

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



KŪKULU KE EA A KANALOA

**RECEIVED**  
**KAHO'OLAWE ISLAND RESERVE COMMISSION**

33 South King Street, Room 501 Honolulu, Hawaii 96813  
Telephone: (808) 586-0761 Fax (808) 586-7589  
MAY 11 9 48

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*Executive Director*

May 10, 2000

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Ms Genevieve Salmonson, Director  
Office of Environmental Quality Control  
235 South Beretania St., Suite 702  
Honolulu, Hawaii 96813

Dear Ms Salmonson:

**Subject: FINDING OF NO SIGNIFICANT IMPACT (FONSI) FOR THE  
KAHO'OLAWE ISLAND RESERVE COMMISSION  
OFFICE/INFORMATION CENTER, BOAT HOUSE/STORAGE FACILITY,  
AND NATIVE HAWAIIAN PLANT NURSERY AT KIHEI, MAUI, HAWAII  
(TMK 3-9-04: POR. 1 & 61)**

The Kahoolawe Island Reserve Commission (KIRC) has reviewed the comments received during the 30-day public comment period which began on April 8, 2000. The KIRC has determined that this project will not have significant environmental effects and has issued a FONSI. Please publish this notice in the May 23, 2000 OEQC Environmental Notice. ✓

We have enclosed a completed OEQC Publication Form and four copies of the final EA. A project summary will be transmitted via email. Please call Heidi Meeker at 586-0761 if you have any questions.

Sincerely,

R. Keoni Fairbanks  
Executive Director

Enclosure: Final EA (4)  
Phil Ohta, DLNR

MAY 23 2000

2000-05-23-MA-FEA-Kihei (rest of

FILE COPY

title in yellow)

## FINAL ENVIRONMENTAL ASSESSMENT

**Kaho'olawe Island Reserve Commission**

\* Office/Information Center,  
Boat House/Storage Facility, & Native Hawaiian Plant Nursery\*

Kihei, Maui, Hawai'i  
(TMK 3-9-04: por.1 & 61)

MAY 2000



Proposing & Approving Agency:  
Kaho'olawe Island Reserve Commission  
State of Hawaii  
33 South King Street, Suite 501  
Honolulu, Hawaii 96813

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## **PREFACE**

This Environmental Assessment (EA) has been prepared in support of:

- 1) a Community Plan Amendment from Park to Public/Quasi-Public designation in the Kihei-Makena Community Plan,
- 2) a Change in Zoning Request from Park District to Public/Quasi-Public District,
- 3) a Special Management Area (SMA) Use Permit application pursuant to Chapter 205A, Hawaii Revised Statutes, and the Rules and Regulations of the Maui Planning Commission, and
- 4) a Set Aside of Government Land for a Revocable Permit and future Executive Order and Subdivision,

in order to construct an Office/Information Center, a Boat House/Storage Facility, a Native Hawaiian Plant Nursery, and other necessary appurtenances on approximately eight (8) acres of State-owned land that is situated within the State "Urban" District and within the Special Management Area (SMA).

This EA evaluates the proposed project with respect to the General Plan of the County of Maui, applicable criteria of Chapter 19.510 of the Maui County Code, the SMA objectives and policies pursuant to Chapter 205A Hawaii Revised Statutes, and the Rules and Regulations of the Maui Planning Commission. This EA has been prepared pursuant to Chapter 343, Hawaii Revised Statutes, Chapter 200 of Title 11, State Department of Health Administrative Rules (HAR). Furthermore, this EA documents the project's technical characteristics and environmental impacts, and advances findings and conclusions relative to the significance of the project.

## I. PROJECT OVERVIEW

**District:** Wailuku District, Island of Maui

**Location:** Kama'ole Ahupua'a, Kihei

**Tax Map Key:** (2) 3-9-04: portion of 1 & 61

**Project Area:** Eight (8) Acres (approximate)

**Proposing Agency:** State of Hawai'i  
Kaho'olawe Island Reserve Commission  
33 South King Street, Room 501  
Honolulu, Hawai'i, 96813

**Approving Agency:** State of Hawai'i  
Kaho'olawe Island Reserve Commission  
33 South King Street, Room 501  
Honolulu, Hawai'i, 96813

**Land Owner:** State of Hawai'i  
Dept. of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawai'i, 96809

**Land Use Designations:**

- **State Land Use Commission:** "Urban District"
- **County Zoning:** "Park"
- **Community Plan Designation:** "Park"  
(Kihei-Makena)
- **Other:** "Special Management Area"

**Anticipated Determination:** Finding of No Significant Impact  
(FONSI)

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**Anticipated Determination:** Finding of No Significant Impact  
(FONSI)

The Following is a List of Public Agencies, Community Groups, and Individuals that were consulted during the preparation of the Environmental Assessment:

**United States:**

- Natural Resource Conservation Service, Maui District Office

**State of Hawaii:**

- Department of Land and Natural Resources, Historic Preservation Division
- Department of Land and Natural Resources, Land Division - Maui
- Department of Land and Natural Resources, Land Division – Oahu
- Department of Land and Natural Resources, Na Ala Hele - Maui
- Office of Environmental Quality Control

**County of Maui:**

- Corporation Counsel Office
- Department of Planning
- Department of Public Works and Waste Management, Wastewater Division
- Department of Water Supply

**Community Groups and Individuals:**

- Ms. Theresa Donham, Archaeologist
- Mr. Leslie Kuloloio, Kama'aina Resident
- Mr. John Clark, Historian
- Hui Alanui o Makena
- Protect Kaho'olawe 'Ohana
- Kihei Community Association
- Mana Kai Maui Association of Apartment Owners
- Kihei Surfside Association of Apartment Owners
- Maui Hill Condominium
- Kihei Rotary Club

## **II. PROPERTY LOCATION, DESCRIPTION, BACKGROUND INFORMATION, AND PROPOSED REQUEST**

### **A. PROPERTY LOCATION**

The proposed project site is located on State owned land, immediately south of and adjacent to the Kihei Boat Ramp on the Island of Maui. (See Figure No.1). The subject property is a portion of Tax Map Key 3-09-04: 1 & 61. The western (makai) limits of the subject property is delineated by the shoreline and the Kihei Surfside condominium, while the eastern (mauka) limits are bounded by South Kihei Road. The entire project area is situated within the State "Urban" Land Use District.

### **B. PROPERTY DESCRIPTION**

The subject property, having approximate area of eight (8) acres, is currently vacant and undeveloped and littered with various piles of garbage and debris. (See Exhibit Nos. 1, 2, & 3 – Photographs). The majority of the property is near level to slightly sloping in a east to west direction, while a small portion of the northern limits of the property consists of steeply sloped land. Vegetation on the property consists primarily of non-native species of trees and plants interspersed with a few native species of plants. Access to the subject property is located off of South Kihei Road.

### **C. BACKGROUND INFORMATION**

In 1993, the United States Congress passed a law (Title X) that recognized the cultural significance of the island of Kaho'olawe; required the US Navy to return the island of Kaho'olawe to the State of Hawaii; and directed the US Navy to conduct an unexploded ordnance (UXO) cleanup and environmental restoration of the island in consultation with the State of Hawaii. Further, in 1993, the Hawaii State Legislature created the Kaho'olawe Island Reserve consisting of Kaho'olawe Island and its surrounding waters out to two miles.

The Legislature also created the Kaho'olawe Island Reserve Commission (KIRC) to manage the Island Reserve while it is held in trust for the future Native Hawaiian sovereignty entity. The KIRC uses federal funds designated for State responsibilities in the restoration effort. The KIRC is administratively attached to the Department of Land and Natural Resources. KIRC establishes policies and controls uses; coordinates the environmental restoration of the reserve, provides for the perpetuation of Native Hawaiian customs, beliefs, and practices; and serves as the single point of contact for State oversight of the cleanup project.

The KIRC has developed a Use Plan (1995), an Ocean Resource Management Plan (1997), and an Environmental Restoration Plan (1998) for the Reserve. The Use Plan sets out which areas of Kaho'olawe shall be used for what purpose and which areas should be cleared first during the Clean Up Project. The Ocean Resource Management Plan includes policy on fisheries management in the Reserve waters. The Environmental Restoration Plan includes a strategy to control erosion, re-establish vegetation, recharge the water table, and gradually replace alien plants with native species.

The KIRC has developed a Vision Statement for the Reserve, which is as follows:

*The kino (physical manifestation) of Kanaloa is restored. Forests and shrublands of native plants and other biota clothe its slopes and valleys. Pristine ocean waters and healthy reef ecosystems are the foundation that supports and surrounds the island.*

*Na po'e Hawai'i (Hawaii's people) care for the land in a manner which recognizes the island and ocean of Kanaloa as a living spiritual entity. Kanaloa is a pu'uhonua and wahi pana (refuge and storied place) where Native Hawaiian cultural practices flourish.*

*The piko (navel) of Kanaloa is the crossroads of past and future generations from which the Native Hawaiian lifestyle is spread throughout the islands.*

Because of the undeveloped, uninhabited, and isolated condition of Kaho'olawe, the KIRC is in need of a Maui base of operations in order to provide administrative and logistics support for its management operations. The KIRC has been seeking a site for its base of operations along the south shore of Maui due to its close proximity to Kaho'olawe.

**D. PROPOSED REQUEST**

The KIRC is seeking a Set Aside of Government Land for a Revocable Permit and future Executive Order and Subdivision of approximately eight (8) acres of State owned land in order to construct an Office/Information Center, Boat House/ Storage Facility, Native Hawaiian Plant Nursery, and other necessary appurtenances. (See Figure No.2). The Office/Information Center will provide office space for KIRC administration, and will also serve as a public information center that educates the public about Kaho'olawe and the activities of the KIRC. The Boat House/Storage Facility will be used for the storage of a boat and trailer used by KIRC's Ocean Management program, and will also house equipment and supplies for the Restoration and Ocean Management programs. The nursery will include planting areas for the propagation of Native Hawaiian plants and seeds which will be delivered to and transplanted on Kaho'olawe in support of the goals and objectives of the Environmental Restoration Plan. The nursery will also include public informational areas where the public can learn about the Environmental Restoration of Kaho'olawe. The project site will also include a small parking area.

Planting areas for the propagation of native seed will measure approximately 4 acres. Approximately 2 acres of the site will be undeveloped, except for

landscaping, to preserve existing archaeological sites (burials) and open space along the shoreline for the South Maui Coastal Heritage Corridor.

The proposed future Office/Information Center facilities will be located in structures ranging from 1000 to 2500 square feet. The Boat House/Storage Facility will measure approximately 1800 square feet. The site design concept is that of a Hawaiian kauhale, or low-rise cluster which locates different functional activities in separate structures. The architectural design and materials are intended to reflect the natural environment of Kaho'olawe.

The primary access to the project site is proposed off of South Kihei Road. A secondary access, to be used exclusively for the purpose of launching the KIRC boat, will directly access the Kihei Boat Ramp property.

The proposed project will be phased based upon program needs, available funding and other government requirements. Therefore, it is the intent of the KIRC to first apply for a SMA Minor Permit following the Environmental Assessment review process to allow for the immediate construction of the Boat House/Storage Facility. Subsequently, the KIRC will seek a Community Plan Amendment, Change in Zoning, and SMA Use Permit for construction of the Office/Information Center.

The proposed project serves to advance the goals of the Kaho'olawe Use Plan, the Kaho'olawe Ocean Resource Management Plan, and the Kaho'olawe Environmental Restoration Plan, as well as KIRC's Vision Statement.

**E. FUNDING FOR PROPOSED PROJECT**

A State trust fund for the KIRC was established by the State Legislature in 1994. Funding for the proposed project was approved by the KIRC as part of their Fiscal Year 2000 Budget. A total of \$125,000 was approved by the KIRC for the construction of the proposed Boat House/Storage Facility and

Native Hawaiian Plant Nursery. Funding for the remainder of the proposed project will have to be approved by the KIRC at a future date.

## F. ALTERNATIVES CONSIDERED

### 1. Alternate Sites

The following alternate sites for the proposed project were considered:

- a. Ma'alaea Site: The KIRC had previously considered utilizing eight (8) acres of State land located in Ma'alaea for the proposed project. On December 8, 1998, the KIRC received a Finding of No Significance Impact (FONSI) for their Final Environmental Assessment and for the project. On December 28, 1998, the KIRC was granted a Special Management Area Use Minor (SMA) Permit from the County Planning Department for the construction of the Boat House and nursery (SM2-980122), and, on February 12, 1999, the KIRC was granted a Conservation District Use Permit (CDUA) for the proposed project. However, in light of the highway safety issues raised by the State Department of Transportation (DOT) - Highway Division, the KIRC decided to seek other alternative sites. As such, the above mentioned permits are being held in abeyance until further notice.
- b. NOAA property, Kihei, Maui: The KIRC considered locating the Boat House on the property of the Hawaiian Islands Humpback Whale National Marine Sanctuary (HIHWNMS) in Kihei due to its close proximity to the shoreline and an existing boat launching facility. However, it was determined that there was not sufficient space on the property for such a use and that the Boat House would likely have conflicted with existing uses on the property. Further, this alternative would not help the achieve KIRC's goals to consolidate all programs on to one site.
- c. Waikapu Site: A privately owned piece of property in Waikapu was considered for the location of the Nursery. However, this site

would require either purchasing or leasing of private property. Further, the surrounding ecological and environmental conditions of Waikapu are not similar to the conditions on Kaho'olawe. Again, as mentioned above, this alternative would not help the achieve KIRC's goals to consolidate all programs on to one site.

