy Eharis with John (Jr.) Dot, Deborah, Doreen and Robert, and Kathleen
(Viela) Souki-Soule
Recollections and thoughts shared by family members of living at the homes
Numbered 605, 615 and 623 Lānaʻi Avenue
(Recorded by Anthony Pacheco, transcribed by Kepā Maly¹)



Front row seated: Robert Eharis, Midy (Mrs. John Eharis, Sr.) Doreen Eharis Pasqua, Debbie and Dot Eharis, Kathleen (Viela) Souki Soule, and John Eharis, Jr. (Photo KPAC3_3378)

Background information from the Viela and Eharis families was recorded in separate interviews on June 3rd and 23rd, 2014. Because of the deterioration of the former family homes on Lānaʻi, demolition was proposed. A Historic American Architecture Survey (HAAS) report was conducted for the homes, and plans were made to build new homes on the site which closely resemble the original structures which were built in late 1923. A small

¹ Kepā Maly facilitated the discussion recorded by Anthony Pacheco. Because introductions weren't recorded at the beginning of the recording, it was difficult to clearly identify all speakers (particularly with several of the Eharis family daughters).

gathering of family members, and parties involved with the planning, demolition, and reconstruction phases was held on August 26th, 2014. The narratives that follow below were recorded during the gathering. Additional discussions and memories were shared as well, but not recorded.

One such memory was the discussion on the planting of the bottle brush trees and mango tree between the former Eharis and Okamoto homes, and the tangerine tree between the Eharis and Viala home. The mango was supposed to be pretty good, and the bottle brush tree (planted by Doreen Eharis-Pascua) has a connection with the bottle brush trees planted in 1968 by Japan's Princess Hitachi at the Lānaʻi Community Hospital. At the time of this writing (October 8, 2014), these trees have been flagged and efforts at preserving them on the lots will be made.

KM: [Answering questions from group, reviews layout of Lānaʻi City, and construction of buildings.]

In answer to your questions about when were the houses built, this was the core of Lānaʻi City, everything else followed that. Japanese carpenters and skilled stone masons were the first people to come, and then within about one year and a half, it was the Filipino families, mixed with Koreans, Chinese, and Puerto Ricans like that. They came and started to build the plantation into what it was when it finally closed in 1924.

[Introduces some of the Pūlama Lānaʻi participants to the ohana. Describes the poor condition of the houses, and the plan to take the current houses down and rebuild so that from the exterior, they look almost exactly as they did when first built in 1924.]

These two houses were dedicated by the Hawaiian Pineapple Company to MECO in 1954 when they operated the plant.

Group: [agrees]

KM: Prior to that, around 1946, they built the power plant that is below town. The original power plant used to be the green building where the machine shop was.

Group: [agrees]

KM: So they moved it down there about 1946-1947, and then MECO took over in 1954, I think.

Group: [agrees]

KM: So what's really cool is that Kathleen, Uncle Sol Viala's mo'opuna, brought along an article that was published in the Maui News on October 26, 2003. He was ninety-one years old?

KS: Ninety-two.

KM: So you can read a little bit of his history here at the home... This is just a gathering, a chance for the families to have a little bit of aloha, and share some memories. We're also going to just pule that our crew will be safe. That that which is good for us, we keep. And that that the no good be left back where it belongs. So that we no need worry and be afraid. Even though that house is haunted [pointing across the street to HAPCO House 610].

Group: [laughing]

Eharis 'Ohana:

I used to baby sit there.

ME: Menehune.

KM: Menehune. The old trail used to run right through there and goes up to Kihāmānāina.

ME: Yes [pointing to son, John]. He's going to tell you a story.

KM: Okay.

ME: We moved here because my husband was transferred from Maui to work here as a Maui Electric employee. And we moved here a week or so before Thanksgiving of 1956. My son John was just two and one half months old. This one [pointing to Robert] was the only one born on Lānaʻi.

KM: Oh, so all you folks were...

Eharis 'Ohana:

We're all born in Hāna.

RE: This was Lānaʻi [chuckles]. Actually, it was a mistake, so I don't know...

Group: [laughing]

KM: So you folks moved here in 1956. When he [Robert] was born, were you able to give birth here?

ME: Over here. I had Doctor Willet.

DP: It was Labor Day.

ME: We were supposed to go to the beach.

Eharis 'Ohana:

[laughing] We were supposed to go to the beach.

ME: I called the hospital and I said, I'm going to the beach, and they said, "No, you come now."

RE: That's reason why only me no more middle name. They were pissed off at me, and they just named me what ever name come up, "Robert."

ME: I left it to the girls, the kids, so they said "Robert." I said what about "Robert William?" "No, just Robert."

KM: Lucky thing they didn't call you, "No can go beach."

Group: [laughing]

RE: That story keeps coming up, over and over on Labor Day.

ME: September 2nd.

KM: And you said you had a story about...

RE: When we were growing up in elementary school. That tangerine tree, we always used to pitch a tent during the summer. The Ozoa gang, and even some of John's friends. They used to come. That whole summer, we'd camp outside. And like we said, that Menehune trail comes right through there. And there's a grove,

ME: you know, actually. To this day, that grove is still there. I don't care what you do. You cut the grass, and the lawn mower going [gestures, drooping down].

RE: Tell him what happened.

ME: So every night, the tent used to fall on us.

RE: I get 'um in the morning...

ME: The next day, we would pound 'um with the hammer, make sure it's strong. Every night, it comes down. I told my dad, "Hey dad, the tent fell down, no more even wind. Not windy." He look and he said, "You know what, try move the tent a little bit, three feet towards the house." So we moved the tent, and it never did fall down again.

ME: And you remember Elaine Kaopuiki?

KM: Yes.

ME: She said it was because you folks were camping on the road.

JE: And we looked, and get the grove.

ME: And it is true, because there was a couple that stayed over there [indicating the house at 610 Lāna'i Ave.] with their little boy.

DE: Charlie, Charlie Gulling.

