

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



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

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

REF:LD:EH

RECEIVED

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FEB 18 1997

UFC. OF ENVIRONMENTAL  
QUALITY CONTROL

MEMORANDUM

TO: Mr. Gary Gill, Director  
Office of Environmental Quality Control

FROM: ~~For~~ Michael D. Wilson, Chairperson *Michael D. Wilson*  
Board of Land and Natural Resources

SUBJECT: Finding of No Significant Impact (FONSI), Consolidation  
and Resubdivision of Parcel to Create a New Parcel to  
Relocate Existing U.S. Coast Guard Lighthouse, Hawea  
Point, Maui

The department has reviewed the attached Final Environmental Assessment (FEA) and finds that the proposed action will have no significant impact to the environment. Please publish this as a Finding of No Significant Impact (FONSI) in the next Environmental Notice.

Four copies of the subject Final Environmental Assessment report are enclosed, as well as the project description.

Thank you for your attention regarding this matter. Should you have any questions, please contact Ed Henry of the Land Division, Planning Branch, at 587-0380.

Enclosures

17

1997-03-08-MA-FEA-Haweapoint  
Consolidation & Resubdivision

MAR 8 1997

**FILE COPY**

Final Environmental Assessment

Application for Conservation District Use - Departmental Permit

**Consolidation and Resubdivision of Land for Relocation of a  
U. S. Coast Guard Light, Hawea Point, Maui, Hawaii**

**ACCEPTING AUTHORITY:**

State of Hawaii  
Department of Land and Natural Resources  
Office of Conservation and Environmental Affairs  
P. O. Box 621  
Honolulu, Hawaii 96809

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
JAN 29 1 28 PM '97

**APPLICANT:**

T. P. Liem  
Three Embarcadero Center, Suite 1245  
San Francisco, CA 94111

**AGENT:**

Group 70 International, Inc.  
925 Bethel Street, Fifth Floor  
Honolulu, Hawaii 96183

January 1997

*Note: Additional information for the Single-Family Residence and Light Pole Relocation is found in the previously accepted Environmental Assessment for the Liem Residence (Sept. 1989).*

**Attachment to Conservation District Use Application Form**

**Consolidation and Resubdivision of Land for Relocation of a  
U. S. Coast Guard Light, Hawea Point, Maui, Hawaii**

September 3, 1996

**I. LANDOWNER**

T. P. Liem  
Three Embarcadero Center, Suite 1245  
San Francisco, CA 94111  
(415) 956-3999 Contact: Mr. James Barnes

**II. APPLICANT (Landowner is applicant)**

**AGENT**

Group 70 International, Inc.  
925 Bethel Street, Fifth Floor  
Honolulu, HI 96183  
(808) 523-5866 Contact: Norman G. Y. Hong, AIA

**III. TYPE OF PERMIT**

(1) Departmental permit (per section 13-5-33)

**IV. LAND PARCEL LOCATION**

Island of Maui, Maui County, Lahaina District  
TMK 4-2-01:3 (por.) Total area: 1,600 sq. ft. (0.037 ac.)

**V. SUMMARY OF PROPOSED IDENTIFIED LAND USE**

Consolidation and resubdivision of TMK 4-2-01:3 to create a new 1,600 sq. ft. (40 ft. x 40 ft.) parcel to relocate an existing U. S. Coast Guard light. The USCG light is now located on an existing 1,600 sq. ft. parcel within the larger 7.698-acre parcel. (Note: The light pole relocation was approved under CDUA MA-2318.)

The proposed action is classified under Title 13-5 HAR as requiring a Departmental Permit, cited as follows:

**P-11 SUBDIVISION OR CONSOLIDATION OF PROPERTY**

(C-1) Consolidation and resubdivision into an equal number of lots that does not result in increased density.

## VI. ENVIRONMENTAL REQUIREMENTS

Please refer to the following document which contains an Environmental Assessment for the larger 7.698-acre parcel containing the subject project site:

• Group 70 Limited (September 1989) Application for Conservation District Use Permit, Hawea Point Residence, Kapalua, Lahaina District, Maui, Hawaii  
This CDUA was approved as MA-2318, including the light pole relocation.

• SMA Minor Permit for the light pole relocation approved 1990 by the County of Maui Planning Department as 90/SM2-271 (see attached letter).

(1) **Identification of applicant.** (see above)

(2) **Identification of approving agency**

State of Hawaii, Department of Land and Natural Resources  
P. O. Box 621  
Honolulu, HI 96809

(3) **Identification of agencies consulted in making assessment.**

State of Hawaii, Department of Land and Natural Resources  
Office of Conservation and Environmental Affairs, Honolulu, HI

U. S. Coast Guard, Maintenance and Logistics Command Pacific, Alameda, CA

County of Maui, Planning Department, Wailuku, Maui, HI

(4) **General description of the action's technical, economic, social and environmental characteristics**

The relocation of the USCG light at Hawea Point has been sought since 1989. The exchange of land has been agreed to by both parties and a subdivision of the new parcel of 1,600 sq. ft. from the larger 7.698-acre parcel is being pursued by the owner's agents. The existing 1,600 sq. ft. parcel owned by the USCG will be consolidated into the Liem's larger parcel. The project is anticipated to have no significant economic effects, and no effect upon the social or environmental characteristics of this site.

(5) **Summary description of the affected environment, including suitable and adequate location and site maps.**

Location and vicinity maps are included on sheet T-1 of the Construction Plans. A map showing the Conservation district subzone limits is shown as Figure A.

The environment of the project site is typical of this region. There are no rare or endangered plant species on the site. Vegetation is a degraded beach naupaka

ecosystem consisting of remnant clumps of beach naupaka, separated by Bermuda grass mixed with sow thistle, red pualele, coat buttons and ihi.

The light pole site is located at an elevation of 46 feet above mean sea level, near the sea cliff at the northern edge of the property in the General Subzone. The soils at the site are classified as rLW which is weathered A'a lava material.

The proposed light site is located near Site D13-1 Feature A, however, the relocation action will have no effect on this site. The site was identified as a small fishing settlement of late prehistoric age, and Feature A is a stone platform built atop a remnant cultural deposit. The site will be preserved as is and avoided during any construction activities. Condition No. 20 of CDUA MA-2318 requires a flagged preservation buffer zone at this site, which was completed on September 22, 1995.

**(6) *Identification and summary of major impacts and alternatives considered, if any.***

The relocation of the USCG light to the new position is not anticipated to generate any major impacts. The site is not a sensitive location from the perspective of the ecological setting or the human environment. Several alternative positions for the light have been considered. The proposed site is acceptable to the USCG.

**(7) *Proposed mitigation measures, if any.***

Site D13-1 Feature A will be preserved as is and avoided during any construction activities. Condition No. 20 of CDUA MA-2318 requires a flagged preservation buffer zone at this site, which was completed on September 22, 1995.

Erosion controls and fugitive dust control measures will be implemented during the construction for the light pole relocation.

**(8) *Determination***

The DLNR is the responsible authority for making a determination of acceptance for this assessment. Maui County Planning Department issued a SMA Minor Permit for the light relocation in 1990.