- d. Existing KIRC Maui Field Office: The KIRC is currently leasing office space in Wailuku for their Maui Field Office. However, in order to save funds, it is the KIRC's desire to relocate its administrative office to a site that does not involve a private lease as well as consolidate all of it's program uses to one site.

Summary:

The proposed Kihei site is KIRC's preferred alternative for the following reasons: 1) it has ample space for all of the proposed uses; 2) it will not require the purchase or leasing of land; 3) the site is similar to Kaho'olawe in terms of ecological and environmental conditions; 4) the site location resolves the highway safety issues raised by State DOT-Highway Division regarding the previously proposed Ma'alaea site; 5) the site is closer to Kaho'olawe than any other site and has direct access to boat ramp; and 6) the site would allow consolidation of all KIRC's programs on to one site.

**2. Alternate Site Configuration**

The northeastern limits of the subject property consist of steeply sloped land and the northwestern limits consist of a sloping shoreline area containing significant archaeological sites. The KIRC will site all structures at least 200 feet back from the shoreline in the level areas of the property in order to avoid mass grading, avoid archaeological sites, and avoid the shoreline area. The proposed configuration will access South Kihei Road directly across from an existing driveway. An alternative

configuration could require more grading. Therefore, the proposed site configuration is the most feasible and viable alternative.

**3. No Action**

The KIRC is proposing the project in order to implement the goals and objectives of the Kaho'olawe Use Plan, the Kaho'olawe Ocean Resource Management Plan, and the Kaho'olawe Environmental Restoration Plan, as well as KIRC's Vision Statement. The US Navy's unexploded ordnance (UXO) cleanup and environmental restoration project is underway and, as such, implementation of the goals and objectives of the KIRC needs to be expedited. A "No Action" alternative would hinder and delay implementation of the goals and objectives of the above mentioned programs. As such, this is not a viable alternative.

**G. START AND ENDING DATES**

The KIRC anticipates initiating construction of the Boathouse and Nursery by the end of September of 2000 and finishing by the end of February 2001. Construction of the Office/Information Center will be determined at a future date based upon funding and approval of government permits.

### III. EXISTING ENVIRONMENTAL SETTINGS, POTENTIAL IMPACTS AND MITIGATION MEASURES

#### A. PHYSICAL ENVIRONMENT

##### 1. Surrounding Land Uses

###### Existing Conditions:

The following land uses surround the project site (See Figure No. 1):

###### West (makai):

The Kihei Surfside condominium (including a State Revocable Permit) forms the southwestern boundary of the site. A rocky shoreline forms the northwestern boundary. The shoreline is scenic and rugged and contains one small pocket of white sand beach. According to Staff from the State Department of Land and Natural Resources – Na Ala Hele program, work is underway to establish a coastal trail on this vacant state property which will link Kamaole III Beach Park and Keawakapu beach.

###### North:

The Kihei Boat Ramp is located immediately to the north of the subject site. The Kihei Boat Ramp is used primarily to launch boats for commercial dive charters and recreational fishing. Beyond the Kihei Boat Ramp is “peace park” and Kamaole III Beach Park.

###### East (mauka):

South Kihei Road delineates the eastern limits of the site. Across South Kihei Road are single-family residential subdivisions and multi-family developments.

###### South:

Land uses south of the site include a 2.5 acre State-owned parcel leased to the Kihei Surfside condominium for “park” type uses, the Kihei Surfside condominium, the Mana Kai resort, Keawakapu Beach, and single-family beach front homes.

Potential Impacts and Mitigation Measures:

The location of the proposed project site was chosen based upon its close proximity to an existing boat ramp and support facilities as well as the existing surrounding land uses. When viewed as a whole, the group of publicly owned parcels of land (approximately 40 acres) and existing land uses in the coastal strip from Kamaole Beach Park I to Keawakapu Beach comprise regional park and public facilities. The existing uses of these parcels, including the Kihei Boat Ramp facility, state designated beach reserve areas, Kamaole Beach Parks I, II, and III, and proposed state Na ala Hele trail activities are consistent with and support the intent, purpose, and principal uses of the Public/Quasi Public Zoning District. The proposed nursery, boathouse, and office/information center are consistent with and contribute to the public and park uses of this area. The proposed project will provide the public with a cultural and educational experience by providing interpretive signs and publications and will serve to inform the public about the goals and objectives of the future of Kaho'olawe. Further, the proposed project supports the goals of the South Maui Coastal Heritage Corridor by seeking to protect and preserve our coastal heritage through community stewardship of coastal sites. The proposed project will reduce illegal dumping, camping, rodents, and the fire hazard on the property. As such, the proposed project will have a positive impact upon the region and will not adversely affect the surrounding land uses.

**2. Climate**

Existing Conditions:

The prevailing wind at the project site throughout the year is the northeasterly tradewind. Average temperatures at the site range between lows in the low 60's to highs in the upper 80's. The average annual rainfall at the project site measures approximately 10-15 inches.

Potential Impacts and Mitigation Measures:

The proposed project will not have any adverse impacts upon the existing climatic conditions.

**3. Topography**

Existing Conditions:

The elevation of the subject property ranges from the shoreline to approximately 45 feet above mean sea level. The topography of the project site varies from near level to slightly sloping from east to west direction and has an average slope of approximately 4% to 6%. A small portion of the northern limits of the property consists of steeply sloped land. Within the area proposed for development there are no significant topographical features.

Potential Impacts and Mitigation Measures:

The proposed project has been designed to be compatible with the existing topography and will result in minimal alterations of terrain. The sites for the proposed buildings and facilities were chosen based upon the near level topographic conditions. Further, the nursery will utilize the existing ground conditions to the furthest extent possible and will require only minor clearing and grading activities. As such, the proposed project is not anticipated to have a significant impact upon the topographical features of the area.

**4. Soils**

Existing Conditions:

The soils underlying the project site consists of a generally sandy, coastal slope on a volcanic substrate, with intermittent scatters of rocks, lava outcroppings, and dunes interspersed with loose aeolian and alluvial soil fill. The soil is classified by the U.S. Soil Conservation Service as "Dune Land" (DL). DL soil consists of hills and ridges of sand sized particles drifted and piled by wind. The hills and ridges are actively shifting or are so recently fixed or stabilized that no soil horizons are developed. The sand is

dominantly from coral and seashells. This miscellaneous land type occurs in coastal areas on the islands of Maui and Kauai and is used for wildlife habitat and recreational areas as well as a source of liming material.

Potential Impacts and Mitigation Measures:

The proposed project will not have any adverse impacts upon the existing soil conditions.

**5. Flood and Tsunami Hazard**

Existing Conditions:

The proposed project area is designated by the Flood Rate Insurance Map as "Zone C", an area of minimal flooding and no tsunami hazard (Community Panel No. 150003 0330B June1981).

Potential Impacts and Mitigation Measures:

As noted above, the proposed project area is in an area of minimal flooding and no tsunami hazard.

**6. Flora and Fauna**

Existing Conditions:

The proposed project site's vegetation is typical of dry coastal settings and consists mainly of kiawe trees, koa haole, klu, and various non-native weeds and grasses. There are no rare or endangered species of flora located within the project site. Terrestrial fauna in the area is typical of dry lowland areas in Hawaii. Bird species believed to exist in this area include: mynah, house sparrow, grey francolin, lace necked dove and barred dove, housefinch, mockingbird, northern cardinal, Japanese white-eye and possibly spotted munia. Mammals and reptiles are limited to introduced species.

Potential Impacts and Mitigation Measures:

The proposed project will include the removal of some non-native species of trees as well as weeds and grasses for the construction of the project's buildings. The proposed project will reduce the fire hazard and rodent habitat on the property. The project will also include nursery planting areas that will utilize Native Hawaiian species of plants. Once established, offshoots and cuttings of these native plants will be transported to Kaho'olawe for transplanting in support of the KIRC's Restoration Plan. It is anticipated that the proposed project will have a positive impact upon the site's flora and fauna.

**7. Air Quality**

Existing Conditions:

The property's constant exposure to the tradewinds creates generally clean and healthy air conditions at the site.

Potential Impacts and Mitigation Measures:

During the construction phase of the project, mitigative measures (such as watering) will be taken to prevent any impacts associated with dust hazards. In the long term, the project site will be adequately landscaped to ensure minimal dust problems. As such, it is anticipated that the proposed project will not have any significant adverse effects upon the region's air quality conditions.

**8. Noise Characteristics**

Existing Conditions:

Existing sources of background noise in the vicinity of the project site include fishing, charter, and tour boat activities associated with the Kihei Boat Ramp, automobile traffic from South Kihei Road, and surf from the ocean.

Potential Impacts and Mitigation Measures:

During the construction phase of the project, minor grading activities and construction may add to the background noise levels in the region. As such, these activities will be limited to normal daylight working hours to minimize their impacts. When compared to the existing overall conditions, it is anticipated that the proposed project will have minimal impacts upon the region's level of background noise.

9. **Visual Resources**

Existing Conditions:

The coastal views and scenic corridors along certain sections of South Kihei Road are significant in terms of a visual resource. Coastal views from the section of South Kihei Road fronting the subject property are minimal and obstructed by the natural topography, vegetation, and existing multi-story structures. The properties located mauka (east) of the subject property and across South Kihei Road have scenic ocean views.

Potential Impacts and Mitigation Measures:

The proposed structures will be set back 200 feet from the shoreline and will avoid blocking any of the scenic views from the mauka properties located across South Kihei Road. As such, the proposed improvements will not be visible from most view corridors. In addition, the proposed project will include nursery and landscape planting improvements, which will help to soften, and screen any visual impacts associated with the project. The cultivation of native Hawaiian plants will improve the natural beauty and environmental quality of the land. Further, the project will represent an improvement over existing site conditions by removing the existing garbage and trash piles from the site. As such, it is anticipated that the proposed project will result in an overall improvement of existing conditions in terms of visual resources and will not have any adverse impacts upon any scenic view corridors.

## 10. Historical and Archaeological Resources

### Existing Conditions:

The central portion of the subject property contains some remains of wooden fencing and corrals indicating that the site was once used for cattle ranching activities. Records from the Department of Land and Natural Resources, State Historic Preservation Division (SHPD) indicate that the subject property contains four (4) previously recorded historic sites (SIHP Nos. 50-50-10-3522, 50-50-10-3523, 50-50-10-3524, & 50-50-10-1034). (See Appendix). These sites were recorded in 1978 by the Bishop Museum prior to the construction of the Kihei Boat Ramp (Sinoto 1978). The sites are located within a narrow band along the southern edge and slopes of a small gulch that is located in the northern most section of the subject property. Site 3522 consists of a large U-shaped structure, possibly associated with the Kama'ole House site. Site 3523 consists of a large enclosure with soil/sand interior. Site 3524 consists of a cluster of four features, including a triangular cairn, a u-shaped wall, and two wall segments. Site 1034 located in the makai portion of the property (referred to as Kama'ole House site), consists of four features, including a stone wall, an L-shaped enclosure with platform, and two historic burials (concrete surface monuments).

The 1978 Bishop Museum Report notes that if the subject parcels were to be developed that Site 1034 should be preserved, but that Sites 3522, 3523 and 3524 could be salvaged.

### Potential Impacts and Mitigation Measures:

Site 1034 is located in the 200-foot shoreline buffer and therefore will not be impacted by any structures. KIRC and Na Ala Hele will stabilize this site as an enhancement of the South Maui Coastal Heritage Corridor. Some of the other less significant sites on the property may be impacted by construction of the office/information center but will be avoided and preserved to the

maximum extent practicable. The KIRC consulted with staff from the State Historic Preservation Division – Maui Office and with former State Historic Preservation Division archaeologist Ms. Theresa Donham during the site selection process in order to minimize impacts. As a precautionary measure, the KIRC is proposing to place protective fencing around identified archaeological features during construction activities. Furthermore, the KIRC will conduct subsurface testing, monitor during construction activities, and, if any archaeological or historical remains are discovered at any time during such activities, the KIRC intends to stop work and notify the State Historic Preservation Division. It is the intent of KIRC to preserve and restore the existing archaeological features on the property and utilize these sites for educational and training purposes as well as provide the public with a cultural experience. Therefore, the proposed project is not anticipated to have a negative impact upon historical or archaeological resources.

## **B. SOCIO-ECONOMIC ENVIRONMENT**

### Existing Conditions:

The project site is located in the southern portion of Kihei community. Kihei is a coastal/ linear and urbanized community consisting primarily of residential and commercial uses primarily related to the tourist industry. The region also includes Wailea, a master planned resort community. The resident population of the region in 1990 was 15,365, up from 7,263 in 1980. The average daily visitor population of the region in 1990 was 16,079.

### Potential Impacts and Mitigation Measures:

The proposed project may create a few construction-related jobs in the short-term. However, KIRC staff and a volunteer program will perform a majority of the construction-related work. Establishing a Maui base of operations will help to support and continue the Kaho'olawe Restoration and Remediation work, which will in turn create a demand for Maui goods and services. The project will not result in an increase in population levels or have an impact

upon the local economy. The project will enhance the cultural character of the area by providing facilities and activities relating to Native Hawaiian culture and natural heritage. As such, the proposed project is not anticipated to have an adverse impact upon the region's socio-economic environment.