ME: The Gullings. And the wife said about 2:00 or 2:30 in the morning she heard him laughing. He was about two or three years old. So she went into the room, and he was on the floor. His blanket was nicely covered all over him. Like a square, and he was sleeping. So she carried him back, put him on his bed. She said about a half an hour later, the same thing happened. She went in. She saw him on the floor, so she left him. And then, same thing, she said, "I'm going to rearrange the kitchen." So she put the table in a certain place. She woke up in the morning and it was back in place it had been in. She told the husband, "Did you move the dining room table before you went to work?" "No I didn't." So she put it back. The next morning it went back to the same place. So she left it [chuckles].

KM: Wow. So I think you said you folks had one problem one time, but ended up it wasn't ghost...

ME: No, it was Mr. Okamoto.

Group: [chuckles]

ME: He was going around... well, he as getting a little forgetful, and he was knocking on the wall. He [indicating John Jr.], "Dad get ghost, get ghost."

Group: [chuckling]

ME: About four o'clock in the morning. Knocking, knocking. Shh, no make noise. He knocked over there [indicating a bedroom window]. He knocked on Mr. Viel's house. It's because he was waking up everybody to go to work [chuckles]. Time to get up.

KM: Hmm. So you folks had a good time here, yeah?

Group: [agrees]

ME: You know, after we moved there [pointing across the street to 620 Lāna'i Ave.] in 2007, I came back to check on the house about a week or so later. I sat in the living room and I just cried and cried because we loved this house. We had good times.

JE: Just one wish for me, for this house. I like stay in here tonight, in my room.

Group: [chuckling]

ME: [chuckling] With all the termites.

JE: Hey, that would be the coolest thing, my room, right here.

Eharris 'Ohana:

[laughing] The boys were the middle. We [girls] were there. And I liked it because we could go out on the porch. And then our parents locked it with the key.

Yes, so we couldn't go out.

We could only go out that way, so they could hear.

RE: I can remember in this house, if you go inside, there used to be a wall between the parlor, which is the living room, and the kitchen. And I can still remember carpenters. Like Hirayama would come. They would break it down. And you see the plumbers. They're not here today. That wall is gone, but I remember used to have one square little hole, but they found out it was an office here before. So it made sense. Why does it have a hole there? Because it was an office.

DE: And the outlets were kind of high up on the wall.

RE: Lucky my dad was an electrician, so he moved all the outlets down, and he would rewire the house so we could play the stereo. Otherwise we would burn the house.

Group: [chuckles]

RE: He tried to make it code.

KS: I remember, my sister and I, we grew up in Kaimuki on O'ahu. So that was like town. We would come to visit grandpa in the summer, and this was the house he lived in. It was so amazing to be on Lāna'i back then. It was all pineapple fields. That's all there was, pineapples, horses, and there were hunting dogs. That's all I remember. Running for miles through the pineapple fields. And grandpa used to try and teach me how to ride horse because he was an avid horseman. And I'll never forget. In the article of him, there's a picture of him on the horse with... actually my sister, but it says it was me. But he would ride me around, and he'd lead me on the horse by myself. I would whack my head on the bushes, fall off the horse. I was so clumsy. I didn't know how to grip on. And I hated riding the horse, but I loved hunting. I always wanted to be his bag boy. People would come from the outer islands to hunt with grandpa.

JE: Here grandpa raised, I think the best field trial dogs you could find in the state of Hawaii.

KS: Yes.

JE: He was the best. He would have dogs running around, and when the puppies

would come up, we would have to go and catch the puppies. All the pointers. It was just mind boggling to see all the dogs running. Go get it, go get it. There's another one. They were all prize dogs that he would raise. And I remember that he would have one guy wire from one pine tree to another one, and he would run, exercise the dogs like that.

KS: Yes. So I would always beg, "let me be the bag boy." But know, "you just go in the truck." Let the hunters go in the truck, and they would go hunt all day. Then we would go and get the hunters. I'll never forget them loading all the deer into the truck. And then I was like, "oh my God, bambi..."

Group: [laughing]

KS: I started crying. I look in the back, and their tongues are hanging out...

Group: [laughing]

KS: And my mom is like, "and you wanted to go hunting?" But you know, he was such a humble man.

JE: Oh yes.

KS: Coming from the city. When we got to Lāna'i, everything slowed down, and we just got back to basics. And grandpa was really... he was my role model in doing the right thing, and being gracious and being humble. Grandpa taught me. And he moved here in 1957, I think. I was born in 1958, and my mother called him and said, "I have a girl." So local style, grandpa decides on the Hawaiian name. So she asked grandpa, "what do you think I should name her?" "Well, what does she look like?" My mom said, "well she's got plenty hair. She's got hair all over her face..." "Okay." Then he said, he looked up in the mountains right up here, and he saw the mist coming down from the mountain side. And he said, "I think you better name her Noe-lani." That means heavenly mist, and that's my name. Beautiful.

KM: That's also why my dad never called in sick. The boss was next door.

JE: [laughing]

Group: That's one thing we really appreciated about Mr. Viela. All my siblings, except my brother, when we graduated, he would help us build the tent on the side of the house, and we would get the graduation party right after graduation. Then after Mr. Viela retired, my brother had the graduation party down at the Maui Electric shop. But he helped us put up the tent, make the graduation party. And like she [Kathleen] said, "a humble man." He was.

DE: He also used to tune my ukulele. I would go down to Uncle Sol, "tune my ukulele," and he never said no. He would sit by the door and tune it, "here you go." You could come back an hour later, and he would tune it again.

KS: And I think it was that he lived a real healthy lifestyle on Lāna'i. He always had pot on the counter, and he only ate fish, and we would go for 'ōpīhi down Shipwreck beach. Big 'ōpīhi. You had cut 'em into four just to get them in the mason jars to take back home. And he would fish down in the harbor. He always ate really, really good, and he worked out a lot. He would go hiking for hours to go hunting. And he lived until he was 93. And right before he died, he was still driving. He was very sharp of mind, very healthy. He lived independently by

himself. He taught me how to make laulau before he died. And one day he got up to clean the bathroom, because that's what he did every morning. He would get up, get his three newspapers and he would go clean the bathroom. And he just died right there, in the middle of doing what he loved. He was such a huge role model for me in that way.