**(9) *Findings and reasons supporting determination***

The proposed project is not expected to create any significant adverse effects to the natural or human environment.

**(10) *Agencies to be consulted in the preparation of the EIS, if applicable.***

Not applicable.

## VII. DESCRIPTION OF PARCEL

### A. Existing structures/use.

There are no structures located at the proposed 1,600 sq. ft. light pole relocation site. The larger parcel of 7.698 acres contains a recently completed single family residence, as approved under CDUP MA-2318, which also granted approval of the USCG light relocation. The location of the existing USCG light pole is shown in Drawing C-1 Site and Grading Plan.

### B. Existing utilities.

The existing light pole is solar powered. There are no utilities serving the light pole relocation site. The new light will also be solar powered.

### C. Existing access.

Drawing C-1 shows the extent of the planned access easement serving the new light pole relocation site. There will be a 20 ft. wide unpaved access easement from the parking lot area serving the Kapalua Bay Villas.

### D. Flora and Fauna.

There are no rare or endangered native plants and/or animals present at the light pole relocation site. A detailed botanical survey was completed as part of the environmental assessment prepared for the September 1989 CDUA.

### E. Topography.

The relocated light pole site is situated at 46 feet above mean sea level. The site topography and grading plan for construction is included in Drawing C-1.

### F. Shoreline area.

The relocated light pole site is on the gently sloped plateau mauka of the sea cliff at Hawea Point. The sea cliff area is depicted in Figure 5 of the 1989 CDUA.

### G. Existing covenants, easements and restrictions.

Easements exist on the larger parcel for access to the existing USGS light pole. The U. S. Coast guard owns in fee a 40-foot square land area surrounding the existing light, and has a non-delineated right of access across the property to the light for maintenance purposes.

### H. Historic Sites

Two sites are located on the large parcel, as reported in the 1989 CDUA EA, including a fishing settlement at Site D13-1 and a small cave at D13-2. The location of these sites is shown in Figure 4 of the 1989 CDUA. Site D13-1 is

located nearby the relocated light pole site, and will be protected from disturbance with a construction buffer zone that was installed in September 1995.

#### **VIII. COMMENCEMENT AND COMPLETION DATES**

The construction schedule is dependent upon the U. S. Coast Guard's timing for implementing the light relocation. The owner intends to complete the relocation within 30 days following the authorization from the government.

#### **IX. CITE AND DESCRIBE IN DETAIL THE PROPOSED IDENTIFIED LAND USE**

The proposed action involves a consolidation and resubdivision of land to relocate an existing U. S. Coast Guard light. The light exists on a 1,600 sq. ft. parcel within the larger 7.698 acre parcel containing the Liem Residence. The relocated light pole site is approximately 340 feet to the northeast of its current location. At its new position, the navigational function of the light will continue with no change in its visibility range. Details of the light location, plan and elevation are shown in the attached plans T-1, C-1, LP-1 and LP-2.

#### **X. AREA OF PROPOSED USE**

The area to be subdivided for the relocated USCG light pole parcel is 1,600 sq. ft. or 0.037 acre.

#### **XI. NAME AND DISTANCE OF NEAREST TOWN OR LANDMARK**

Nearest landmark is Hawea Point, immediately adjacent to the property. Napili is the nearest town, located one mile to the south.

#### **XII. LAND USE COMMISSION BOUNDARY INTERPRETATION**

Figure 8 of the 1989 CDUA depicts the Certificate of State Land Use District Boundaries.

#### **XIII. SUBZONE BOUNDARY INTERPRETATION**

The existing light pole site is in the General Subzone. The relocated light pole site is also located in the General Subzone. Figure 5 of the 1989 CDUA shows the limits of the General and Limited Subzones on the larger parcel. The proposed site for the light pole relocation is shown in the attached Figure A. The relocation site is within 50 feet of the subzone boundary. The previous relocation site approved in MA-2318 was within the Limited Subzone, and was subsequently shifted mauka to a relocation site within the General Subzone (refer to Figure A).

#### **XIV. FEES**

Pursuant to Section 13-5-33, the application fee for a Departmental Permit is \$50.

## XV. PLANS

### A. Area Plan.

Drawings T-1 and C-1 show the relationship of the proposed use to existing and future uses in abutting parcels.

### B. Site Plan.

Drawing C-1 shows the dimension and shape of the lot; metes and bounds; including easements and their use; existing features, including vegetation, water area, roads and utilities.

### C. Construction Plan.

Drawings C-1, LP-1 and LP-2 show existing and proposed changes in contours, all structures within indicated use and critical dimensions; open space and recreation areas; landscaping, including buffers; roadways, including widths; offstreet parking area; existing and proposed drainage; proposed utilities and other improvements; revegetation plans; drainage plans including erosion sedimentation controls; and grading, trenching, filling, dredging or soil disposal.

Supporting documentation is also included in the 1989 CDUA and Figures 5, 14, 15, 16, 17 and 18.

## XVI. DEMONSTRATE THAT THE PROPOSED USE IS CONSISTENT WITH THE FOLLOWING CRITERIA

### 1. *The proposed land use is consistent with the purpose of the Conservation District.*

The USCG light at Hawea Point is an important link in the system of coastal navigational aids in Hawaii. The relocation of the light pole to the new site will be consistent with the Conservation District purpose as stated in the General Provisions "...conserving, protecting and preserving the important natural resources of the State through appropriate management and use to promote their long-term sustainability and the public health, safety and welfare." (emphasis added). The consolidation and resubdivision of this parcel to allow relocation of the USCG light in the Conservation District is consistent with this purpose.

### 2. *The proposed land use is consistent with the objectives of the subzone of the land on which the use will occur.*

The General Subzone objective is to designate open space where specific conservation uses may not be defined, but where urban uses would be premature. The consolidation and resubdivision of lands into an equal number of lots that does not result in increased density is permitted in the General Subzone.

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### B. Site Plan.

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Drawings C-1, LP-1 and LP-2 show existing and proposed changes in contours, all structures within indicated use and critical dimensions; open space and recreation areas; landscaping, including buffers; roadways, including widths; offstreet parking area; existing and proposed drainage; proposed utilities and other improvements; revegetation plans; drainage plans including erosion sedimentation controls; and grading, trenching, filling, dredging or soil disposal.

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### 2. *The proposed land use is consistent with the objectives of the subzone of the land on which the use will occur.*

The General Subzone objective is to designate open space where specific conservation uses may not be defined, but where urban uses would be premature. The consolidation and resubdivision of lands into an equal number of lots that does not result in increased density is permitted in the General Subzone.

3. ***The proposed land use complies with provisions and guidelines contained in Chapter 205A, Hawaii Revised Statutes (HRS), entitled "Coastal Zone Management," where applicable.***

The proposed consolidation and resubdivision for the relocated USGC light pole will be consistent with Chapter 205A HRS objectives including historic resources and coastal hazards.

4. ***The proposed land use will not cause substantial adverse impact to existing natural resources within the surrounding area, community or region.***

The proposed action will not cause adverse effects to natural resources.