## **C. INFRASTRUCTURE**

### **1. Roadways**

#### Existing Conditions:

The Subject Property is located immediately adjacent to South Kihei Road. South Kihei Road is a two-way and two-lane County roadway that serves as the primary coastal roadway between Wailea and north Kihei.

The primary access to the project site is being proposed via a new access point directly across from an existing driveway on South Kihei Road. A secondary access, to be used exclusively for the purpose of launching the KIRC boat, will directly access the Kihei Boat Ramp property.

#### Potential Impacts and Mitigation Measures:

The use of the secondary access to launch the KIRC boat eliminates having to tow the boat and trailer along South Kihei Road. Further, the total number of trips generated by the other uses on the site is insignificant when compared to the overall all traffic numbers in the region. Therefore, it is anticipated that the slight increase in traffic as a result of the proposed project will not have any significant impacts upon the existing traffic conditions.

### **2. Drainage**

#### Existing Conditions:

Stormwater runoff from the proposed project area currently either naturally percolates into the ground or sheetflows makai towards shoreline.

Potential Impacts and Mitigation Measures:

The project has been designed to be compatible with the existing topography and will result in minimal alterations of terrain. In addition, the following measures will be implemented as a part of the soil erosion management plan during the site development phase:

- Leave natural vegetation undisturbed in areas not needed for immediate planting;
- Use of sprinklers to control dust; and
- Landscape exposed areas immediately after plant/tree removal work is finished.

The proposed landscape improvement plan has also been developed with a concern for impacts to nearshore waters. The planting plan includes native groundcovers and shrubs, which naturally occur in similar ecological conditions. These plant types were chosen based on their suitability to the windy nearshore environments. As a result, once the plants are established, the planting area will also serve to filter any stormwater run-off that makes its way from the property to the ocean.

The proposed project was designed to involve minimal grading activities. Therefore, the project will maintain the existing drainage patterns. As such, it is anticipated that the slight increase in stormwater runoff caused by the increase in impervious areas as a result of the project will be negligible and will not have any significant impacts to downstream properties. A Drainage and Soil Erosion Control Plan, which will include mitigation measures to prevent possible adverse impacts to downstream properties as a result of an increase in stormwater runoff, will be submitted during the time of the building permit process.

**3. Water**

Existing Conditions:

There are no water meters within the subject property, however, there is an existing 12-inch County waterline along South Kihei Road fronting the property.

Potential Impacts and Mitigation Measures:

Discussions with the Maui County Department of Water Supply planners indicated that the KIRC will have to install a 5/8-inch water meter in order to meet the proposed project's water demands. At the time of Building Permit application, the KIRC will submit Fire Flow Calculations to ensure that adequate water is available for fire protection needs of the proposed project.

Further, the proposed landscape improvements and nursery will be utilizing Native Hawaiian plants which are drought tolerant and can handle the harsh climate conditions of Kaho'olawe. Therefore, after initial plantings, the irrigation demands are not anticipated to be significant.

**4. Wastewater**

Existing Conditions:

Wastewater generated within the Kihei region is handled by the County's Department of Public Works and Waste Management - Wastewater Reclamation Division. County wastewater system lines are located along South Kihei Road.

Potential Impacts and Mitigation Measures:

Discussions with staff from the County's Wastewater Reclamation Division indicated that the County's Kihei System has adequate capacity available to handle the wastewater generated by the proposed project. The project site is located slightly below the grade of the existing gravity flow lines and, therefore, will require the construction of a wastewater "lift station" to remove the wastewater from the site. The design and capacity of the wastewater lift station will be submitted to the Department of Health for review and approval. As such, the proposed project will not have an adverse impact upon the County's wastewater system.

**D. PUBLIC SERVICES**

Potential Impacts and Mitigation Measures:

The proposed project will not result in an increase in population levels. As such, the proposed project will not have an adverse impact upon any of the region's public services such as police and fire, medical, schools, or recreational resources. The establishment of a native plant nursery and information center will improve public services in the region.

**E. UTILITIES**

**1. Electric and Phone**

Existing Conditions:

Overhead electric and telephone lines are located along South Kihei Road in close proximity to the project site.

Potential Impacts and Mitigation Measures:

The KIRC will arrange for the hookup to the electric and telephone lines with the respective utility companies.

#### **IV. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES, AND CONTROLS**

##### **A. STATE LAND USE DISTRICT**

The Subject Property is located within the "Urban" District. The proposed action is consistent with the permitted uses within the "Urban" District.

##### **B. GENERAL PLAN OF THE COUNTY OF MAUI**

The General Plan of the County of Maui (1990 update) provides long term goals, objectives and policies directed toward the betterment of living conditions in the County. Addressed are social, environmental, and economic issues, which influence future growth in Maui County. The following General Plan policies are consistent with the proposed project:

###### **Land Use**

- Identify and preserve significant historic and cultural sites.
- ...preserve important scenic cultural, recreational, environmental and open space resources.
- Encourage land use patterns that foster a pedestrian oriented environment to include such amenities as bike paths, linear parks, landscaped buffer areas, and mini-parks.

###### **Environment**

- Preserve scenic vistas and natural features.
- Support programs to protect rare and endangered species and programs which will enhance their habitat.
- Preserve, enhance and establish traditional and new environmentally sensitive access opportunities for mountain and ocean resources.

- ...maintain traditional beach access, beach use and lateral access along the shoreline.

#### **Cultural Resources**

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

#### **Public Utilities and Facilities**

- Encourage the development of public facilities, which will be architecturally and ecologically compatible with their surroundings and foster community development.

#### **Recreation and Open Space**

- Maintain the natural beauty of recreational areas.
- Foster an increased awareness of the ethnic and cultural heritage of our people.
- Encourage the use of public lands to expand and enhance outdoor recreational and cultural opportunities.

#### **Kaho`olawe**

- Encourage immediate programs for restoration, preservation and re-vegetation activities.

### **C. KIHEI-MAKENA COMMUNITY PLAN**

The proposed project is located within the Kihei-Makena Community Plan Region. The Kihei-Makena Community Plan Land Use Map designates the subject property as "Park". As described earlier in Section III.A.1, the proposed nursery, boathouse, and information center are consistent with and contribute to the regional park uses of this area, however the inclusion of an administrative office suggests that the project may be more consistent with a Public/Quasi-Public

designation. Therefore the KIRC will seek a Community Plan Amendment for the parcel.

The proposed Community Plan Amendment will clarify the use of the parcel while maintaining consistency with established regional land use patterns as depicted on the Kihei-Makena Community Plan Map. The subject 8 acre parcel is contiguous to an existing 8 acre Public/Quasi-Public designation for the Kihei Boat Ramp, therefore the Community Plan Amendment will not result in "spot-zoning." Furthermore, the overlapping purposes of the Public/Quasi-Public and Park community plan designations, and the fact that the subject parcel as well as surrounding properties area all publicly owned, render the proposed Community Plan Amendment insignificant to regional land use patterns.

The proposed Community Plan Amendment will, however, benefit the public by allowing development of the parcel in a manner which will enhance cultural and recreational opportunities for the community. The proposed project will provide the public with a cultural and educational experience by providing interpretive signs and publications and will serve to inform the public about the goals and objectives of the future of Kaho'olawe. Further, the proposed project supports the goals of the South Maui Coastal Heritage Corridor by seeking to protect and preserve our coastal heritage through protection of open space and community stewardship of coastal sites.

The proposed project is consistent with the following goals, objectives, and policies of the Kihei Community Plan:

**Environment**

Goal:

Preservation, protection, and enhancement of Kihei-Makena's unique and fragile environmental resources.

Objectives and Policies:

- Maintain and enhance the long-term availability of shoreline resources for public enjoyment through adequate access, space, and facility provisions, and through ongoing resource management programs.
- Preserve, protect, and restore unique natural areas with significant conservation values.
- Require that new shoreline development respect shoreline resources and maintain public access:
  - Planning, design, and layout for new development shall be integrated with public shoreline use and sound principles.
- Partner with Na Ala Hele, South Maui Heritage Corridor, Kihei 2000, and Bikeways Maui organizations to establish a continuous trail/greenway/bikeway system from Kealia pond to Kilohana Road to provide pedestrian lateral accesses to the Kihei-Makena shoreline, and to protect and maintain traditional shoreline access.

#### **Cultural Resources**

##### Goal:

- Identification, preservation, enhancement, and appropriate use of cultural resources, cultural practice, and historic sites that:
  - Provide a sense of history and defines a sense of place for the Kihei-Makena region.

##### Objectives and Policies:

- Identify, preserve, protect and restore significant historical and cultural sites.
- Foster an awareness of the diversity and importance of cultural and archaeological resources and of the history of Kihei-Makena. Promote distinct cultural resources as an identifying characteristic of the region.
- Protect those areas, structures, and elements that are a significant and functional part of Hawaii's ethnic and cultural heritage.
- Encourage community stewardship of historic sites.

- Establish “cultural parks” and heritage corridors for visitation and education.
- Establish cultural and educational programs to perpetuate Hawaiian and other ethnic heritage.

Implementing Actions:

- Require development projects to identify all cultural resources located within or adjacent to the project area, prior to application, as part of the County development review process. Further, require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources, including site avoidance, adequate buffer areas and interpretation. Particular attention should be directed toward the southern areas of the planning region.

**D. KAHO‘OLAWE COMMUNITY PLAN**

The project site is not located within the Kaho‘olawe Community Plan region. However, the proposed project directly supports the goals, objectives, policies and implementing actions of the Kaho‘olawe Community Plan.

**E. MAUI COUNTY COMPREHENSIVE ZONING ORDINANCE**

The zoning for the subject property is designated as “Park” pursuant to Title 19 of the Maui County Code. The proposed Information Center is consistent with the provisions of the Park III District (Chapter 19.615.040.B.1.e) for sites of cultural and historic interest. The proposed nursery is consistent with the provisions of Chapter 19.615.040.B.1.d for Botanical Gardens. The proposed Boat House/Storage Facility is consistent with the provisions of Chapter 19.615.040.B.2.e for Maintenance and Storage Structures. However the proposed administrative office for the KIRC, in combination with all the proposed facilities as a whole, may be more consistent with the provisions of the Public/Quasi-Public

Zoning District (Chapter 19.31). Therefore the KIRC intends to file for Change in Zoning from Park District to Public/Quasi-Public District.

The provisions of Chapter 19.510.040, relating to applications for a Change in Zoning, list the following decision making criteria for any request:

- meets intent of general plan and objectives and policies of community plan;
- is consistent with the applicable community plan map;
- meets intent of zoning district being requested;
- will not adversely impact schools, parks, water systems, waste water and solid waste disposal, drainage, and roadway systems;
- will not adversely impact social, cultural, economic, environmental and ecological character and quality of surrounding area.

The proposed project meets the intent of the Public/Quasi Public District for government buildings and facilities (19.31.020(A)(1)(d).) The information and analysis provided in this EA demonstrates that the requested change in zoning meets all of the above referenced decision making criteria, so long as the concurrent request for a Community Plan Amendment is also approved.

#### **F. SPECIAL MANAGEMENT AREA**

The project site is located within the Special Management Area (SMA) as determined by §205A, Hawaii Revised Statutes. A portion of the site is located in the shoreline area; however this portion will not be impacted except for restoration of native vegetation and stabilization of existing archaeological sites. Pursuant to §205A, Hawaii Revised Statutes, and the Rules and Regulations of the Maui Planning Commission, projects located within the SMA are evaluated with respect to SMA objectives, policies, and guidelines. However, according to §205A-22 (8), "...the use of any land for the purposes of cultivating, planting, growing, and harvesting of plants...trees..and any other agricultural or forestry products" is not considered "development" and, therefore, the proposed plant nursery does not require an SMA Use Permit.

The proposed project will be phased based upon program needs, available funding and other government requirements. Therefore, it is the intent of the KIRC to first apply for a SMA Minor Permit and Set Aside of Government Land following the Environmental Assessment review process to allow for the immediate construction of the boathouse. Subsequently, the KIRC will seek a Community Plan Amendment and Change in Zoning, and ultimately a SMA Use (Major) Permit for construction of the Office/Information Center.

The project as a whole is consistent with the following SMA objectives and policies Pursuant to Chapter 205A, Hawaii Revised Statutes:

**I. Recreational Resources**

Objectives: Provide coastal recreational resources 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:
  1. Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;
  2. Requiring placement 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.
  3. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
  4. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
  5. 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;
  6. 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;

7. Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
8. Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions, and crediting such dedication against the requirements of Section 46-6, HRS.

## **II. Historic Resources**

Objectives: 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:

1. Identify and analyze significant archaeological resources;
2. Maximize information retention through preservation of remains and artifacts or salvage operations; and
3. Support state goals for protection, restoration, interpretation, and display of historic resources.

## **III. Scenic and Open Space Resources**

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

Policies:

1. Identify valued scenic resources in the coastal zone management area;
2. Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of the natural land forms and existing public views to and along the shoreline; and
3. Preserve, maintain and, where desirable, improve and restore shoreline open space and scenic resources;
4. Encourage those developments, which are not coastal dependent to locate in inland areas.