RE: And he was so nice. You know the houses only had one bathroom. "Oh, go Mr. Viela's house." And sure enough we go in, and just open the door, and shower [chuckling]

Group: Anybody could just go back and forth.

RE: And Mr. Okamoto, he used to run a garage part time. So all the cars that needed to be fixed, you just go to Mr. Okamoto's house. He had everything. Everything you need. And he would get mad as I grew up, making hot rods. Start the car, making noise. He would come up "Junior, turn off that damn car..." He would go off. I would go, "Chill out Mr. Okamoto, you did this when you were young." [grumbling] "I never did this..." So Mr. or Mrs. Okamoto would call my mom. But he was a mechanic. I can remember all the time. You needed something done, you go to Mr. Okamoto. And Roy used to always raise pigeons. He had a big pigeon coop over here [gesturing towards the Okamoto home]. I would go in the coop, and Mrs. Okamoto would call my mom, "Junior's in there breaking the eggs."

Group: [chuckling]

KS: One of the things I remember about grandpa's house is the smell of leather.

JE: Yes, leather.

KS: From the saddles, and gun oil.

JE: Yes, gun oil. Yes, he had so much guns.

KS: Hunting rifles and saddles for the horses.

DE: And National Geographic Magazines.

KS: Yes, National Geographic and army blankets.

Group: [agrees]

KS: Very fond memories.

JE: Just living on this block with the Matsuis on the end, it was just... you do something wrong, the parents would call my mom. Like tattle-tailing, but that's what it was. So you go home, and "What were you doing?" And I look at my mom, "huh?"

DE: Everybody knew everybody.

JE: How'd you know?

KS: I went down to the store, and I stole a pack of gum. Wrigley gum, because I never had five cents. They saw me, and called my grandpa, "Oh, your granddaughter stole one pack of gum." The next thing I know, he came with the truck, "Kathleen, get in the car. You stole one pack of gum?" "I never have five cents" [mimics crying].

Group:

[laughing]

KS: "You know how embarrassing that is? You never steal from people, that's our friends. Get in the truck." That's the only time I ever saw my grandpa yell at me. I'll never forget it. It was about integrity, honor...

RE: I can still see your grandpa's smile. He had that certain smile. He had a round face, and that smile.

KS: And he would giggle.

RE: Yes, giggle.

KS: [looking at the Eharis children] We used to play around, hangout in the trees.



Eharis and Viela family members at the former Eharis home. Kathleen (Viela) Souki Soule in center. (Photo KPAC3_3374)

RE: And the Okamoto's, their grandkids used to come from California, once in a blue moon. But she [Kathleen] would come all the time. She would play with my sister, so hey, I might as well play with her too, eh.

But growing up, we used to have one swing, and she would be over here with us all the time. It is nice to see her [Kathleen] today.

Yes, this is the first time in...

Years, decades.

Mahalo. Okay, what we should probably do, because we have to get some of the guys back over to where they belong as well, we should just gather together as family, and get everyone else to just join in. We just going pule... [end of recording]

KS:

RE:

KM:

APPENDIX E.

Engineering Study

ENGINEERING STUDY

for

CHANGE IN ZONING APPLICATION &
COMMUNITY PLAN AMENDMENT
TMK (2) 4-9-006: 050
605, 615, & 623 LANAI AVENUE
Lanai City, Hawaii

Prepared for:

Pulama Lanai, LLC
733 Bishop Street, Suite 2000
Honolulu, Hawaii 96813

Prepared by:

R. M. Towill Corporation
2024 N. King St., Suite 200
Honolulu, Hawaii 96819

January 9, 2015

1. INTRODUCTION

A change in zoning application is being sought for TMK (2) 4-9-006: 050 to change the zoning from Business Country Town (BCT) to Residential (R2). A Community Plan Amendment is also being proposed. There are three existing houses on the parcel which will be demolished and replaced with nearly identical structures (See Figure 2).

2. LOCATION AND PHYSICAL ENVIRONMENT

The project site is located in Lanai City at the corner of Lanai Avenue and Sixth Street (See Figure 2). Existing structures include 3 raised houses, a shed, concrete walkways connected to the front entrances of the homes to Lanai Avenue, trees, and utility poles (See Figure 3). Elevations range from 1636 feet at Lanai Avenue to 1626 feet at Koele Street. The existing ground surrounding the buildings slopes from east to west from Lanai Street to Koele Street at approximately 6%. Vegetation onsite consists of trees and grass.

3. DRAINAGE

There is an existing 18-inch storm drain line in Koele Street (See Figure 4). There are no existing storm water inlets or catch basins to collect runoff on Koele Street in the vicinity of the project site. Runoff onsite sheet flows from Lanai Street towards Koele Street beneath and around the raised houses onto Koele Street and the adjacent properties downstream. There are no drain collection structures on the project site. The project site lies in Flood Zone X, which is outside of the 0.2% annual chance floodplain.

The proposed reconstruction of the three houses will not be require grading of the existing terrain, which will allow runoff to maintain existing drainage patterns.

4. SEWER

There are 8-inch sewer mains located on Koele Street and Lanai Avenue (See Figure 5). The project site is served by three existing sewer laterals connected to the existing 8-inch main on Koele Street. The sewer mains in this area are maintained by the County of Maui. Wastewater is conveyed from the subject parcel via the existing sewer network to the Lanai City Wastewater Treatment Plant, which has a capacity of 500,000 gallons per day. Since the existing buildings onsite are being replaced with identical structures, there will be no increase in wastewater demand.