5. ***The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels.***

Relocation of the USGC light pole is a continuation of the existing activity occurring on this site to aid navigation, which is appropriate for its Hawea Point location. The light pole is a very modest structure that fits the physical setting. The light pole relocation has been approved under CDUA MA-2318. The relocation site was previously approved within the Limited Subzone, and was subsequently shifted mauka to a relocation site within the General Subzone.

6. ***The existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon, whichever is applicable.***

The relocation of the light pole approximately 340 feet from its existing location will not significantly detract from the natural beauty and open space character of Hawea Point.

7. ***Subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District.***

The consolidation and resubdivision of the land for the light pole relocation will not increase the intensity of land use in the Conservation District. The existing 1,600 sq. ft. parcel is being consolidated into the larger 7.698 acre parcel, and a lot of similar size (1,600 sq. ft.) is being subdivided to accommodate the new pole site. The same number of parcels will result, and no new land uses are planned.

8. ***The proposed land use will not be materially detrimental to the public health, safety and welfare.***

The relocation of the light pole will continue the function of an important aid to navigation along the northwestern coast of Maui.

## XVII. CONSIDERATION OF SIGNIFICANCE CRITERIA AND DETERMINATION

The proposed action to consolidate and resubdivide the parcel to relocate a 1,600 sq. ft. site for the light pole at Hawea Point will not have any significant environmental effects. A DLNR determination of Finding of No Significant Impact (FONSI) is warranted for this action, based upon the foregoing analysis and discussion of significance criteria summarized in this section.

Consideration of significance is specified under Hawaii Administrative Rules Title 11, Department of Health Chapter 200, Section 12 Environmental Impact Statement Rules. In determining whether an action may or may not have a significant effect on the environment, the accepting agency must consider the expected consequences, both primary and secondary, and the cumulative as well as short-term and long-term effects of the action long. Determination of significance is based on consideration of the 13 significance criteria discussed below.

- (1) *Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;* The proposed action does not involve loss or destruction of any natural or cultural resources.
- (2) *Curtails the range of beneficial uses of the environment;* Beneficial uses of the environment are not curtailed by the proposed action.
- (3) *Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revision thereof and amendments thereto, court decisions, or executive orders;* The proposed action does not conflict with any State policies or goals and guidelines.
- (4) *Substantially affects the economic or social welfare of the community or State;* The project has no effect upon economic or social welfare.
- (5) *Substantially affects public health;* Public health is not affected by the proposed action.
- (6) *Involves substantial secondary impacts, such as population changes or effects on public facilities;* There will be no secondary impacts resulting from this action.
- (7) *Involves substantial degradation of environmental quality;* The proposed action does not degrade environmental quality.
- (8) *Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;* There are no cumulative effects anticipated from the proposed action.
- (9) *Substantially affects a rare, threatened, or endangered species, or its habitat;* The proposed action will have no adverse effect on flora and fauna.

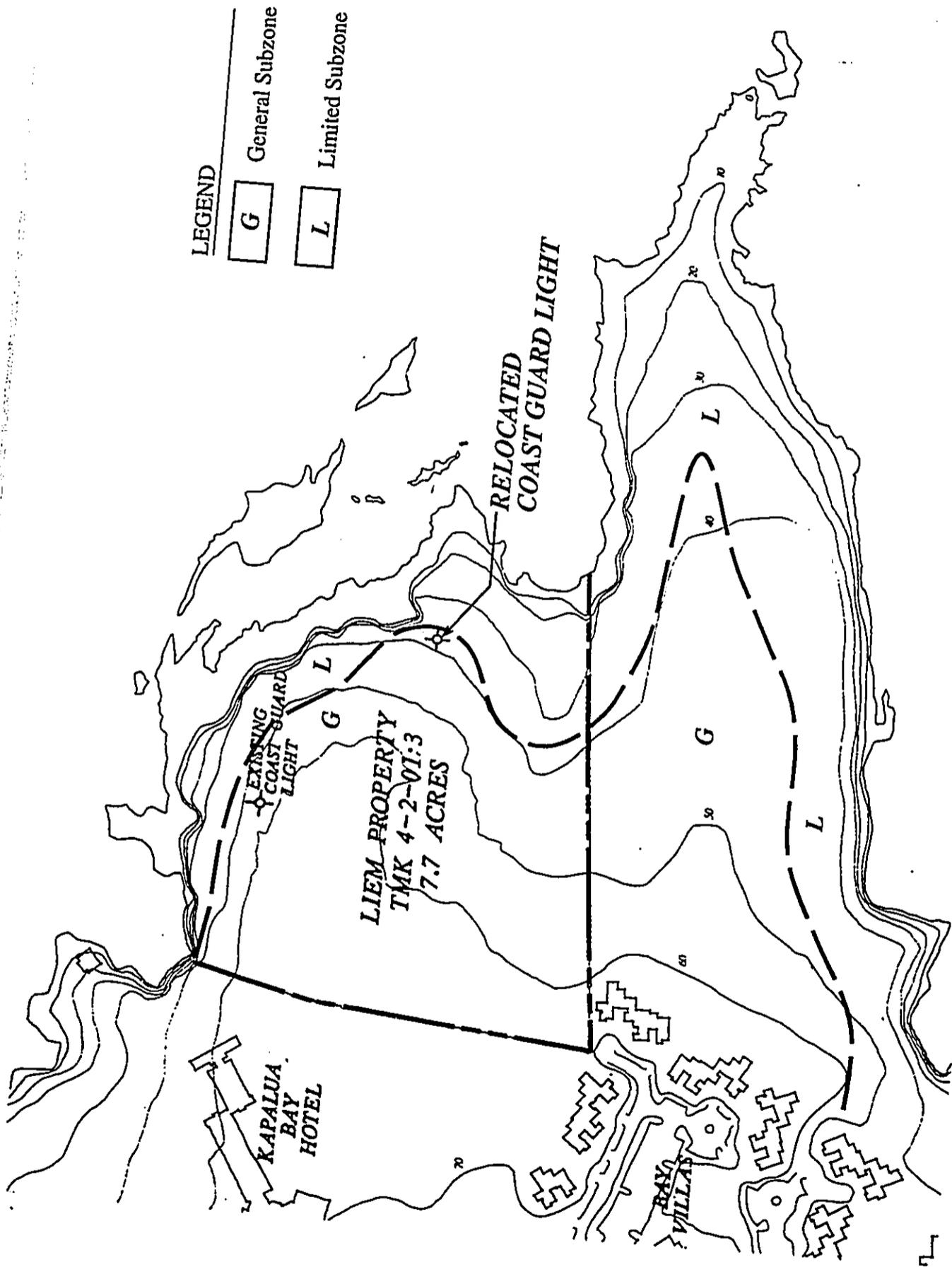
(10) *Detrimentially affects air or water quality or ambient noise levels; Air and water quality will not be significantly affected by the proposed action. The will be minimal short-term construction noise and possibly some limited dust generation.*

(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 proposed action will not affect an environmentally sensitive area.*

(12) *Substantially affects scenic vistas and viewplanes identified in county or state plans or studies; The existing light pole is visible on the site, and the new light pole at the relocated site will also be visible, however, there will be no substantial effect upon scenic vistas.*

(13) *Requires substantial energy consumption. The proposed action will not require substantial energy consumption.*

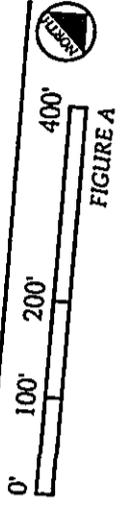
Based on the consideration of the 13 significance criteria, the proposed action is not anticipated to cause significant environmental effects, and a determination of Finding of No Significant Impact is warranted.