## **IV. Coastal Ecosystems**

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

Policies:

1. Improve the technical basis for natural resource management;
2. Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;

3. 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
4. Promote water quantity and quality planning and management practices, which reflect the tolerance of fresh water and marine ecosystems and prohibit land water uses which violate state water quality standards.

## V. Economic Uses

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

Policies:

1. Concentrate coastal dependent development in appropriate areas;
2. Ensure that coastal dependent development such as harbors and ports, and coastal related developments 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
3. Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit coastal dependent development outside of presently designated areas when:
  - a. Use of presently designated locations is not feasible;
  - b. Adverse environmental effects are minimized; and
  - c. The development is important to the State's economy.

## VI. Coastal Hazards

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

Policies:

1. Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;
2. Control development in areas subject to storm wave, tsunami, flood, erosion and subsidence, and point and non-point source pollution hazards;
3. Ensure that development comply with requirements of the Federal Flood Insurance Program;
4. Develop a coastal point and non-point source pollution control program.

## **VII. Managing Development**

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

Policies:

1. Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
2. Facilitate timely processing of the application for development permits and resolve overlapping of conflicting permit requirements; and
3. 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.

## **VIII. Public Participation**

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

Policies:

1. Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;
2. Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal related issues, developments, and government activities; and
3. Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

## **IV. Beach Protection**

Objectives: Protect beaches for public use and recreation.

Policies:

1. Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
2. 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
3. Minimize the construction of public erosion-protection structures seaward of the shoreline.

## V. Marine Resources

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

Policies:

1. Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources; and
2. Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial; and
3. Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
4. 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;
5. 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
6. Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

## G. SIGNIFICANCE CRITERIA

The following discusses and evaluates the proposed project's relationship to the 13 Significance Criteria:

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

As noted earlier, the proposed project has been designed in order to minimize potential adverse impacts to the area's natural resources and has incorporated appropriate management principles in order to promote long-term sustainability and health, safety and welfare. The area proposed for development is nearly level, and as a result, the project will result in minimal alterations of terrain.

Also, the KIRC consulted with staff from the State Historic Preservation Division – Maui Office and other archaeologists during the site selection process in order to avoid any impacts to the nearby archaeological sites. Therefore, the proposed project is not anticipated to have an impact upon any natural or cultural resources.

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

The area proposed for use is level to slightly sloping. Use of the remaining portion of the property is constrained by the steeply sloped land, a shoreline open space corridor, and the existence of archaeological sites. As such, the proposed project utilizes the subject property to the most practicable extent possible and does not curtail the property's range of beneficial uses.

**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.**

As documented in this Draft Environmental Assessment, the proposed project is consistent with the Purpose of the State Environmental Policy, Chapter 344, HRS. The proposed project is consistent with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS.

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

As noted earlier in Section II.B., the proposed project will establish a Maui base of operations which will help to support and continue the Kaho'olawe Restoration and Remediation work, which will in turn create a demand for Maui goods and services. The project will also enhance the cultural character of the Kihei-Makena region. The project will not result in an increase in population levels or have an impact upon the local economy. As such, the proposed project is not anticipated to have an adverse impact upon the region's socio-economic environment.

**5. Substantially affects public health.**

As noted earlier in Section II.D., the proposed project will not result in an increase in population levels, and as such, the proposed project will not have an impact upon any of the region's public services such as police and fire, medical, schools, or recreational resources.

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

As noted earlier, the proposed project will not result in an increase in population levels, and as such, the proposed project will not have an impact upon any of the region's public services such as police and fire, medical, schools, or recreational resources.

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

As noted earlier, the proposed project has been designed in order to minimize potential adverse impacts to the area's natural resources and has incorporated appropriate management principles in order to promote long-term sustainability and health, safety and welfare. As such, it is anticipated that the proposed project will not have any adverse impacts upon the region's environmental quality.

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

In the long term, the project will not result in any significant impacts to the environment. Further, the project is not involved or associated with other larger projects in the region and therefore, it will not have a negative cumulative effect upon the region's environment.

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

As noted in Section II.A.6., there are no rare or endangered species of flora or fauna within the project site. The proposed project will include the removal of some non-native species of trees as well as weeds and grasses for the construction of the project's buildings. However, the project will also include nursery planting areas that will utilize Native Hawaiian species of plants. Once established, offshoots and cuttings of these native plants will be transported to Kaho'olawe for transplanting in support of the KIRC's Restoration Plan. It is anticipated that the proposed project will have a positive impact upon the site's flora and fauna.

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

**Air:** During the construction phase of the project, mitigative measures (such as watering) will be taken to prevent any impacts associated with dust hazards. In the long term, it is anticipated that the proposed project will not have any significant adverse effects upon the region's air quality conditions.

- **Water Quality:** As noted in Section II.C.2, various measures will be implemented as a part of the soil erosion management plan during the site development phase.

**Noise:** As noted in Section II.A.8., existing sources of background noise in the vicinity of the project site include automobile traffic from the South Kihei Road, Kihei Boat Ramp activities, and ocean/surf. Therefore, in the

long term, it is anticipated that the proposed project will have minimal impacts upon the region's level of background noise.

- 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 location of the project site was selected partially based upon its not being an environmentally sensitive area. The proposed project area is designated by the Flood Rate Insurance Map as "Zone C", an area of minimal flooding and no tsunami hazard. The shoreline area will be undeveloped except for landscaping, and all structures will be setback at least 200 feet from the shoreline at an approximate elevation between 25-45 feet above mean sea level. As such, the subject property will not affect or be effected by the above mentioned environmental factors.

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

The proposed placement of the structures will be setback 200 feet from the shoreline and will not block scenic views from the mauka properties located across South Kihei Road. The proposed improvements will not be visible from most view corridors. In addition, the proposed project will include nursery and landscape planting improvements, which will help to soften, and screen any visual impacts associated with the project. The cultivation of native Hawaiian plants will improve the natural beauty and environmental quality of the land. Further, the project will represent an improvement over existing site conditions by removing the existing garbage and trash piles from the site. As such, it is anticipated that the proposed project will result in an overall improvement of existing conditions in terms of visual resources and will not have any adverse impacts upon any scenic view corridors.

- 13. Requires substantial energy consumption.**

The proposed project will not result in an increase in population levels nor will it require a significant increase in staffing levels. As such, the proposed uses will not require a substantial amount of energy consumption.

#### IV. FINDINGS AND CONCLUSIONS

Due to the undeveloped, uninhabited, and isolated condition of Kaho'olawe, the KIRC is in need of a Maui base of operations in order to provide administrative and logistics support for its management operations. The location of the proposed project site was chosen based upon its close proximity to an existing boat ramp and support facilities as well as the existing surrounding land uses.

The proposed project is consistent with and contributes to the regional park uses of this area. The proposed project will provide the public with a cultural and educational experience by providing interpretive signs and publications and will serve to inform the public about the goals and objectives of the future of Kaho'olawe. The proposed project will have a positive impact upon the region and will not adversely affect the surrounding land uses. In addition, the proposed project advances the goals of the Maui County General Plan, the Kihei-Makena Community Plan, the Kaho'olawe Community Plan, the Kaho'olawe Land Use Plan, the Kaho'olawe Ocean Resource Management Plan, and the Kaho'olawe Environmental Restoration Plan.

The proposed project has been designed in order to minimize potential adverse impacts to the area's natural and cultural resources, to enhance lateral shoreline access, and to preserve open space. The project incorporates appropriate management principles in order to promote long-term sustainability and health, safety and welfare.

The area proposed for development is nearly level, and as a result, the project will result in minimal alterations of terrain. In the short term, these activities may generate temporary impacts related to soil and wind erosion; however, mitigation measures will be employed to minimize potential adverse effects. Nuisances normally associated with construction activities will be minimal.

The proposed project includes no structures or impacts in the shoreline area except for plantings with native species.

The proposed project is not anticipated to have a negative impact on natural or cultural resources.

From a long term perspective, the proposed project is not anticipated to result in adverse environmental impacts. There are no known unique or endangered species or habitats in the area.

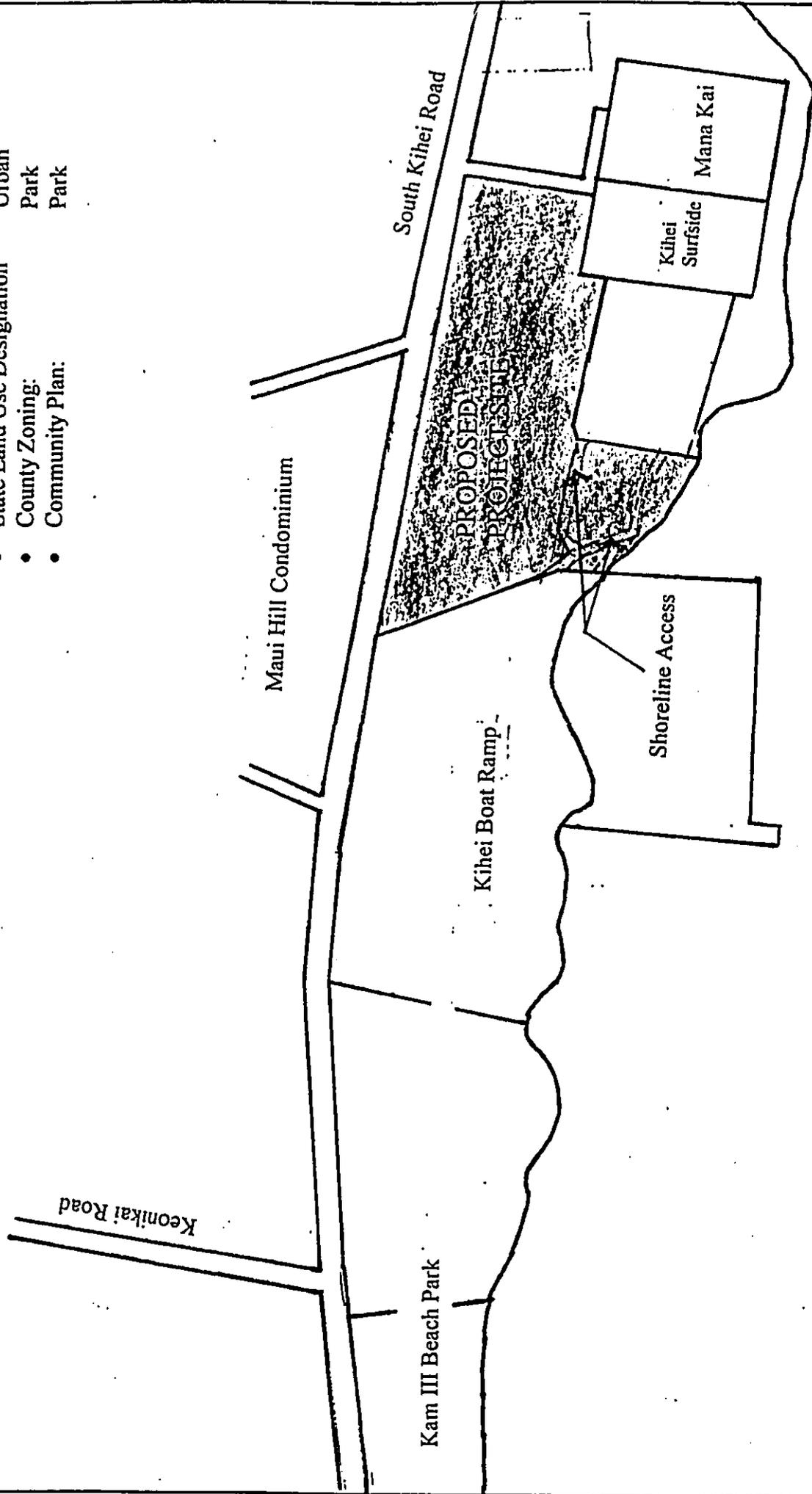
Impacts to infrastructure systems and public services are not anticipated to be significant.

In light of the foregoing findings, it is concluded that the proposed action will not result in any significant impacts. As such, a Finding of No Significant Impact (FONSI) has been determined for the project.