5. WATER

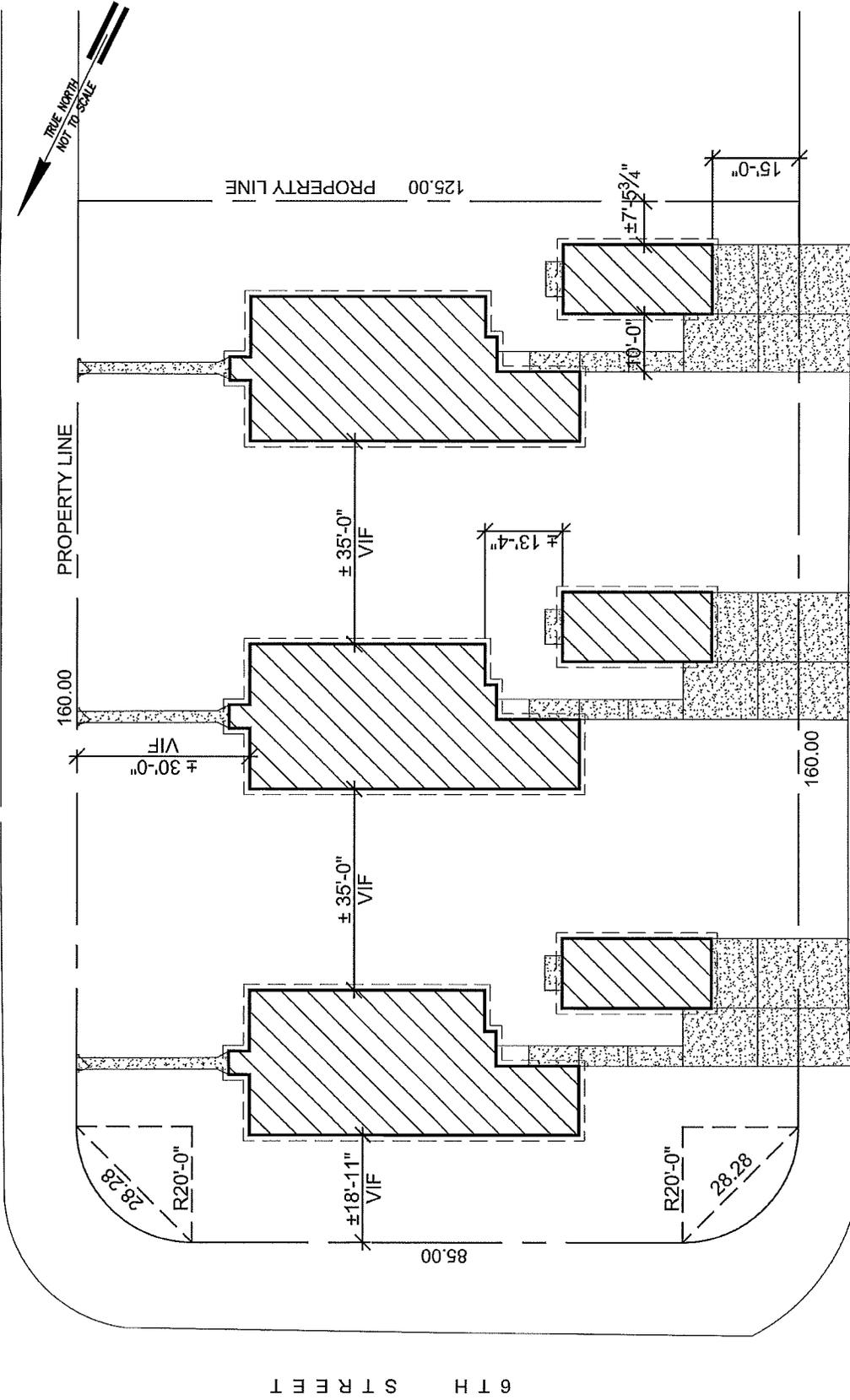
Water is provided to the project site through an existing private water distribution system located in the roads adjacent to the parcel (See Figure 6). The property is served by an 8-inch water main on Koele Street.

Potable water service to the project site will be provided via existing laterals and meters connected to the 8-inch main on Koele Street. Since the existing buildings onsite will be replaced with identical structures, there is no anticipated increase in water demand. Therefore, the existing water system will be able to support the proposed development. Irrigation demands for the existing grassed areas onsite will remain the same.

6. TRAFFIC

Traffic generated by the three replacement homes is anticipated to be insignificant. See the traffic assessment memorandum in Appendix A for more details.