**LEGEND**

G	General Subzone
L	Limited Subzone

**HAWEA POINT RESIDENCE  
COAST GUARD LIGHT RELOCATION**



HANNIBAL TAVARES  
Mayor



COUNTY OF MAUI  
PLANNING DEPARTMENT  
250 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

CHRISTOPHER L. HART  
Planning Director

JOHN E. MIN  
Deputy Planning Director

NH ✓ (File) (Hansen):  
- SMA  
- CPMA  
RECEIVED  
JAN - 9 1991  
GROUP 70  
LIMITED

December 27, 1990

Mr. Craig G. Nakamura, Attorney  
2145 Wells Street  
Wells Street Professional Building, Suite 201  
P.O. Box 1086  
Wailuku, HI 96793

Dear Mr. Nakamura:

Re: Special Management Area (SMA) Minor Permit -- To relocate the U.S. Coast Guard Navigational Light 400 ft. North from its present location at Hawea Point, TMK 4-2-01: portion of 3 Kapalua, Maui, Hawaii. (Valuation \$60,000.00) (90/SM2-271).

In response to your request dated December 7, 1990 pursuant to Section 2-9.5 of the Special Management Area Rules and Regulations of the County of Maui, the following determination has been made relative to the above project:

1. Said project is a development;
2. Said project has a valuation less than \$65,000.00;
3. Said project will have no significant adverse environmental or ecological effect, taking into account potential cumulative effects;
4. Said project is consistent with the objectives, policies and guidelines of the Special Management Area as set forth in Chapter 205-A Hawaii Revised Statutes;
5. Said project is consistent with the County General Plan and Zoning.

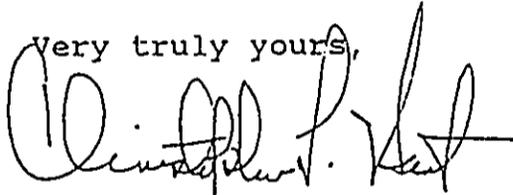
Mr. Craig G. Nakamura  
December 27, 1990  
Page 2

In consideration of the foregoing determination, you are hereby granted a Special Management Area Minor Permit subject to the following conditions:

1. That the relocation shall be in accordance with plans dated September - 1990 to include but not be limited to the following:
  - a) That pursuant to Figure No. 4 the relocated light shall be constructed within the "G" General Subzone of the State Conservation District.
  - b) That pursuant to Figure No. 5 the relocated light as a minor structure shall be setback forty (40) feet minimum from the certified shoreline.
2. That full compliance with all other applicable Federal State and Maui County requirements shall be rendered.

Thank you for your cooperation. If additional clarification is required, please contact this office.

Very truly yours,



CHRISTOPHER L. HART  
Planning Director

CLH:cm  
cc: LUCA/CZM  
J. Min  
W. Paty  
D. Tom  
C. Hart  
N. Hong ✓

LINDA CROCKETT LINGLE  
Mayor



DAVID W. BLANE  
Director

GWEN OHASHI HIRAGA  
Deputy Director

COUNTY OF MAUI  
PLANNING DEPARTMENT  
250 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

September 27, 1996

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GROUP 70

Mr. Jeffrey Overton, AICP  
Group 70  
925 Bethel Street, 5th Floor  
Honolulu, Hawaii 96813-4207

Dear Mr. Overton:

RE: SPECIAL MANAGEMENT AREA (SMA) MINOR PERMIT FOR THE  
RELOCATION OF THE U.S. COAST GUARD NAVIGATIONAL  
LIGHT AT HAWEA POINT, TMK: 4-2-01: PORTION OF 3,  
KAPALUA, MAUI, HAWAII (90/SM2-271)

This letter confirms that the SMA Minor Permit issued on December 27, 1990, for the above-referenced project, is still in effect. No time limit was placed on the original permit, and as such, the permit is still valid, provided, the navigational light is relocated in accordance with the original plans submitted in September 1990, and the conditions of the permit are adhered to.

If additional clarification is required, please contact Ms. Colleen Suyama of my office.

Very truly yours,

A handwritten signature in cursive script, appearing to read "David W. Blane".

7<sup>H</sup> DAVID W. BLANE  
Director of Planning

DWB:CMS:cmp

cc: Gwen Ohashi Hiraga, Deputy Planning Director  
Clayton Yoshida, Planning Program Manager-Land Use Management Division  
Colleen Suyama, Staff Planner  
Craig Nakamura, Esq.  
General File  
Project File (g:\planning\all\colleen\hawe)

U.S. Department  
of Transportation

United States  
Coast Guard



Commander  
Fourteenth Coast Guard  
District

10 Ala Moana Blvd., 9th Floor  
Honolulu, HI 96850-4982  
Staff Symbol: (oan)  
Phone: (808) 541-2315

JN ✓  
NH ✓

16510.3/AF/DP  
Serial 32112

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29 AUG 1995

AUG 30 1995

GROUP 70

Mr. Jim Nishimoto  
Group 70 Limited  
925 Bethel Street, 5th Floor  
Honolulu, HI 96813-4307

Dear Mr. Nishimoto:

Civil Engineering Unit Honolulu has completed their review of your latest revisions to the plans for the light relocation at Hawea Point, Maui. The revised plans (revision date 6/16/95) meet all Coast Guard engineering requirements.

If you have any technical questions on these changes, please contact Mr. Neal Kawamoto at (808) 541-2212. My point of contact for information or comments on other matters is CWO I. Sexton at (808) 541-2321.

Sincerely,

A handwritten signature in black ink, appearing to read "J. W. Bodenstedt".

J. W. BODENSTEDT  
Lieutenant Commander, U. S. Coast Guard  
Chief, Aids to Navigation Branch  
By direction of the District Commander

Copy: CEU Honolulu  
CG Group Honolulu  
CG ANT Honolulu

**Comments on Draft Environmental Assessment and Responses**

<u>Agency/Organization</u>	<u>Letter or Departmental Memo</u>	<u>Response Required</u>
Maui County Planning	x	-
DLNR		-
DOCARE	x	-
State Parks	x	-
Aquatic Resources	x	-
DOFAW	x	-
Boating and Ocean Recreation	x	x
Historic Preservation	x	
DOT	x	-
Office of Planning	-	-
DOH	-	-

COPY

RECEIVED  
FEB 5 1997

February 3, 1997

FORM 70

MEMORANDUM

LOG NO: 18869 ✓  
DOC NO: 9701SC24

TO: Dean Uchida, Administrator  
Land Division

FROM: Don Hibbard, Administrator  
State Historic Preservation Division 

SUBJECT: (File No. MA-2835) Chapter 6E-42 Consolidation and Resubdivision  
of Land at Hawea Point  
Honokahua, Lahaina District, Maui  
TMK: 4-2-01: Por. 3

We provide the following comments on this action in which the applicant proposes to consolidate and resubdivide land to create a new 1,600 square foot parcel for the relocation of an existing US Coast Guard light at Hawea Point, Maui. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was made of the subject parcel. Our response is late and we apologize for any inconvenience this may cause you.