**FIGURES**

**Property Information**

- Tax Map Key: 3-9-04 par. 1 & 61
- Approximate Area: 8 acres
- Present Use: Vacant
- State Land Use Designation: Urban
- County Zoning: Park
- Community Plan: Park



**PROJECT SITE LOCATION**

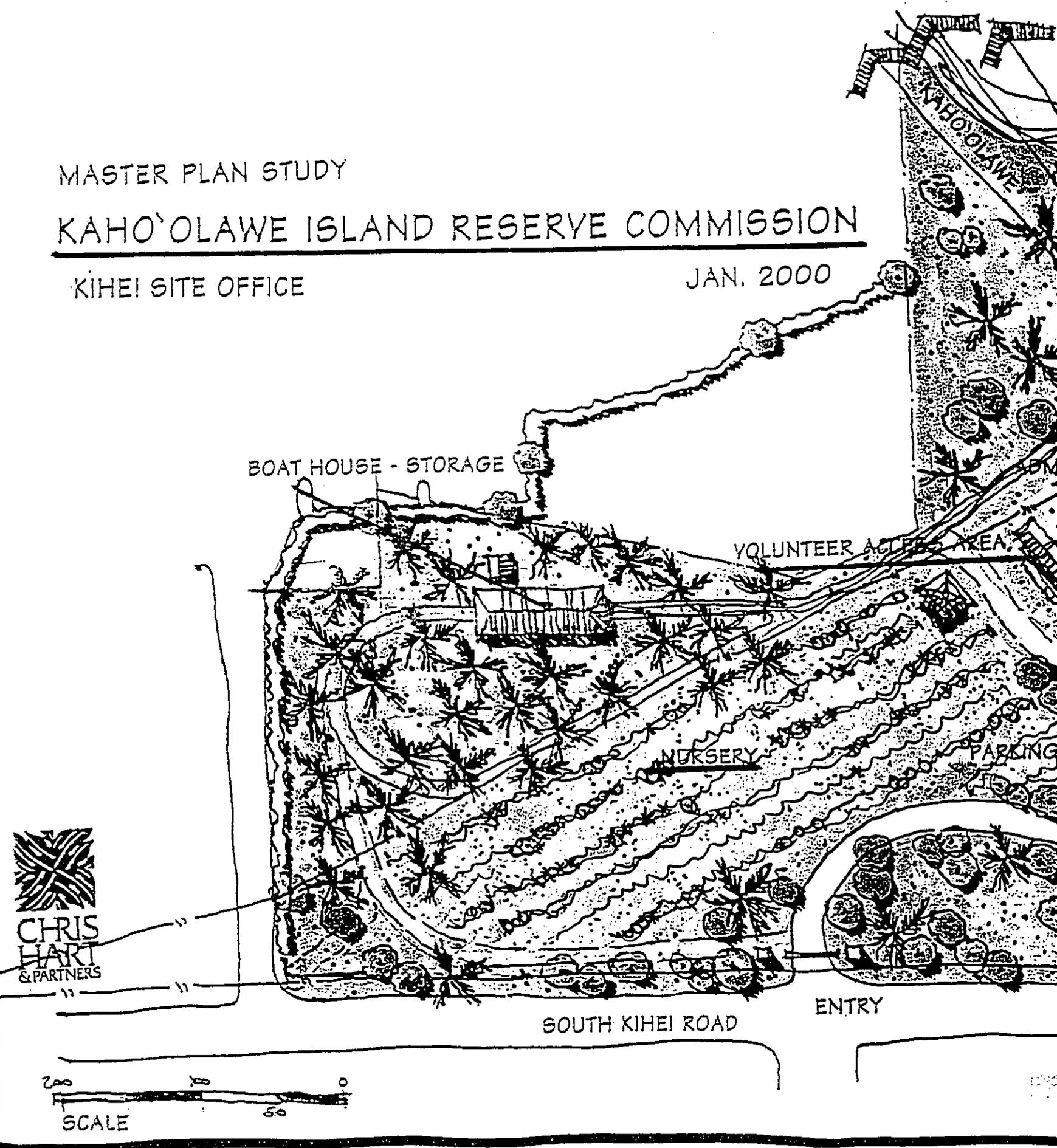
**FIGURE - I**

MASTER PLAN STUDY

KAHO'OLAWE ISLAND RESERVE COMMISSION

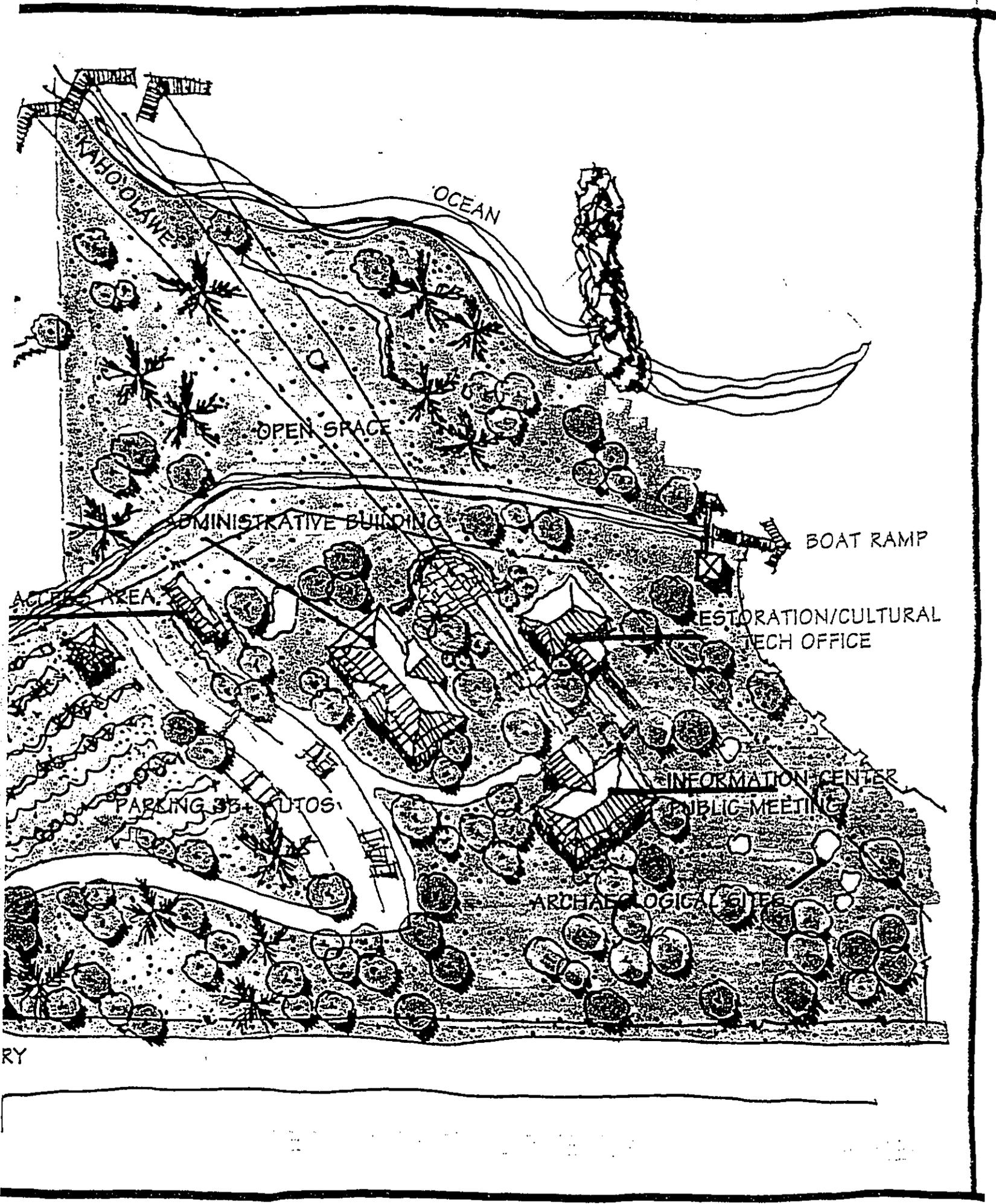
KIHEI SITE OFFICE

JAN. 2000



  
CHRIS  
HART  
& PARTNERS

200 50 0  
SCALE



RY

**EXHIBITS**  
**(Photographs)**

Approximate Limits of Project Site

Kihei Boat Ramp

Maui Hill Condominium

South Kihei Road



Photograph of Proposed Project Site

TMK 3-9-04:por. 61

Kihei, Maui, Hawaii

Hawai'i Island Reserve Commission  
February 1999



Existing Property



Trash piles on site



Access to Project Site from Kihei Boat Ramp



Access From South Kihei Road

**APPENDIX A**

Archaeological Reconnaissance Survey of Kihei Boat Ramp  
(Sinoto 1978)

*Removed from End Copy*

*EIS*

*Kihei Boat Landing*

*Keawakapu Maui*

*DOT State Trans. Inc. Div.*

3-9-04: 1,61,87

APPENDIX 4

Hawaii Register of Historic Places - Cover Sheet

Archaeological Reconnaissance Survey of Proposed  
Kihei Boat Launching Ramp, Keawakapu, Maui

by

Aki Sinoto

ARCHAEOLOGICAL RECONNAISSANCE SURVEY OF PROPOSED  
KIHEI BOAT LAUNCHING RAMP, KEAWAKAPU, MAUI

by

Aki Sinoto

Department of Anthropology  
Bernice P. Bishop Museum

Prepared for

M & E Pacific, Inc.  
Honolulu, Hawai'i

October 1978

INTRODUCTION

This report presents the results of a one-day archaeological reconnaissance survey of the proposed Kihei Boat Launching Ramp in Keawakapu, Kama'ole, Maui Island. The survey was conducted on October 12, 1978, by Mr. Aki Sinoto and Ms. Toni Han of the Department of Anthropology, Bernice P. Bishop Museum, at the request of M & E Pacific, Inc., Environmental Engineers.

A walk-through, reconnaissance-level survey permits an in-the-field assessment of existing cultural resources, and facilitates the formulation of recommendations to mitigate the effects of potentially destructive activities, such as proposed development, within specified parcels of land.

DEFINITION OF SURVEY AREA

The survey area is a 5-acre parcel of land (TMK 3-9-04-1, -61, and -87) on the southwestern coast of Maui. The area is in Kama'ole *ahupua'a*, Wailuku District.

The survey area is defined on the north by Kama'ole Beach Park, on the south by the Mana-Kai Maui Condominiums, on the east by Pi'ilani Highway, and on the west by the high-water mark along the shoreline (Fig. 1). At present, aside from frequent temporary use of the shoreline areas by tourists, swimmers, fishermen, and campers, only a small grave site of historic origin is still in use. No other form of permanent usage is evident, although fencing and corrals indicate ranching activities until the recent past.

ENVIRONMENT

The topography of the project area consists of a generally sandy, coastal slope on a volcanic substrate, with intermittent areas of rocks, lava outcroppings, and dunes interspersed with loose aeolian and alluvial soil fill. One small stream-cut gully traverses the central portion of the survey area from east to west. The shoreline areas are rocky with no beaches (Fig. 2). Approximately 50% of the project area has been extensively bulldozed and cleared in the past. Vegetation consists of *kiawe* (*Prosopis pallida*) as the dominant cover, with *'ilima* (*Sida fallax*), *koa haole* (*Leucaena glauca*), and *klu* (*Acacia farnesiana*). Underbrush consists of dry grasses, weeds, and shrubs. The only fauna encountered were common exotic species of birds. The skeletal remains of cattle were also observed.

METHODOLOGY

The fieldwork involved traversing the area on foot to locate sites, recording brief written descriptions and map locations, and photographing selected sites. Site locations were plotted on a topographic map of the area provided by M&E Pacific (scale: 1" = 90'). All measurements were taken in the metric system and orientations were based on magnetic north. Photographs were taken with black and white film on a 35-mm format. For the two large sites, Ma-C1-1 and Ma-C1-2, protective perimeters were marked with pink and blue flagging tape to restrict entry during construction activities. The other sites were marked with pink flagging tape. Numbers were assigned to the sites according to the Bishop Museum Hawaiian Archaeology Series system: 50 = State of Hawai'i; Ma = Maui Island; C = Wailuku District; 1 = *ahupua'a* of Kama'ole. The terminal number is the individual site number in order of recordation within the *ahupua'a*.

SURVEY RESULTS

Six previously unrecorded archaeological surface features were located within the project boundaries. No portable artifacts or exposed subsurface features were encountered. Site locations are shown on Figure 1, and a site listing with brief descriptions follows.

Site 50-Ma-C1-7 (Fig. 3)

A triangular cairn of two to three courses of stacked rock, 3 meters long, 2 meters wide, and .75 meter high, is located on a flat depressed area along the south edge of the gully. A circular feature, located 1.5 meters northwest of the cairn, is 1 meter in diameter with a single alignment of stones and suggests a fireplace.

Site 50-Ma-C1-6 (Fig. 4)

A deteriorated wall runs down the spine of a small ridge along the south edge of the gully. The eastern end of the wall is heavily disturbed and undefinable. At the end of the ridge, a small circular enclosure is incorporated into the western end of the wall, c. 5 meters north of Site C1-7. The enclosure measures 2 meters in diameter and .80 meter in height, and is constructed of large (50 to 75 cm) rocks stacked two to three courses high.

Site 50-Ma-C1-5 (Fig. 5)

Located 12 meters south of Site C1-7 is a low, U-shaped structure on a knoll at the south edge of the gully. This structure is constructed of two to three courses of stacked rock and measures 2.5 by 1.7 meters and .35 meter high. Its opening is oriented to the southeast and the unpaved interior floor exhibits minimal deposits.

Site 50-Ma-C1-4

At the end of a small ridge along the south edge of the gully, 15 meters west of Site C1-5, is a curved wall segment 3.5 meters in total length. It measures .40 meter wide and .80 meter high (two to three courses of stacked rock), and curves into a wide V at the midpoint. This is probably a remnant of a larger wall.

Site 50-Ma-C1-3 (Fig. 6)

This square enclosure is located on a sandy knoll, 33 meters southwest of Site C1-4. The walls are double-faced and rubble-filled and measure 3.6 by 3.6

meters and .80 meter high (four to five courses of rock) with a .75-meter-wide opening at the central portion of the south wall. The interior floor is unpaved with sand/soil fill with a moderate deposit, and a *kiawe* tree is presently growing. This feature is in good condition.