LANAI AVENUE



Engineering Study for TMK (2) 4-9-006:050

Proposed Site Plan
Not To Scale

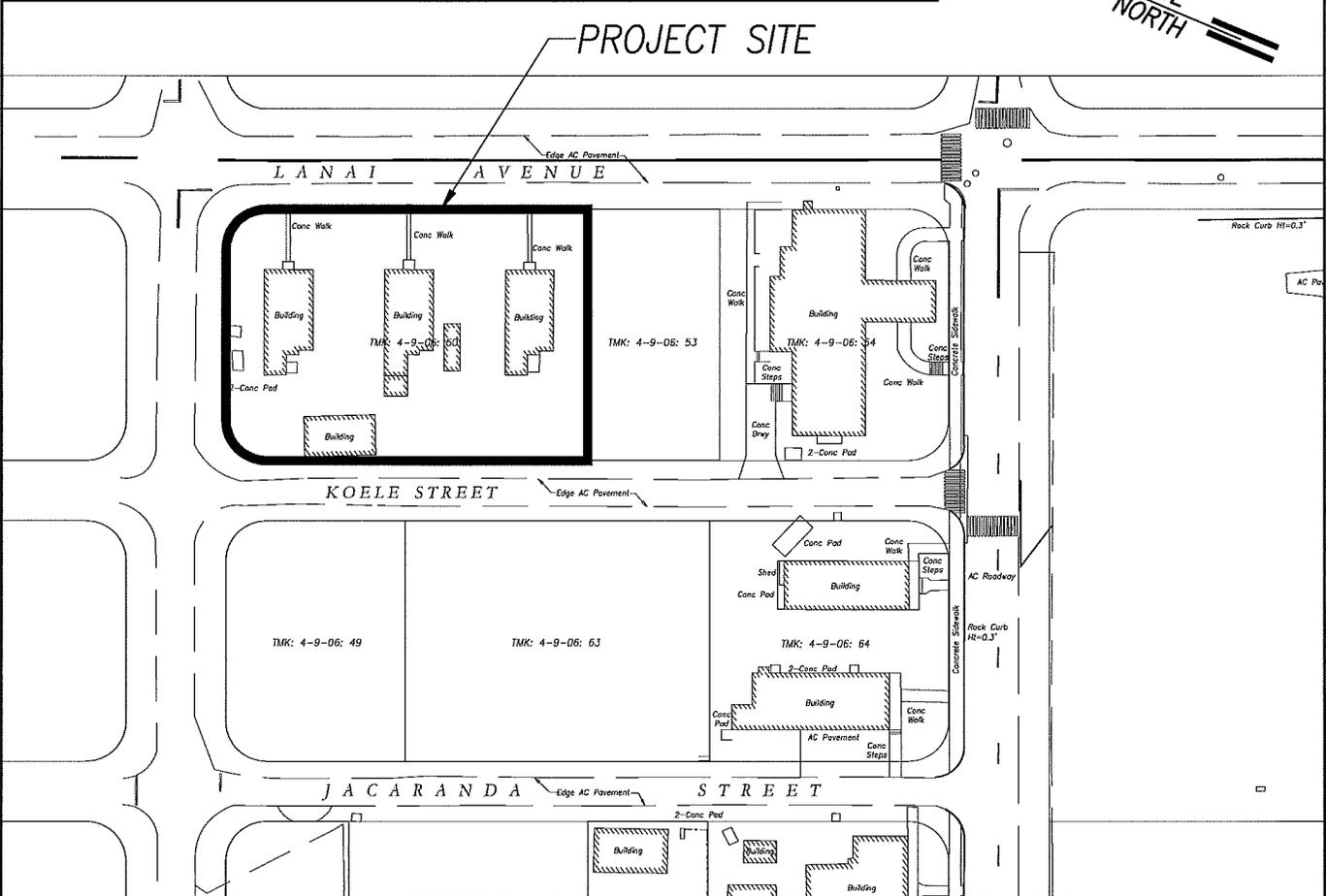
Figure
1

Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management

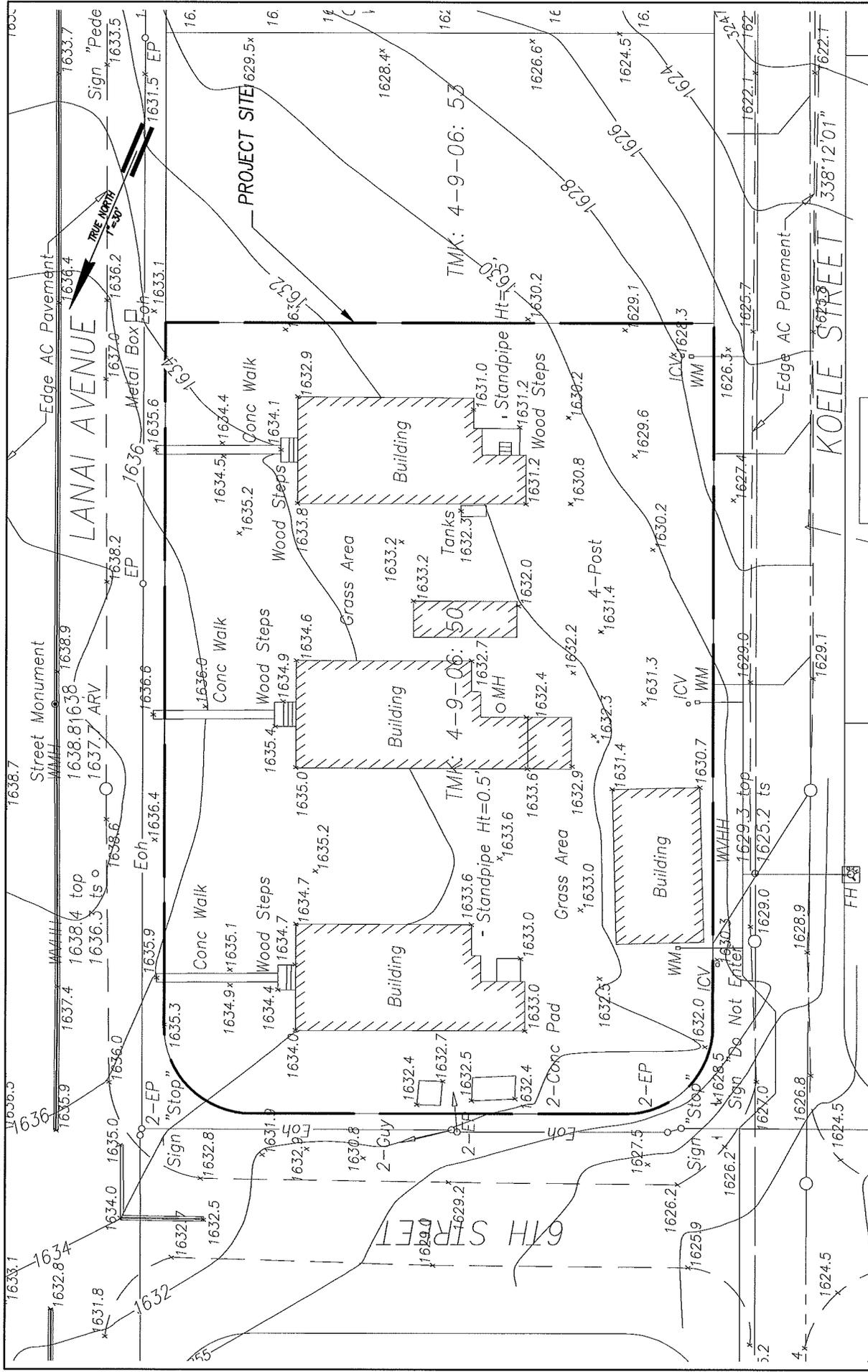
R. M. TOWILL CORPORATION

808 842 1133 2024 North King Street Suite 200 Honolulu Hawaii 96819-3494





ENGINEERING STUDY FOR TMK (2) 4-9-006: 050		
 <p>Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management R. M. TOWILL CORPORATION BOB B42 1133 2024 North King Street Suite 200 Honolulu Hawaii 96819-1937</p>	<h2 style="margin: 0;">LOCATION MAP</h2>	<p>Figure 2</p>