As noted in the application, a significant historic site is known to be in the immediate vicinity of the proposed new light location. The site (SIHP No. 50-50-01-1346) is a platform with associated midden deposits, and was originally described and tested by Bishop Museum personnel (*Archaeological Excavations at Site D13-1, Hawea Point, Maui, Hawaiian Islands*. 1973. Kirch). In 1991, pursuant to Conservation District Use (CDUA) permit application MA-2318, we recommended that measures be taken to physically protect the site prior to beginning any construction. The site and grading plan submitted with the current action (MA-2835) appears to show a buffer zone which has been established around the site. Judging from these plans, the size and location of the buffer zone surrounding Site 1346 seem to be adequate. Therefore, we would like to make the following recommendations:

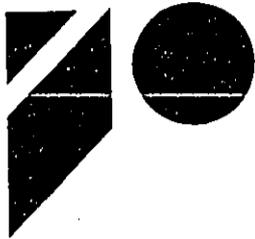
- (1) Prior to construction, the applicant shall erect temporary, orange construction fencing so as to clearly indicate the location of Site 1346 and its buffer zone.
- (2) We request that the applicant notify our office, prior to beginning construction on the new light, in order for our staff to make a brief field inspection to ensure proper placement of the temporary fencing.

If these measures are taken, then we believe that the proposed undertakings will have "no adverse effect" on significant historic sites.

Should you have any questions, please feel free to call Sara Collins at 587-0013.

SC:jen

cc: Ms. Elizabeth Anderson, Cultural Resources Commission, Planning Dept., 250 S. High Street  
Wailuku, HI 96793  
✓ Mr. Norman G.Y. Hong, Group 70 International, Inc., 925 Bethel Street, 5th Floor,  
Honolulu, HI 96813



**GROUP 70**  
INTERNATIONAL

Francis S. Oda, AIA, AICP  
Norman G.Y. Hong, AIA  
Sheryl B. Seaman, AIA, ASID  
Hitoshi Hida, AIA  
Roy H. Nihei, AIA, CSI  
James I. Nishimoto, AIA  
Ralph E. Portmore, AICP  
Stephen H. Yuen, AIA

Paul P. Chorney, AIA  
Dean H. Kitamura, AIA  
Norma J. Scott, AIA  
Stephen E. Callo, CPA  
George I. Atta, AICP  
Jeffrey H. Overton, AICP  
Linda L. Chung, AIA  
Ronald L. Proctor  
Kathryn A. Tsukano  
Roy A. Inouye  
Mary J. O'Leary

February 5, 1997

Mr. Don Hibbard, Administrator  
State Historic Preservation Division  
Department of Land and Natural Resources  
33 South King Street, 6<sup>th</sup> Floor  
Honolulu, HI 96813

Attention: Sara Collins, Ph.D.

Subject: Consolidation and Resubdivision for Hawea Point Coast Guard Light Pole  
Draft Environmental Assessment (CDUA No. MA-2835)

Dear Mr. Hibbard:

As agent for the applicant, we have received a copy of your memorandum to Mr. Dean Uchida, DLNR Administrator, providing comments on the subject action. We have prepared the following responses to your comments.

The light pole foundation was previously constructed in early 1996, approximately at the same time as the foundation for the Liem residence. The residence and the light pole relocation were approved under the previous CDUA No. MA-2318. At that time, the applicant complied with DLNR's recommended measures to protect significant historic sites. The new light pole has yet to be installed.

Upon installation of the light pole, measures will be taken to physically protect the significant historical site (Site 1436) in the immediate vicinity of the proposed new light pole location. The applicant will re-flag the historic site to clearly indicate the location of Site 1346 and its buffer zone, as depicted in the site and grading plans. The applicant will also notify your office prior to the installation of the new light pole to allow a brief field inspection to ensure proper placement of the buffer zone and site location markers.

Thank you for your comments on the Draft Environmental Assessment. If you have any questions or require additional information please contact me or Norman Hong.

Sincerely,

GROUP 70 INTERNATIONAL, INC.

  
Jeffrey H. Overton, AICP  
Chief Environmental Planner

Group 70 International, Inc. • Architecture • Planning • Interior Design • Environmental Services  
925 Bethel Street, Fifth Floor • Honolulu, Hawaii 96813-4307 • Phone (808) 523-5866 • FAX (808) 523-5874

LINDA CROCKETT LINGLE  
Mayor



DAVID W. BLANE  
Director

GWEN OHASHI HIRAGA  
Deputy Director

COUNTY OF MAUI  
PLANNING DEPARTMENT  
250 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

RECEIVED  
NOV 8 1996

November 4, 1996

GROUP 70

Mr. Michael D. Wilson, Chairperson  
Department of Land and Natural Resources  
P. O. Box 621  
Honolulu, Hawaii 96809

Dear Mr. Wilson:

Re: Conservation District Use Application for the Consolidation and Re-Subdivision of Land to Create a New 1,600 Sq. Ft. Parcel to Relocate Existing U.S. Coast Guard Light at TMK: 4-2-01:03, Hawea Point, Island of Maui, Hawaii

The Maui Planning Department has reviewed the above-referenced application and has no objections to the Conservation District Use Permit. A Special Management Area Minor Permit was granted for the relocation of the U.S. Coast Guard light on December 27, 1990, which is still in effect.

Thank you for the opportunity to comment. If additional clarification is required, please contact Staff Planner, Ms. Colleen Suyama, of this department at 243-7735.

Very truly yours,

*Gwen Ohashi Hiraga*  
7c DAVID W. BLANE  
Planning Director

DWB:CMS:osy

c: Jeffrey Overton, AICP, Group 70  
Gwen Ohashi Hiraga, Deputy Planning Director  
Clayton Yoshida, AICP, Planning Program Manager, Land Use Management  
Colleen Suyama, Staff Planner  
Project File  
General File (G:\Planning\AIRCMS\CDUA\lawca)

DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION  
Maui District Branch

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
JAN 22 9 58 AM '97

TO:

- Chairperson
- Deputy to Chairperson
- Dean Uchida
- Sam Lemmo

FOR:

- Signature
- Approval
- Initial
- For Your Files

REMARKS: DOCARE report on TMK: 4-2-04: 30,  
Liem's property at Hawea Point, Kapalua,  
regarding the planting of ground cover  
on the makai portion of property.