Site 50-Ma-C1-2 (Fig. 7)

A large U-shaped structure with the opening oriented to the south is located east of the grave site in Site C1-1, across the dirt road. This site is very deteriorated and in poor condition. The western wall, 9 meters long, .70 meter wide, and 1 meter high where intact, is constructed of rocks stacked five to six courses high. The northern wall measures 9.5 meters long, .7 meter wide, and 1 meter high. The eastern wall appears to be very deteriorated; it measures .70 meter wide, .60 meter high, and 6 meters long, but probably extended farther south before disturbance. The interior floor has a moderate deposit that exhibits more humus and organic content than other areas that are predominantly sand. Due to the large size of this site, a four-corner perimeter was established (see Fig. 1, Detail A). The corners were recorded and marked with pink and blue flagging tape.

Site 50-Ma-C1-1 (Figs. 8 & 9) 10-1034

This site was included in the Statewide Inventory of Historic Places in 1973, and was designated reserve/marginal status. For a complete description refer to Hawaii Register of Historic Places inventory form for Site 50-50-10-1034. A protective perimeter was also established for this site and the corners were marked with pink and blue flagging tape (see Fig. 1, Detail 15).

DISCUSSION AND RECOMMENDATIONS

The results of the reconnaissance showed a paucity of surface features and other cultural elements within the project area. This is probably partly due to extensive previous disturbance in the area from bulldozing, clearing, and ranching activities.

Several areas along this coast have been previously studied and exhibit similar trends near the shoreline areas (see references). In many areas,

prehistoric sites have been continuously modified or disturbed by subsequent historic and modern activities. At this preliminary stage of investigation, the origins of the newly recorded sites cannot be determined.

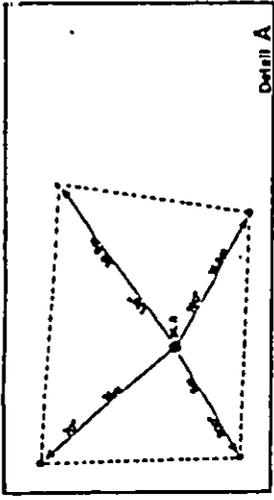
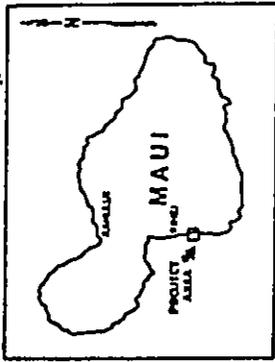
The majority of the sites located are considered marginal in significance and merit no further work at this time since no construction activities are planned in the sited areas. If more development is planned in the future, Sites 50-Ma-C1-1, -2, and -4 through -7 can be salvaged and Site 50-Ma-C1-3 should be preserved.

Since unexposed subsurface features are a possibility, if any archaeological features or artifacts are encountered during construction, a qualified archaeologist should be contacted to monitor the work.

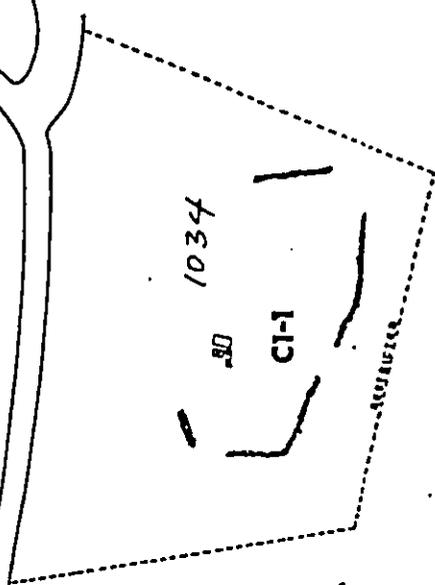
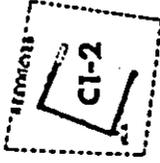
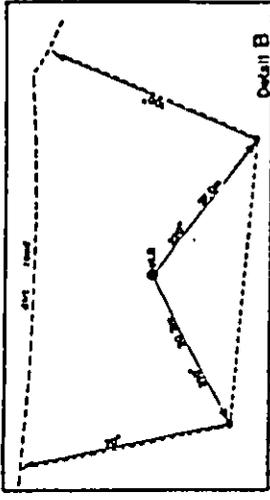
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 Bishop Museum.

PILANI HIGHWAY



SCHMATIC DETAIL - Restriction Boundaries



CI-3

CI-7

CI-6

CI-5

CI-4

bulldozed

KIAME TRICKET

dirt road



ARCHAEOLOGICAL SITE LOCATIONS

Keawakapu, Kama'ole

Maui Island

Oct. 1978

Dept. of Anthropology  
B.P. BISHOP MUSEUM



PACIFIC OCEAN



Fig. 2. PROJECT AREA SHORELINE, KIHEI, KEAWAKAPU, MAUI. Overview from northwest.



Fig. 3. SITE 50-Ma-C1-7, CAIRN AND FIREPLACE. View from north.



Fig. 4. ENCLOSURE AT SITE 50-Ma-C1-6. View from east.



Fig. 5. SITE 50-Ma-C1-5, U-SHAPED STRUCTURE. View from east.



Fig. 6. SITE 50-Ma-C1-3, SQUARE ENCLOSURE. View from north.



Fig. 7. SITE 50-Ma-C1-2, LARGE U-SHAPED ENCLOSURE. View from east.



Fig. 8. SITE 50-Ma-C1-1, KAMA'OLE HOUSE SITE.  
View along seaside wall, from north.



Fig. 9. SITE 50-Ma-C1-1, KAMA'OLE HOUSE SITE.  
View along seaside wall, from south.

ARCHAEOLOGICAL COVER SHEET

HAWAII REGISTER OF HISTORIC PLACES

H.C. 4053

30 - 50 - 10 - 10 34  
 1 2 3 4 5 6 7 8 9  
 SITE IDENTIFICATION NUMBER: 10 11 12 13 14 15 16 17 18 19 20  
 DISTRICT: MAILOWA  
 AREA: 254  
 CATEGORY:  Public  Single Feature  Complex  Private  Square  Diagonal  
 OWNERSHIP:  Public  Private  
 PHOTOGRAPHS:  Yes  No (Temp/Tech) 27454  
 KNOWN PRESSURES ON SITE: NONE  
 PRESENT LAND USES: BEACH RESERVE  
 DESTRUCTION:  No Known Future Danger  
 STATUS:  Occupied  Unoccupied  Present Danger  Future Danger Certain  
 INTEGRITY:  Unaltered, Orig Loc  Excellent  Good  Fair  Deteriorated  
 ACCESSIBILITY:  Unrestricted  Restricted  Inaccessible  
 LEGENDARY MATERIALS KNOWN: Yes  No  
 IMPORTANCE AS EXAMPLE OF TYPE SITE:  Good  Moderate  Poor  
 SUSCEPTIBILITY TO INTERPRETATION:  Good  Moderate  Poor  
 RESEARCH POTENTIAL:  Good  Moderate  Poor  
 LOCAL ATTITUDES ABOUT SITE:  Valuable  Moderate Value  Low Value  Ambivalent  Unknown  
 BRIEF DESCRIPTION (Columns 21-80): GRAVES AND A WALL ENCLOSURE (POSSIBLY A HOUSE), 2 MODERN

STAFF EVALUATION: High Value Valuable x Reserve Marginal  
 SUGGESTED THEMES: HAWAIIAN SITE, HONOLULU  
 DATE SUBMITTED TO REVIEW BOARD:

REVIEWER'S RECORD AND EVALUATION

NAME: H. A. C. L.  
 CATEGORY: High Value Valuable Reserve Marginal DATE REVIEWED: 1.17.72  
 SIGNIFICANCE: National State Local  
 RECOMMENDED DISPOSITION: Nominate National Register, State Register  Staff Files  
 REVIEWER'S COMMENTS:

REVIEW BOARD EVALUATION RECORD

DATE REVIEWED: RECORDED:  
 OFFICIAL CATEGORY: High Value Valuable Reserve Marginal  
 OFFICIAL SIGNIFICANCE: National State Local  
 OFFICIAL THEMES:  
 OFFICIAL DISPOSITION: National Register Nomination State Register Staff Files  
 REVIEW BOARD COMMENTS:  
 VOTING RECORD: Dave Hermann Jackson Kikuchi  
 Lind Mark Nagata Paginawan  
 Roche Tuggle

ARCHAEOLOGICAL COVER SHEET

HAWAII REGISTER OF HISTORIC PLACES

30 - 50 - 10 - 10 34  
 1 2 3 4 5 6 7 8 9  
 SITE IDENTIFICATION NUMBER: 10 11 12 13 14 15 16 17 18 19 20  
 DISTRICT: MAILOWA  
 AREA: 254  
 CATEGORY:  Public  Single Feature  Complex  Private  Square  Diagonal  
 OWNERSHIP:  Public  Private  
 PHOTOGRAPHS:  Yes  No (Temp/Tech) 27454  
 KNOWN PRESSURES ON SITE: NONE  
 PRESENT LAND USES: BEACH RESERVE  
 DESTRUCTION:  No Known Future Danger  
 STATUS:  Occupied  Unoccupied  Present Danger  Future Danger Certain  
 INTEGRITY:  Unaltered, Orig Loc  Excellent  Good  Fair  Deteriorated  
 ACCESSIBILITY:  Unrestricted  Restricted  Inaccessible  
 LEGENDARY MATERIALS KNOWN: Yes  No  
 IMPORTANCE AS EXAMPLE OF TYPE SITE:  Good  Moderate  Poor  
 SUSCEPTIBILITY TO INTERPRETATION:  Good  Moderate  Poor  
 RESEARCH POTENTIAL:  Good  Moderate  Poor  
 LOCAL ATTITUDES ABOUT SITE:  Valuable  Moderate Value  Low Value  Ambivalent  Unknown  
 BRIEF DESCRIPTION (Columns 21-80): GRAVES AND A WALL ENCLOSURE (POSSIBLY A HOUSE), 2 MODERN

STAFF EVALUATION: High Value Valuable Reserve Marginal  
 SUGGESTED THEMES: HAWAIIAN SITE, HONOLULU  
 DATE SUBMITTED TO REVIEW BOARD:

REVIEWER'S RECORD AND EVALUATION

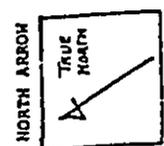
NAME: H. A. C. L.  
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 SIGNIFICANCE: National State Local  
 RECOMMENDED DISPOSITION: Nominate National Register, State Register  Staff Files  
 REVIEWER'S COMMENTS:

REVIEW BOARD EVALUATION RECORD

DATE REVIEWED: RECORDED:  
 OFFICIAL CATEGORY: High Value Valuable Reserve Marginal  
 OFFICIAL SIGNIFICANCE: National State Local  
 OFFICIAL THEMES:  
 OFFICIAL DISPOSITION: National Register Nomination State Register Staff Files  
 REVIEW BOARD COMMENTS:  
 VOTING RECORD: Dave Hermann Jackson Kikuchi  
 Lind Mark Nagata Paginawan  
 Roche Tuggle

FEATURE MAP FORM

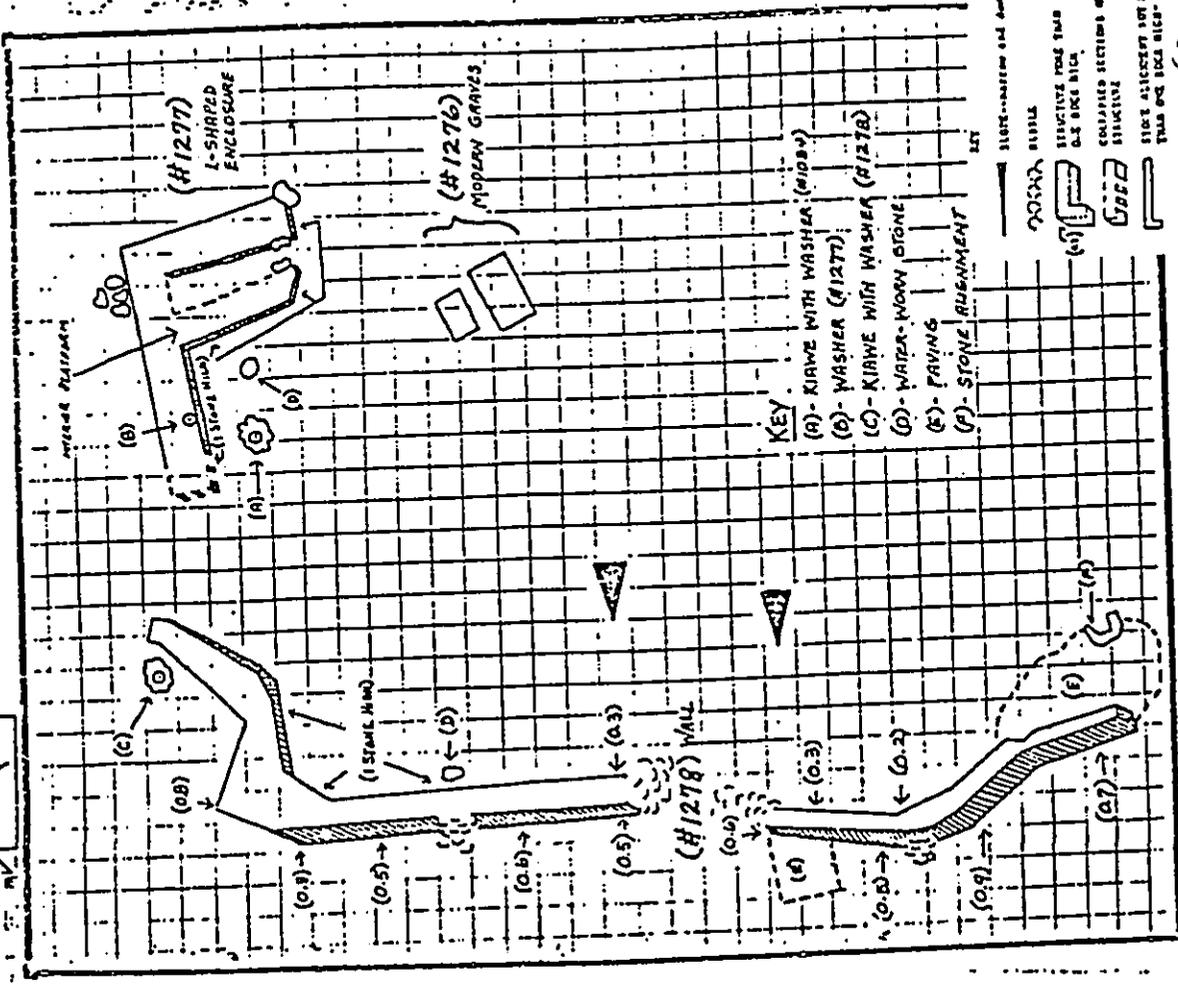
50-50-10-1034



0 1 2 3 4  
SCALE 1" = 20' MV

HAPPING TENCOURT: 03

2



KEY  
 (A) - KIARWE WITH WASHER (#1275)  
 (B) - WASHER (#1277)  
 (C) - KIARWE WITH WASHER (#1278)  
 (D) - WATER-WOODY STONE  
 (E) - PAVING  
 (F) - STONE ALIGNMENT