Engineering Study for TMK (2) 4-9-006:050

Existing Conditions

1" = 30' 0 30' 60'

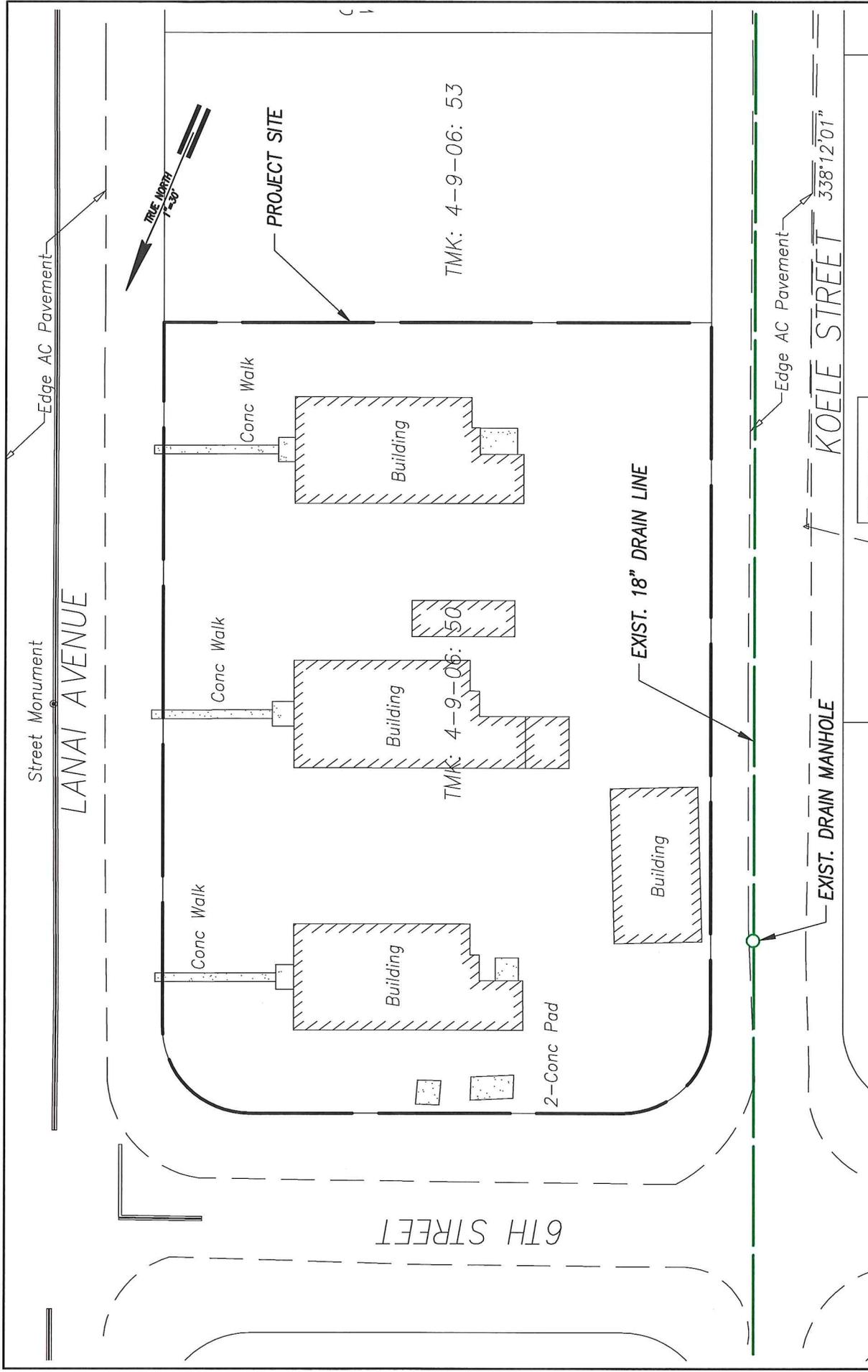
Figure 3

Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management

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FH 28



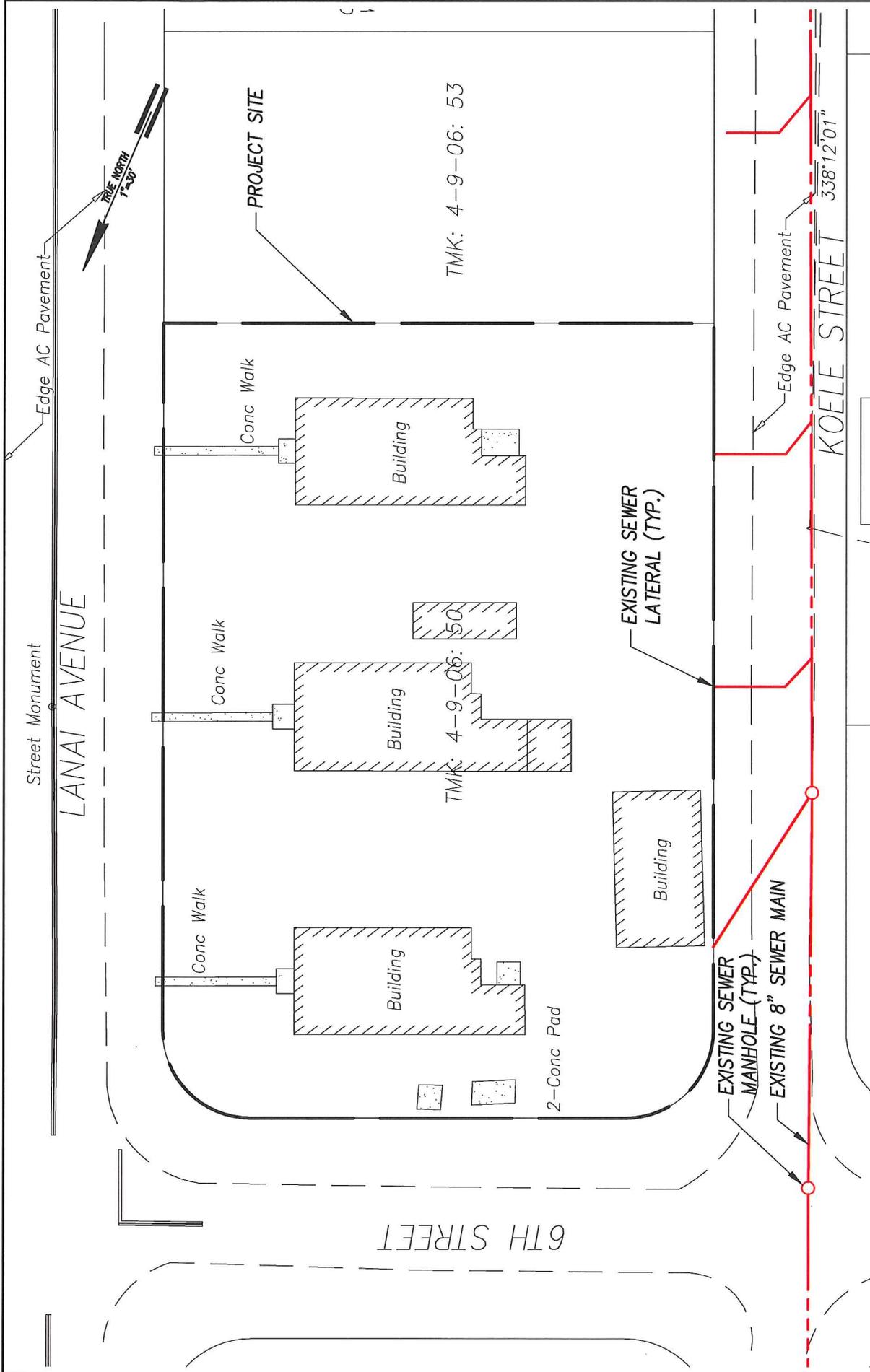
Engineering Report for TMK (2) 4-9-006:050