*Sam Lemmo*  
Signature

Date: 1/21/97

TO : PHIL OHTA, DISTRICT LAND AGENT  
VIA : KEITH KEAU, BRANCH CHIEF, MAUI COUNTY  
FROM : DEXTER TOM, SUPERVISOR, CENTRAL MAUI  
SUBJECT : T.P. LIEM  
42-4 PARCEL 30

On 1-17-97, 1015hrs, this writer along with Phil OHTA met with a Phil HONG(Group 70), to conduct inspection on landscaping to said property.

HONG directed us to the makai portion of property, where Naupaka had been planted. Per OHTA, inspection is in compliance.

Submitted for your information.

  
DEXTER TOM  
1/17/97

SUPERVISOR  
1615hrs

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
1997 JAN 17 PM 4:15

- TO: \_\_\_\_\_ ADMINISTRATOR
- \_\_\_\_\_ ASST. ADMIN.
- \_\_\_\_\_ DEV. BR.
- \_\_\_\_\_ PLAN BR.
- \_\_\_\_\_ RES. MGT. BR.
- \_\_\_\_\_ PROJ. CONTROL
- \_\_\_\_\_ SW. REC. PLAN.
- \_\_\_\_\_ CLERICAL STAFF
- \_\_\_\_\_ ADMIN. ASST.
- \_\_\_\_\_ INTERP. BR.

STATE OF HAWAII  
 DEPARTMENT OF LAND AND NATURAL RESOURCES  
 Land Division  
 Planning and Technical Services Branch  
 Honolulu, Hawaii

- FOR: \_\_\_\_\_ CIRCULATE/POST/STAFF RM
- \_\_\_\_\_ COMMENTS & REC.
- \_\_\_\_\_ DRAFT REPLY
- \_\_\_\_\_ FILE
- \_\_\_\_\_ FOLLOW UP
- \_\_\_\_\_ INFO.
- \_\_\_\_\_ RUSH (DUE \_\_\_\_\_)
- \_\_\_\_\_ SEE ME
- \_\_\_\_\_ SEND COPY TO: \_\_\_\_\_

OCT 18 1996

FILE NO.: MA-2835  
 Acceptance Date: 10/4/96  
 180-Day Exp. Date: 4/3/97  
 SUSPENSE DATE: 21 Days

MEMORANDUM

~~TO:~~ Aquatic Resources, Conservation & Resources  
*From:* Enforcement, Historic Preservation, Boating and Ocean  
 Recreation, State Parks and Forestry and Wildlife

FROM: *TO:* Dean Uchida, Administrator  
 Land Division *Uchida*

SUBJECT: REQUEST FOR COMMENTS  
 Conservation District Use Application

APPLICANT: Norman G.Y. Hong, AIA

FILE NO.: MA-2835

REQUEST: Consolidation and resubdivision of land

LOCATION: Hawea Point, Maui, Hawaii

TMKs: 4-2-01:3 (por)

PUBLIC HEARING: YES \_\_\_ NO X

DOCARE: Please conduct a field inspection on this project.  
 Should you require additional information, please  
 call Ed Henry at 7-0377.

If no response is received by the suspense date, we will assume  
 there are no comments.

Attachment(s)

**No comments.**

*[Signature]*  
 RALSTON NAGATA, State Parks  
 Administrator

Date: 10/22/96

RECEIVED  
 DIVISION OF  
 LAND MANAGEMENT  
 OCT 24 3 31 PM '96

STATE OF HAWAII  
 DEPARTMENT OF LAND AND NATURAL RESOURCES  
 Land Division  
 Planning and Technical Services Branch  
 Honolulu, Hawaii

OCT 18 1996

FILE NO.: MA-2835  
 Acceptance Date: 10/4/96  
 180-Day Exp. Date: 4/3/97  
 SUSPENSE DATE: 21 Days

DIVISION OF AQUATIC RESOURCES	
DIRECTOR	Suspense Date: <input type="checkbox"/>
COMPLIS-SERIES	Draft Reply <input type="checkbox"/>
COMPLIS-ENV	Reply Direct <input type="checkbox"/>
COMPLIS-PL	Comments <input type="checkbox"/>
COMPLIS-PLS	Information <input type="checkbox"/>
COMPLIS-PLSV	Comp Act & File <input type="checkbox"/>
COMPLIS-PLS	Return to <input type="checkbox"/>
COMPLIS-PLS	Drawings <input type="checkbox"/>
COMPLIS-PLS	Remarks <input type="checkbox"/>
COMPLIS-PLS	
COMPLIS-PLS	
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COMPLIS-PLS	96-117L

MEMORANDUM

TO: Aquatic Resources, Conservation & Resources  
 Enforcement, Historic Preservation, Boating and Ocean  
 Recreation, State Parks and Forestry and Wildlife

FROM: Dean Uchida, Administrator  
 Land Division *Uchida*

SUBJECT: REQUEST FOR COMMENTS  
 Conservation District Use Application

APPLICANT: Norman G.Y. Hong, AIA

FILE NO.: MA-2835

REQUEST: Consolidation and resubdivision of land

LOCATION: Hawea Point, Maui, Hawaii

TMKs: 4-2-01:3 (por)

PUBLIC HEARING: YES \_\_\_ NO X

DOCARE: Please conduct a field inspection on this project.  
 Should you require additional information, please  
 call Ed Henry at 7-0377.

RECEIVED  
 DIVISION OF  
 LAND MANAGEMENT  
 NOV 8 10 18 AM '96  
 RECEIVED

OCT 18 1996

Div. of Aquatic Re

Attachment(s)

*B. J. ...  
 No Objections*

11-7-96

60  
BENJAMIN J. CAYETANO  
GOVERNOR



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

October 25, 1996

456  
KAZU HAYASHIDA  
DIRECTOR

DEPUTY DIRECTORS  
JERRY M. MATSUDA  
GLENN M. OKIMOTO

IN REPLY REFER TO:  
STP 8.7605

TO: THE HONORABLE MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES  
DEPARTMENT OF LAND AND NATURAL RESOURCES

FROM: KAZU HAYASHIDA  
DIRECTOR OF TRANSPORTATION *Glenn M. Okimoto*

SUBJECT: REQUEST FOR COMMENTS  
CONSERVATION DISTRICT USE APPLICATION (CDUA)  
APPLICANT: MR. NORMAN G. Y. HONG  
FILE NO.: MA-2835

DEPT. OF LAND  
& NATURAL RESOURCES  
STATE OF HAWAII

96 OCT 28 AM 11:57

RECEIVED

Thank you for your memorandum of October 18, 1996, requesting our comments on the subject CDUA.

The consolidation and resubdivision of land for a new parcel to relocate an existing U.S. Coast Guard light is not anticipated to have an adverse impact on our State transportation facilities.

We appreciate the opportunity to provide comments.