STONE MARK  
 STONE MARK  
 STRUCTURE MADE FROM  
 OLD BICE BICE  
 CONJUGATED STRUCTURE  
 STRUCTURE  
 STONE ALIGNED AND  
 THIS ONE BICE BICE

HAWAII REGISTER OF HISTORIC PLACES  
 ARCHAEOLOGICAL FORMS

DEPARTMENT OF LAND AND NATURAL RESOURCES  
 STATE PARKS DIVISION



CLASS:  NHP  HRHP  
 Category A  B  C  D

Key punchout: 50 - 50 - 10 - 1034  
 ISLAND QUAD IDENTIFICATION NO.

FORM 0-1-2 FIELD SURVEY

17 4 CORNER  
 2 SINGLE POINT COORDINATE LOCATION  
 13 14 15 16 17 18 H. / 19 20 21 22 23 E.  
 24 25 26 27 28 29 30 31 32 33

5 4 3 2 1  
 27 28 29 30 31 32 33 34 35  
 36 37 38 39 40 41 42 43 44 45  
 46 47 48 49 50  
 DISTRICT LOC FACTOR AREA SQUARE CATEGORY SIG 1 SIG 2  
 DESTA LAND CLASS PHOTOS INITIALS INSTITUTION MONTH YEAR

HISTORICAL OR COMMON NAME: KAMAOLE HOUSE SITE  
 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67

68 69 70 71 72 73 74 75 76 77  
 FEATURE CLASSIFICATION CODE

78 79 80  
 COID IHTG PERIOD

FORM 1-1-2 FOUR CORNER LOCATION'

NW CORNER: 12 13 14 15 16 17 18 19 M. / 20 21 22 23 24 E.  
 NE CORNER: 25 26 27 28 29 30 31 32 M. / 33 34 35 36 37 E.  
 SE CORNER: 38 39 40 41 42 43 44 45 M. / 46 47 48 49 50 E.  
 SW CORNER: 51 52 53 54 55 56 57 58 M. / 59 60 61 62 63 E.

QUAD NORTH GRID COORDINATE EAST GRID COORDINATE

COORDINATES: 20°42'13"N 156°26'56"W

FEATURE DESCRIPTION FORM

50 - 50 - 1 0 0 - 1 0 0 - 1 4  
 ISLAND QUAD IDENTIFICATION NO.

VISUAL DESCRIPTION MUST INCLUDE: bearings and sources used to locate features; size; shape; construction technique; materials used; terrain features; condition; surface artifacts; midden. SIGNIFICANCE STATEMENT MUST INCLUDE: research potential; surface prehistoric potential; unusual or important characteristics; probable function; importance as representative of its class; recommendation of Register status.

DESCRIPTION

This site is called Kamaole House site. It is a complex consisting of an L-shaped enclosure, a wall, and 2 modern graves. We found the site by driving toward Pakena from Kihel on Highway 31. About 25 m past Kamaole Park #1, we turned right onto a dirt road, and followed it along the beach. At the first junction, we veered right heading seaward. The road ends at a clearing by the shore, surrounded by kiawe trees. We parked next to an abandoned bus and walked about 75 m north to the site, approximately 51 m from the water's edge. The L-shaped enclosure, the wall, and 2 modern graves are discussed as separate features on the Supplementary Feature Description forms.

The terrain on which the site was situated has a slight downward slope seaward. Kiawe, which covered the site area, was the only plant form seen.

There was a large amount of surface midden seen in the site area, including coral, old discolored glass, water-worn stones, 'opihai, 'ehi, 'ehi, 'ehi, and corals. There were no surface artifacts seen.

SIGNIFICANCE: The research potential of this site is moderate due to the poor condition of the features. However, this site can still be excavated and may yield information pertaining to diet, tool assemblages, etc.

Interpretive potential of the site is low, again due to the deteriorated condition of the structures. The L-shaped enclosure and the wall should receive marginal status; however, because they are within such a short distance from the graves, the site is recommended reserve. This site is not a good representative of a small habitation complex.

\*'opihai: (Helicoleniscus)  
 \*'ehi: (Berita Plect)

Rosemary A. Conroy

-5-

8/17/73

FORM 21: FEATURE COMPLEX

50 - 50 - 1 0 0 - 1 0 0 - 1 4  
 ISLAND QUAD IDENTIFICATION NO. PAGE

ISLAND	QUAD	IDENTIFICATION NO.	INTG PERIOD	QUANT																		
13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32			
5	4	9	3	2	2	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58		
5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73		
FEATURE NUMBER																			KEY	COND	INTG PERIOD	QUANT

FORM 21: FEATURE COMPLEX

50 - 50 - 1 0 0 - 1 0 0 - 1 4  
 ISLAND QUAD IDENTIFICATION NO. PAGE

ISLAND	QUAD	IDENTIFICATION NO.	INTG PERIOD	QUANT																		
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5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5			
53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72			
FEATURE NUMBER																			KEY	COND	INTG PERIOD	QUANT

FORM 21: FEATURE COMPLEX

50 - 50 - 1 0 0 - 1 0 0 - 1 4  
 ISLAND QUAD IDENTIFICATION NO. PAGE

ISLAND	QUAD	IDENTIFICATION NO.	INTG PERIOD	QUANT																		
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53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72			
FEATURE NUMBER																			KEY	COND	INTG PERIOD	QUANT

-6-

SUPPLEMENTARY FEATURE DESCRIPTION FORM

50 - 5.0 - 1.0 - 1.0 - 1.0 - 1.0 - 1.2.7.6 - 1.2.7.6  
ISL. QUAD I. D. IO. FEATURE NUMBER

VERBAL DESCRIPTION MUST INCLUDE PERTINENT DATA ON: bearings and sources used to locate feature; terrain and vegetation; size; shape; construction technique; materials used; condition; surface artifacts or midden visible.  
SIGNIFICANCE STATEMENT MUST INCLUDE: unusual or important characteristics; site's importance as a representative of its class; recommendations for register category.

This feature includes 2 modern graves, both rectangular in shape. They are situated 8 m south of the enclosure (1277). The smaller one measures 0.8 x 1.3 m with a 0.3 m height, while the larger one measures 1.2 x 2.6 m with a 0.4 m height. The graves were constructed of cement and, according to an inscription at the east end of the large grave, were made on August 28, 1948. Another inscription at the east end of the large grave reads, "Lydith Olson, born Aug. 30, 1888, died Dec. 30, 1917."

SIGNED:

-7-

DATE:

SUPPLEMENTARY FEATURE DESCRIPTION FORM

50 - 5.0 - 1.0 - 1.0 - 1.0 - 1.0 - 1.2.7.7 - 1.2.7.7  
ISL. QUAD I. D. IO. FEATURE NUMBER

VERBAL DESCRIPTION MUST INCLUDE PERTINENT DATA ON: bearings and sources used to locate feature; terrain and vegetation; size; shape; construction technique; materials used; condition; surface artifacts or midden visible.  
SIGNIFICANCE STATEMENT MUST INCLUDE: unusual or important characteristics; site's importance as a representative of its class; recommendations for register category.

This feature is an L-shaped enclosure with an interior platform. The site of the enclosure is 9 m x 6 m. The interior platform, which measures 4 m x 2 m, is situated at the E end, having the E wall of the L-shape as part of the platform. This enclosure may be a house site.

The walls, which are constructed of basalt, are fairly deteriorated. They are a single rocky layer high and are core-filled. The average width of the walls is 1.0 m. Midden material, including algal, coral, cowrie, and water-worn stones were found on the surface in the enclosure. No surface artifacts were seen.

SIGNED: Robert A. Conrad

-8-

DATE: 7/6/73

SUPPLEMENTARY FEATURE DESCRIPTION FORM

50 - 50 - 1 0 - 1 0 - 1 0 - 1 2 - 4  
 ISL. QUAD I. D. TO. FEATURE NUMBER

VERBAL DESCRIPTION MUST INCLUDE PERTINENT DATA ON: bearings and sources used to locate feature; terrain and vegetation; size; shape; construction technique; materials used; condition; surface artifacts or mudden visible.  
 SIGNIFICANCE STATEMENT MUST INCLUDE: unusual or important characteristics; site's importance as a representative of its class; recommendations for registrar category.

This feature is a wall measuring 32 m in length. Its north end is 4 m west of the enclosure (3277). It is a multiple-stacked stone wall constructed of basalt rocks. The wall is fairly deteriorated and has many fallen areas. It was difficult to make measurements that reflected the true height and width of the walls; however, we recorded a range in height from 0.5 m to 0.8 m and an average width of 0.9 m. Cowrie shells and water-worn stones were found on the walls. The area uphill from the wall appears to be platformed.

\*It has a large break in it due to natural deterioration.

FORM 1/1 PROPERTY OWNERSHIP

50 - 5 0 - 1 0 - 1 0 - 1 2 - 4  
 ISLAND QUAD IDENTIFICATION NO.

2 6 1 7 1 6 1 9 2 0 2 1 2 2 2 3 2 4 2 5 2 6 2 7  
 USE 1 USE 2 STAT OHMR ATTD ACES T A X M A P K E Y parcel

PROPERTY OWNER: H I S T A T E - B E C H R E S

STREET ADDRESS: 4 6 4 7 4 8 4 9 5 0 5 1 5 2 5 3 5 4 5 5 5 6 5 7 5 8 5 9 6 0 6 1 6 2 6 3

TOWN OR CITY: W A L K E R 7 1 7 2 7 3 STATE: H I 7 4 7 5 7 6 7 7 7 8 7 9 8 0 ZIP CODE: 9 4 7 7 2

FORM 4/1 BACKGROUND DATA

50 - 5 0 - 1 0 - 1 0 - 1 2 - 4  
 ISLAND QUAD IDENTIFICATION NO.