Existing Storm Drainage System

1" = 30' 30' 15' 0 30' 60'

Figure 4

Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management
R. M. TOWILL CORPORATION
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Engineering Study for TMK (2) 4-9-006:050

Existing Sewer System

1" = 30'

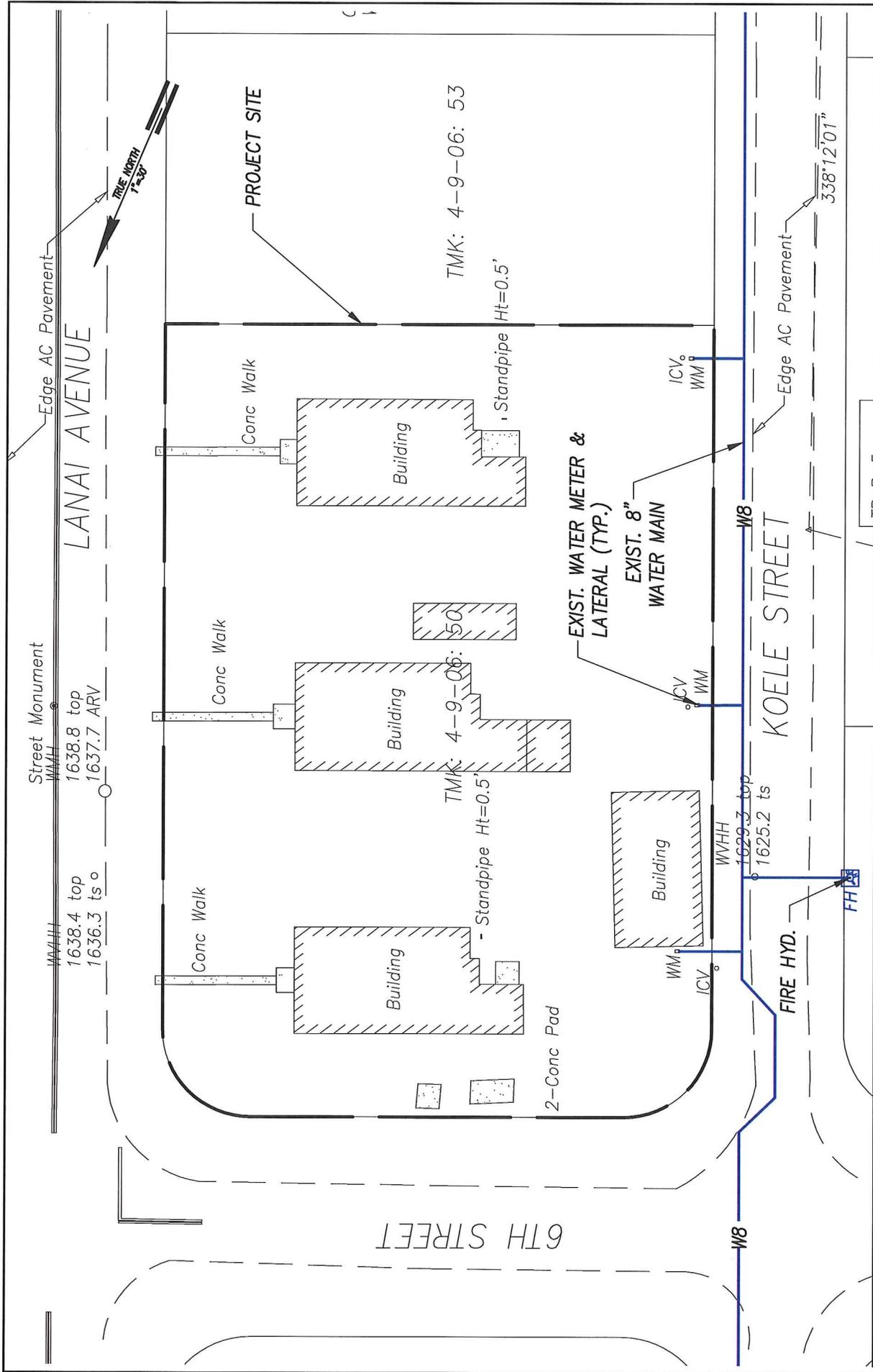
0 30' 60'