RECEIVED  
DIVISION OF  
LAND MANAGEMENT  
OCT 28 2 37 PM '96

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Planning and Technical Services Branch  
Honolulu, Hawaii

OCT 18 1996

FILE NO.: MA-2835  
Acceptance Date: 10/4/96  
180-Day Exp. Date: 4/3/97  
SUSPENSE DATE: 21 Days

MEMORANDUM

TO: Aquatic Resources, Conservation & Resources  
Enforcement, Historic Preservation, Boating and Ocean  
Recreation, State Parks and Forestry and Wildlife

FROM: Dean Uchida, Administrator *Uchida*  
Land Division

SUBJECT: REQUEST FOR COMMENTS  
Conservation District Use Application

APPLICANT: Norman G.Y. Hong, AIA

FILE NO.: MA-2835

REQUEST: Consolidation and resubdivision of land

LOCATION: Hawea Point, Maui, Hawaii

TMKs: 4-2-01:3 (por)

PUBLIC HEARING: YES  NO

DOCARE: Please conduct a field inspection on this project.  
Should you require additional information, please  
call Ed Henry at 7-0377.

NOV 13 10 07 AM '96  
RECEIVED  
DIVISION OF  
LAND MANAGEMENT

If no response is received by the suspense date, we will assume there are no comments.

Attachment(s)

November 12, 1996

We have no objections to the proposed request.

*Michael G. Buck*  
MICHAEL G. BUCK, Administrator

cc: Maui District

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Planning and Technical Services Branch  
Honolulu, Hawaii

OCT 18 1996

FILE NO.: MA-2835  
Acceptance Date: 10/4/96  
180-Day Exp. Date: 4/3/97  
SUSPENSE DATE: 21 Days

BOATING DIVISION  
OCT 21 AM 20

MEMORANDUM

TO: Aquatic Resources, Conservation & Resources  
Enforcement, Historic Preservation, Boating and Ocean  
Recreation, State Parks and Forestry and Wildlife

FROM: Dean Uchida, Administrator  
Land Division *Uchida*

SUBJECT: REQUEST FOR COMMENTS  
Conservation District Use Application

APPLICANT: Norman G.Y. Hong, AIA

FILE NO.: MA-2835

REQUEST: Consolidation and resubdivision of land

LOCATION: Hawea Point, Maui, Hawaii

TMKS: 4-2-01:3 (por)

PUBLIC HEARING: YES  NO

DOCARE: Please conduct a field inspection on this project.  
Should you require additional information, please  
call Ed Henry at 7-0377.

If no response is received by the suspense date, we will assume

OCT 23 12 44 PM '96  
RECEIVED  
DIVISION OF  
LAND MANAGEMENT

10/23

TO: LD

FROM: BOR

We have no comments to  
offer on this CDUA.

OCT 23 15 00 PM '96  
RECEIVED  
DIVISION OF  
LAND MANAGEMENT

*[Signature]*

**Attachment**

**Completed Conservation District Use Application Forms  
(filed with Draft EA in September 1996)**

Dec. 1994

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 621  
HONOLULU, HAWAII 96809  
CONSERVATION DISTRICT USE APPLICATION FORM

FOR DLNR USE ONLY  
Reviewed by \_\_\_\_\_  
Date \_\_\_\_\_  
Accepted by \_\_\_\_\_  
Date \_\_\_\_\_  
Docket/Fine No. \_\_\_\_\_  
180-Day Exp. \_\_\_\_\_  
EIS Required \_\_\_\_\_  
PH Required \_\_\_\_\_  
Board Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_

(Print or Type)

SUMMARY PAGE

I. LANDOWNER  
(If State land, to be filled  
by State of Hawaii or  
government entity with  
management control over  
parcel.)  
  
Name T. P. Liem  
Address 3 Embarcadero Center  
Suite 1245 1133  
San Francisco, CA 94111  
  
Telephone No. (415) 956-3999

SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

NOTE: Signature of an  
authorized representative  
of DLNR under this section  
is not to be construed as  
an approval or as an  
application which shall be  
submitted separately with  
the appropriate fee. Also,  
for private lands with multiple  
owners, the application shall  
be signed by landowners whose  
property interests constitute  
or exceed 85% of the fee  
ownership of the parcel(s).

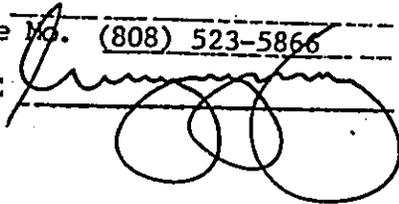
II. APPLICANT  
  
Name (Landowner)  
Address \_\_\_\_\_  
  
Telephone No. \_\_\_\_\_  
Interest in Property \_\_\_\_\_

Landowner  
(Indicate interest in property;  
submit written evidence of this  
interest.)

\*SIGNATURE \_\_\_\_\_  
Date \_\_\_\_\_

\*If for a Corporation, Partnership,  
Agency or Organization, must be  
signed by an authorized officer.

AGENT  
Name Group 70 International, Inc.  
Norman G. Y. Hong, AIA  
Address 925 Bethel Street, 5th Floor  
Honolulu, HI 96813  
Telephone No. (808) 523-5866

SIGNATURE 

Mr. T. P. Liem  
729 Bukit Timah Road  
Singapore 1025

17 March 1989

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

Attn: Mr. Chris Hart, Director

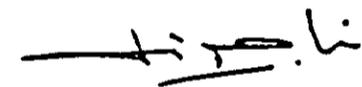
Dear Director Hart:

Subject: Liem Residence, Hawea Point, Kapalua, Lahaina District  
TMK 4-2-1:3  
Special Management Area Use Permit Application  
Authorization Letter

As land owner of the subject parcel, I hereby authorize Ronald K. Sakata, Esq. and Norman G. Y. Hong, AIA to represent me in the filing and processing of the Special Management Area Use Permit Application for the construction of my home on TMK 4-2-1:3.

If you have any questions or require any additional information, please contact Mr. Sakata or Mr. Hong. Thank you for your assistance in this matter.

Sincerely,

  
T. P. Liem

GENERAL ACKNOWLEDGMENT

State of California }  
County of San Francisco } SS.

On this the 20<sup>th</sup> day of March 1989 before me.

Kathleen M. Dawson  
the undersigned Notary Public, personally appeared  
T. P. LIEM

personally known to me  
 proved to me on the basis of satisfactory evidence  
to be the person(s) whose name(s) he subscribed to the  
within instrument, and acknowledged that he executed it.  
WITNESS my hand and official seal

Kathleen M. Dawson  
Notary's Signature

CONSERVATION DISTRICT USE APPLICATION (Rev. 12/94)

III. TYPE OF PERMIT

- \*\*\* (1) Departmental permit (see section 13-5-33);  
 (2) Board permit (see section 13-5-34)  
 (3) Emergency permit (see section 13-5-35)  
 (4) Temporary variance (see section 13-5-36)  
 (5) Nonconforming uses (see section 13-5-37)  
 (6) Site plan approval (see section 13-5-38); or  
 (7) Management plan (see section 13-5-39)

IV. LAND PARCEL LOCATION

Island Maui  
 County Maui  
 District Lahaina  
 Tax Map Key(s) 4-2-01:03  
 Area of Parcel 7.698 acres  
 (Indicate in acres or sq. ft.)  
 Term (if lease) N.A.