ANUPUA'A  
 PREVIOUS SURVEYS: K P A D L E 1 7 1 8 1 9 2 0 2 1 2 2 2 3 2 4 2 5 2 6

PREVIOUS SITE DESIGNATION(S): P P M S U P V E Y E 1 L E S 2 7 2 8 2 9 3 0 3 1 3 2 3 3 3 4 3 5 3 6 3 7 3 8 3 9 4 0 4 1 4 2 4 3 4 4

LAST NAME OF SURVEYOR: M A 4 5 4 6 4 7 4 8 4 9 5 0 5 1 5 2 5 3 5 4 5 5 5 6 5 7 5 8 5 9 6 0 6 1 6 2

7 5 7 6 7 7 7 8 7 9 8 0  
 INSTITUTION YEAR FILED AT

SIGNED: DATE:

FORM 31  
TO IT  
CARD NO

30-50-10-10-34  
12 37 36788

SITE NAME/TYPE (Columns 12-43) KAMAOLE HOUSE SITE  
 DISTRICT (Columns 44-55) WAILUKU  
 ANAUA (Columns 56-80) KAMAOLE  
 PREVIOUS SITE NUMBER(S) MA 1313-4 NUMBER SYSTEM BISHOP MUSEUM

BACKGROUND DATA

Source Volume Page(s)  
 Extent of Destruction EXTENSIVE  
 Agent of Destruction NATURAL FORCES  
 Destruction Reported by Source/Date  
 Date Reported

PROCESSING CHECKLIST DATE INITIALS

Literature xeroxed		
Field Map plot	6/72	LAKU
Final Mylar plot		
Final ink sketch(es)	6-73	JH
Statement drafted	1/73	PDC
Cover sheet complete	6/73	RDC
Form 01/11 complete	7/1	DK
Form 21 complete	7/1	Lm-p

CONDITION DATA

Form 31 complete 7/1 Lm-p  
 Form 41 complete 7/1 Lm-p  
 Supplementals complete 6-73 RDC  
 Checked 6-73 Lm-p  
 To typist 7/1 Lm-p  
 Typing complete 7/1 Lm-p  
 Typing proofed 7/1 Lm-p  
 To xeroxing  
 Xeroxing complete

DISPOSITION

3 11 01/36/ 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30  
 TO TRUSTEES TO STATE LIAISON OFFICER TO NATIONAL REGISTER  
 STATE CATEGORY 38 SIG LEVEL 39 NAT'L REG NON 20  
 REVIEWED 19 36 37  
 19 20 21 22 23 24 25 26 27 28 29 30  
 TO TRUSTEES TO STATE LIAISON OFFICER TO NATIONAL REGISTER  
 19 20 21 22 23 24 25 26 27 28 29 30  
 NATIONAL REGISTER ACTION  
 19 20 21 22 23 24 25 26 27 28 29 30  
 NATIONAL REGISTER ACTION  
 19 20 21 22 23 24 25 26 27 28 29 30  
 NATIONAL REGISTER ACTION

Site 12-512-4 State 56-57-10 house complex Date: 9/18/72  
 Land: Kamaole, Kamaole  
 Title: Kamaole, Kamaole  
 Owner: Kamaole, Kamaole  
 General Survey: Kamaole, Kamaole  
 Excavation: Kamaole, Kamaole  
 Artifacts: Kamaole, Kamaole  
 HRC: Kamaole, Kamaole  
 Description: house and graves  
 Sources: Kamaole, Kamaole  
 Photos: Color Kodachrome 16(2)10-11, 16 tonbstone  
 Geographic coordinates: USGS Quadrangle 1000 Meter Grid  
 Longitude: Bishop Museum  
 Latitude: Bishop Museum



**APPENDIX B**

**Draft EA Comment and Response Letters**



OCEAN FRONT RESORT CONDOMINIUMS

Kaho'olawe Island Reserve Commission  
33 South King Street, Room 501  
Honolulu, Hawaii 96813

April 17, 2000

Dear Mr. Fairbanks:

Aloha. Our Board of Directors, a number of resident owners, and the General Manager, Mr. Bob Layman, have reviewed your Draft Environmental Assessment for the proposed Maui facility. While we all believe that a native plant nursery on the subject state property adjacent to our condominium is in the best interest of the KIRC goals and is in general a proper use of the land, we are very concerned about certain aspects of the proposed master plan study.

In particular, we believe that the construction of a nearly two-story boat-storage barn so close to our apartments is inappropriate. We believe that the Kihei community plan has always shown this area makai of South Kihei Road as "open space". Therefore, we are determined to oppose the construction of a number of "public" buildings on the subject property, as shown in the master plan study.

We are also hoping you will modify certain other elements of the DEA. The enclosure indicates areas where we believe the assessment is either incomplete or inaccurate. We are very appreciative of your keeping us informed about your proposal. If you would like to make a presentation to our owners meeting on June 26<sup>th</sup>, we can make time in our agenda for that. If the timing is not good, we would be pleased to have you discuss our concerns with our on-island owners and General Manager at a more convenient time.

Aloha,

  
Phil Barrett, President  
Kihei Surfside AOA

Enclosure: (1)

Cc: Mr. Bob Layman  
AOAO Board of Directors



## ENCLOSURE TO KIRC COMMENTS LETTER

The following comments on the KIRC Draft Environmental Assessment are from the Kihei Surfside Condominium management. They represent what are believed to be shortcomings in the assessment, and are sent as informal inputs during the review.

1. The land use designation shown at the beginning of the EA does not take into account the Kihei Community Plan adopted by the County of Maui which shows the subject area as "open space/park".
2. The anticipated determination: Finding of No Significant Impact (FONSI) is not in fact likely to be the case.
3. Community groups not shown as contacted are the neighboring residences, the Kihei Community Association, or the Kihei Condominium Association.
4. While the KIRC is "administratively attached to the Department of Land and Natural Resources", the likelihood is that the KIRC will become an independent agency, whose purpose is the restoration of the Kaho'olawe Reserve for the benefit of Na po'e Hawai'i.
5. The Boat House/Storage Facility, housing boat, trailer, equipment, supplies, and would no doubt require extensive construction including lights and noise – and is only approximately 100 feet from apartments in the Kihei Surfside.
6. Nothing is said about the height of the Boat House/Storage Facility. If a boat large enough to be useful in transporting people, plants, equipment and supplies to and from Kaho'olawe and resting on a trailer must enter and leave doors, and the roof must be above the doors, then the height is not insignificant from the viewpoint of nearby residents.
7. The KIRC must contemplate very inexpensive construction for the Boat House and Nursery if the approved budget is only \$125,000. The concern here is the future funding may take a long time with partial completion lasting too long.
8. There are some small inaccuracies in the Section III.A.1 Surrounding Land Uses. The statement that the proposed project is consistent with and contributes to the public and park uses is not necessarily so.
9. While it is true that an indigenous plant nursery will improve the land use and reduce dumping, camping, rodents and fire hazard, it is not clear if flammable storage and other supply storage would be an improvement.
10. Soils are said to be sandy, but there is hardly any soil overlying the lava bed on which the project is proposed.

11. No flood runoff mitigation is proposed. To say there will be no adverse impacts is unrealistic in the long run. There can be some extremely heavy rain in storms in this area, even though it is usually dry and dusty in the lee of Mt. Haleakala.
12. Kihei Surfside impacts are seemingly not addressed in III.A.8 and 9. Impacts are not limited to noise. It seems that only the properties mauka of South Kihei Road are addressed. Mitigation of impacts on the Kihei Surfside residents would include moving the Boat House to be adjacent to the Boat Ramp parking surface, or possibly alongside South Kihei Road.
13. It would be more appropriate to include an outline of a Drainage and Soil Erosion Control Plan in the EA than to promise to submit the Plan during the building permit process, which might be much later than initial tree and shrub removal.
14. The Kihei Community Plan Amendment to be sought for the parcel would be far more likely to be accepted if buildings and construction were not contemplated.
15. While it may be true that the nursery itself is not considered "development", the other development aspects of the proposed project would certainly require an SMA Use Permit. The Minor Permit for the Boat House/Storage Facility should not be scheduled to be requested during the EA review process.
16. The statement that in the long term the project "will have minimal impacts upon the region's level of background noise" is not supported. It remains to be seen whether the KIRC master plan implementation would have noise impacts upon the neighboring residences. There would be vehicle, parking, boating, and other incidental impacts in the center of an area of condominiums and other homes.
17. Scenic vistas would be impacted from both the Kihei Surfside, Maui Hill, and (to a lesser extent) Mana Kai Maui condominiums.
18. The proposed project contemplates "appropriate management principles" is very vague. To conclude that "there are no residences in the immediate area" is to hide the existence of two residential areas.

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



KŪKULU KE EA A KANALOA

## KAHO'OLAWE ISLAND RESERVE COMMISSION

33 South King Street, Room 501 Honolulu, Hawaii 96813  
Telephone: (808) 586-0761 Fax (808) 586-7589

### COMMISSION MEMBERS

NOA EMMETT ALULI, M.D.  
*Chairperson*  
ISABELLA A ABBOTT, Ph.D.  
JEFFREY Y. L. CHANG  
R. PALIKAPU DEGMAN  
TIMOTHY E. JOHNS  
COLETTE Y. MACHADO  
BURT SAKATA

R. KEONI FAIRBANKS  
*Executive Director*

May 8, 2000

Phil Barrett, President  
Kihei Surfside AOA  
2936 S. Kihei Road  
Kihei, Maui 96753

Mr. Barrett,

Thank you for your comments concerning the Draft Environmental Assessment (DEA) for the Kaho'olawe Island Reserve Commission's facility at Kihei. I would like to address the list of comments you submitted according to their corresponding number in your enclosure.

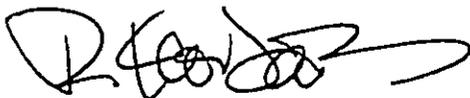
1. We have confirmed with the Maui County Planning Department that the Kihei-Makena Community Plan designates the subject property as "Park".
2. After reviewing comments to the DEA and evaluating the project pursuant to the OEQC significance criteria, we have determined that a Finding of No Significant Impact is entirely appropriate.
3. The Final Environmental Assessment will list the many neighboring condominium and community groups that we have contacted.
4. This comment seems somewhat rhetorical. We cannot offer further comment on the "likelihood" of KIRC becoming an "independent agency."
5. As described on page 16 of the DEA, construction will be limited to daylight hours and will not require lights. Construction will result in a temporary increase in noise levels, but is expected to have only minimal impacts given the area's background noise levels.
6. The height of the completed boathouse will be no higher than the existing trees on site (approx. 20') and will be far less significant than the Kihei Surfside, from the viewpoint of nearby residents.
7. The boathouse is essentially a large, enclosed garage. It is not expensive and will not take a long time to construct.
8. We find our land use analysis to be accurate and complete, however a difference of opinion is certainly possible.
9. We believe the proposed project can be characterized as an improvement to the site. Flammable storage will be incidental to the entire project and will be handled in a safe and secure manner.

10. The reference used in identifying the soil on the site is the Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai State of Hawaii by the US Department of Agriculture Soil Conservation Service and University of Hawaii Agriculture Experimental Station. More detailed testing will occur at a later date.
11. As described on pages 19-20 of the DEA, the minimal amount of grading, large areas of vegetated open space, and very limited impervious surfaces will result in negligible impacts to runoff.
12. Noise and visual impacts to Kihei Surfside are generalized throughout the text. The ocean view from the Surfside is not impacted because the condominium is built on the shoreline, makai of the proposed project. Mountain views are not impacted because the proposed structures are lower than the existing trees on the mauka side of the Kihei Surfside high-rise tower.
13. A drainage and soil erosion control plan is more effectively developed at the time when the building and site grading plans are prepared.
14. It is anticipated that a Community Plan Amendment and Change In Zoning to "Public" may be needed to allow for the administrative office.
15. The SMA Minor permit for the boathouse will not be requested during the EA review process. We will correct the statements on pages 7 and 28. Thank you for pointing this out. We do intend to apply for a SMA Use permit for the administrative office/information center in approximately two years.
16. As described on pages 15-16, the size of the facility and the level of activity are not expected to have significant impact, given the existing background noise level.
17. We expect a positive impact given the open space nature of our proposed project, and that all structures are planned to be considerably lower in height than any of the condominiums you listed.
18. We will revise the language on page 37 referring to residences in the immediate area. We believe the description of surrounding land uses found on page 11 of the DEA is accurate and complete.

Thank you again for your comments. Your comment letter will be included in the Final Environmental Assessment. If you have any questions please call me at 808-586-0761.

I regret to inform you that I am not available to meet on June 26<sup>th</sup>. I will contact your General Manager to arrange a mutually convenient time.

Me ka 'oia 'i'o



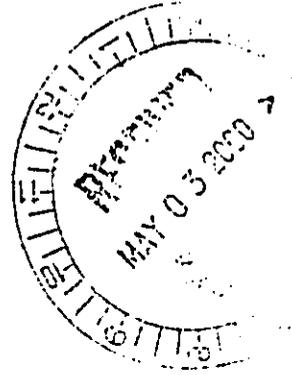
R. Keoni Fairbanks  
Executive Director

IPM, Inc. dba

# Island Property Management

May 1, 2000

State of Hawaii  
Department of Land and Natural Resources  
Kaho'olawe Island Reserve Commission  
33 South King Street, Suite 501  
Honolulu, HI 96813



Re: Kaho'olawe Island Reserve Commission

Dear Sir/Madam:

Island Property Management is the Managing Agent for the Mana Kai Maui Association of Apartment Owners. Recently, the Association received a Draft Environmental Assessment from the Kaho'olawe Island Reserve Commission for an OFFICE/INFORMATION CENTER, BOAT HOUSE/STORAGE FACILITY & NATIVE HAWAIIAN PLANT NURSERY on plot on the north side of the entrance to Mana Kai Maui.

We are writing to inform you that the Board of Directors for the Mana Kai Maui has reviewed the draft environmental assessment, and generally views it favorably. At this time, we are consulting with a professional to give us comments that may help in the planning process.

Please contact me with any further notices about the development.

Mahalo,

A handwritten signature in black ink, appearing to read "C.D. Edwards".

Craig D. Edwards  
For the Managing Agent

Cc: Board of Directors  
Doug Ray, G.M.  
Kaho'olawe file

Member  
Building Owners  
and Managers Assoc

270 Hookahi • Suite 201 • Wailuku, HI • 96793  
Office 808-243-9565 • Fax 808-244-7848

Member  
Maui Maintenance  
Engineers Assoc

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



*KŪKULU KE EA A KANALOA*

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BURT SAKATA

R. KEONI FAIRBANKS  
*Executive Director*

May 4, 2000

Craig D. Edwards  
Island Property Management  
270 Hookahi, Suite 201  
Wailuku, HI 96793

Dear Mr. Edwards,

Thank you for your letter of May 1, 2000 informing us that the Board of Directors for the Mana Kai Maui Association of Apartment Owners reviewed our Draft Environmental Assessment. I was pleased to learn that they view our plans favorably. As you requested, we will keep you informed about our efforts.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Keoni Fairbanks".

R. Keoni Fairbanks  
Executive Director