Figure 5

Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management

R. M. TOWILL CORPORATION

808 842 1133 2024 North King Street Suite 200 Honolulu Hawaii 96819-3494



Engineering Study for TMK (2) 4-9-006:050

Existing Water System

1" = 30'

0 30' 15' 30' 60'

Figure 6

Planning - Engineering - Environmental Services - Photogrammetry - Surveying - Construction Management
R. M. TOWILL CORPORATION
 808 842 1133 2024 North King Street Suite 200 Honolulu Hawaii 96819-3494

APPENDIX A



TERRANCE S. ARASHIRO, P.E.
STANLEY T. WATANABE
IVAN K. NAKATSUKA, P.E.
ADRIENNE W. L. H. WONG, P.E., LEED AP
DEANNA HAYASHI, P.E.
PAUL K. ARITA, P.E.
ERIK S. KANESHIRO, L.P.L.S., LEED AP

#14-113

December 16, 2014

Mr. Gordon Ring
R.M. Towill Corporation
2024 North King Street, Suite 200
Honolulu, Hawaii 96819

Dear Mr. Ring:

**Subject: Traffic Assessment for Lanai Replacement Housing
Tax Map Key: (2) 4-9-006:050
Lanai City, Hawaii**

Austin, Tsutsumi & Associates, Inc. (ATA) has conducted a Traffic Assessment Study for the proposed Lanai Replacement Housing (hereinafter referred to as the "Project") located in Lanai City, on the island of Lanai.

Project Description

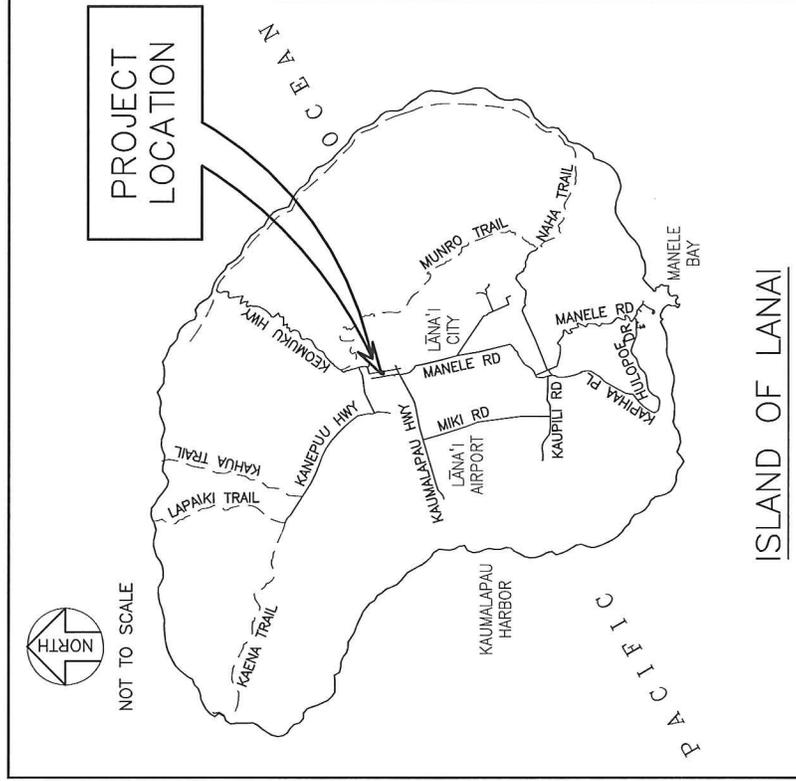
The Project site is proposed to be located within Lanai City, between Lanai Avenue and Koele Street, and will include the construction of three dwelling units. Access to the project will be provided primarily via Lanai Avenue. The location map and site plan are included as Figures 1 and 2, respectively. The parcel is further defined as TMK: (2) 4-9-006:050.

Existing Roadways

The Project site is located to the south of 6th Street, which is an east-west, two-lane undivided County roadway that extends from Fraser Avenue to Puulanai Place. To the east of the Project site is Lanai Avenue, which is a north-south, two-lane, undivided County roadway that extends from Akolu Place to Keomuku Highway. To the west of the Project site is Koele Street, which is a north-south, two-lane, undivided County roadway that extends from 7th Street to 3rd Street. The posted speed limit is 20 miles per hour (mph) along these roadways.



PROJECT LOCATION



ISLAND OF LANAI

FIGURE

1

ATA AUSTIN, TSUTSUMI & ASSOCIATES, INC.
ENGINEERS, SURVEYORS • HONOLULU, HAWAII

PROJECT LOCATION MAP

LANAI REPLACEMENT HOUSING

TRAFFIC ASSESSMENT



Mr. Gordon Ring
R.M. Towill Corporation

December 16, 2014

Project Impact

The project is anticipated to generate approximately three (3) trips during the AM and PM peak hours of traffic, and therefore its impact is anticipated to be insignificant. As such, in our professional opinion, a more detailed traffic study is not recommended. The Manual of Transportation Engineering Studies, dated 2000, published by ITE states:

“...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.”

Vehicular trip rates and associated directional distributions were used based on the Trip Generation Manual, 9th Edition published by ITE. Table 1 below illustrates the trip generation rates and total forecast trips generated by the Project.

Table 1 - Project Trip Generation: Single Family Detached Housing (ITE 210)						
	AM Peak Hour of Traffic			PM Peak Hour of Traffic		
	Total (vph)	Enter (vph)	Exit (vph)	Total (vph)	Enter (vph)	Exit (vph)
Trip Rate	0.75	25%	75%	1.00	63%	37%
3 Single-Family Housing Units	3	1	2	3	2	1
TOTAL	3	1	2	3	2	1

We appreciate the opportunity to have prepared this Traffic Assessment Study for the Project. Should you require clarification, please call me at 533-3646.

Sincerely,

AUSTIN, TSUTSUMI & ASSOCIATES, INC.

By

MATT K. NAKAMOTO, P.E.
Chief Transportation Engineer

MN:LK:mt