V. SUMMARY OF PROPOSED IDENTIFIED LAND USE: (Cite applicable section of Title 13-5, HAR. Attach additional sheet(s) as needed.) (SEE NARRATIVE)

VI. ENVIRONMENTAL REQUIREMENTS

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11; Chapter 200, Environmental Impact Statement Rules for applicant actions, a Draft Environmental Assessment of the proposed use must be attached. The Draft Environmental Assessment shall include, but not be limited to the following: (SEE NARRATIVE, ALSO REFER TO 1989 CDUA)

- (1) Identification of applicant or proposing agency;
- (2) Identification of approving agency, if applicable;
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if any;
- (8) Determination;
- (9) Findings and reasons supporting determination; and
- (10) Agencies to be consulted in the preparation of the EIS, if applicable.

Following the end of a 30-day review period for the Draft Environmental Assessment, any comments received along with their responses must be incorporated into the Final Environmental Assessment. If appropriate, the text, figures, tables, maps, and other ancillary parts of the Environmental Assessment should be revised.

CONSERVATION DISTRICT USE APPLICATION (Rev. 12/94)

VII. DESCRIPTION OF PARCEL

(SEE NARRATIVE)

- A. Existing structures/use. (Attach description or map and one set of original photographs. Also, if applicable, include any previously obtained Federal, State and/or County permit approvals.)
- B. Existing utilities. (If available, indicate size and location on map. Include electricity, water, telephone, drainage, and sewerage.)
- C. Existing access. (Provide map showing roadways, trails, if any. Give street name. Indicate width, type of paving and ownership.)
- D. Flora and Fauna. (Describe and provide map showing location and types of flora and fauna. Indicate if rare or endangered native plants and/or animals are present.)
- E. Topography; if ocean area, give depths. (Submit contour maps for ocean areas and areas where slopes are 40% or more. Contour maps will also be required for uses involving tall structures, gravity flow and other special cases.)
- F. If shoreline area, describe shoreline. (Indicate if shoreline is sandy, muddy, rocky, etc. Indicate cliffs, reefs, or other features such as access to shoreline.)
- G. Existing covenants, easements, restrictions. (If State lands, indicate present encumbrances.)
- H. Historic sites affected. (If applicable, attach map and descriptions.)

VIII. COMMENCEMENT DATE: 1996 December

COMPLETION DATE: 1996 December

IX. CITE AND DESCRIBE IN DETAIL THE PROPOSED IDENTIFIED LAND USE: (Refer to Title 13-5, HAR. Attach additional sheets as needed.) (SEE NARRATIVE)

X. AREA OF PROPOSED USE: 1,600 sq. ft. within 7.698 acre parcel  
(Indicate in acres or sq. ft.)

XI. NAME AND DISTANCE OF NEAREST TOWN OR LANDMARK:

Nearest landmark is Hawea Point. Napili is located one mile to south)

XII. LAND USE COMMISSION BOUNDARY INTERPRETATION: If the area is within fifty feet of the boundary of the Conservation District, include a map showing the interpretation of the boundary by the State Land Use Commission.

(SEE NARRATIVE)

CONSERVATION DISTRICT USE APPLICATION (Rev. 12/94)

- XIII. SUBZONE BOUNDARY DETERMINATION: Prior to the department receiving for processing any application for a permit, if the applicant's proposed land use lies within fifty feet of a subzone boundary, the applicant shall first notify the department of the intended use and seek a determination of the precise boundary of the subzone with respect to the parcel in question. (Refer to Section 13-5-17, HAR.) (SEE NARRATIVE)
- XIV. FEES. Each application shall be accompanied by such filing fees as specified in Chapter 13-5, HAR. All fees shall be in the form of cash, certified or cashier's check, and payable to the State of Hawaii. (INCLUDED)
- XV. PLANS. All applications shall contain associated plans such as a location map, site plan, floor plan, elevations and landscaping plans drawn to scale. Additionally, all plans should include a north arrow and graphic scale.
- A. Area Plan. Area plan should include but not be limited to relationship of proposed uses to existing and future uses in abutting parcels; identification of major existing facilities; names and addresses of adjacent property owners.
- B. Site Plan: Site plan (maps) should include, but not be limited to, dimensions and shape of lot; metes and bounds, including easements and their use; existing features, including vegetation, water area, roads, and utilities. (For Site Plan Approvals, see Section 13-5-38, HAR.)
- C. Construction Plan: Construction plans should include, but not be limited to, existing and proposed changes in contours; all buildings and structures with indicated use and critical dimensions (including floor plans); open space and recreation areas; landscaping, including buffers; roadways, including widths; offstreet parking area; existing and proposed drainage; proposed utilities and other improvements; revegetation plans; drainage plans including erosion sedimentation controls; and grading, trenching, filling, dredging or soil disposal.
- D. Maintenance Plans: For all uses involving power transmission, fuel lines, drainage systems, unmanned communication facilities and roadways not maintained by a public agency, plans for maintenance shall be included.
- E. Management Plans: If required, refer to Section 13-5-39, HAR, and Exhibit 3, entitled "Management Plan Requirements, dated September 6, 1994.
- F. Historic or Archaeological Site Plan. Where there exists historic or archaeological sites on the State or Federal Register, a plan must be submitted including a survey of the site(s); significant features; protection, salvage, or restoration plans.

(APPLICABLE PLANS ARE ATTACHED)

CONSERVATION DISTRICT USE APPLICATION (Rev. 12/94)

XVI. DEMONSTRATE THAT THE PROPOSED USE IS CONSISTENT WITH THE FOLLOWING CRITERIA:

1. The proposed land use is consistent with the purpose of the Conservation District;
2. The proposed land use is consistent with the objectives of the subzone of the land on which the use will occur;
3. The proposed land use complies with provisions and guidelines contained in Chapter 205A, Hawaii Revised Statutes (HRS), entitled "Coastal Zone Management," where applicable;
4. The proposed land use will not cause substantial adverse impact to existing natural resources within the surrounding area, community or region;
5. The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels;
6. The existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon, whichever is applicable;
7. Subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District; and
8. The proposed land use will not be materially detrimental to the public health, safety and welfare.

(SEE NARRATIVE)

CONSERVATION DISTRICT USE APPLICATION (Rev. 12/94)

XVI. DEMONSTRATE THAT THE PROPOSED USE IS CONSISTENT WITH THE FOLLOWING CRITERIA:

1. The proposed land use is consistent with the purpose of the Conservation District;
2. The proposed land use is consistent with the objectives of the subzone of the land on which the use will occur;
3. The proposed land use complies with provisions and guidelines contained in Chapter 205A, Hawaii Revised Statutes (HRS), entitled "Coastal Zone Management," where applicable;
4. The proposed land use will not cause substantial adverse impact to existing natural resources within the surrounding area, community or region;
5. The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels;
6. The existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon, whichever is applicable;
7. Subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District; and
8. The proposed land use will not be materially detrimental to the public health, safety and welfare.

(SEE NARRATIVE)