

ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

April 14, 2005

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

RECEIVED
05 APR 20 P 1:02
OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Dear Ms. Salmonson:

RE: Final Environmental Assessment for the Proposed Community Plan Amendment and Change in Zoning for Makawao Hongwanji Mission, Located at TMK: 2-7-004: 021, Pauwela, Island of Maui, Hawaii (EA 2004/0017) (CPA 2004/0010) (CIZ 2004/0018)

The Maui Planning Commission at its regular meeting on April 12, 2005, accepted the Final Environmental Assessment (FEA) for the subject project, and issued a Finding of No Significant Impact (FONSI). Please publish the FEA in the May 8, 2005, Office of Environmental Quality Control (OEQC) Environmental Notice.

We have enclosed a completed OEQC Publication Form and four (4) copies of the FEA. If you have any questions, please call Ms. Kivette Caigoy, Environmental Planner, of our office at 270-7735.

Sincerely,

MICHAEL W. FOLEY
Planning Director

MWF:KAC:lar
Enclosures

c: Wayne A. Boteilho, Deputy Planning Director
Clayton I. Yoshida, AICP, Planning Program Administrator
Kivette A. Caigoy, Environmental Planner
Mark Roy, Munekiyo & Hiraga, Inc. (w/enclosures)
EA Project File (w/enclosures)
General File
K:\WP_DOCS\PLANNING\EA\2004\17_MakawaoHongwanji\OEQCTransmitFEA.wpd

2005-05-08 FONSI
MAKAWAO HONGWANJI FORMERLY PAUWELA
HONGWANJI CHANGE IN ZONING

MAY 8 2005

DEPT. OF ENVIRONMENTAL
QUALITY CONTROL

05 APR 20 P 1:03

RECEIVED

Final Environmental Assessment

PROPOSED CHANGES TO LAND USE DESIGNATIONS FOR FORMER PAUWELA HONGWANJI PROPERTY AT TMK 2-7-04:021, PAUWELA, MAUI

Prepared for:

April 2005

Makawao Hongwanji Mission
and
Approving Agency,
County of Maui
Planning Commission


MUNEKIYO & HIRAGA, INC.

*Final Environmental
Assessment*

**PROPOSED CHANGES TO
LAND USE DESIGNATIONS
FOR FORMER PAUWELA
HONGWANJI PROPERTY AT
TMK 2-7-04:021, PAUWELA, MAUI**

Prepared for:

April 2005

Makawao Hongwanji Mission
and
Approving Agency,
County of Maui
Planning Commission


MUNEKIYO & HIRAGA, INC.

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mhm\pauwela\drafts.rpt

Executive Summary

Applicant: Makawao Hongwanji Mission
P.O. Box 188
Makawao, Hawaii 96768

Type of Document: Final Environmental Assessment

Legal Authority: Chapter 343, Hawaii Revised Statutes

Agency Determination: Anticipated Finding of No Significant Impact

Applicable Environmental Assessment review "trigger": Amendment to County General Plan

Location: 20 Pauwela Road
Haiku, Maui, Hawaii
TMK: 2-7-04:21

Accepting Authority: Maui Planning Commission
250 South High Street
Wailuku, Hawaii 96793
Contact: Kivette Caigoy
Phone: (808) 270-7735

Consultant: Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793
Contact: Mark A. Roy
Phone: (808) 244-2015

Project Summary: The County Council of Maui has initiated land use requests involving an amendment to the Paia-Haiku Community Plan from "Park" to "Single-Family", and a change in zoning from "Urban Reserve" to "R-3, Residential" for the former Pauwela Hongwanji Mission property. The purpose of the proposed land use requests is to recognize the current and historical use of the property for single-family use. The 0.98-acre property is owned by the Honpa Hongwanji Mission of Hawaii, under the administrative auspices of Makawao Hongwanji Mission.

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. BACKGROUND

The Council of the County of Maui has initiated land use requests involving an amendment to the Paia-Haiku Community Plan from "Park" to "Single-Family", and a change in zoning from "Urban Reserve" to "R-3, Residential" for property at Pauwela, Maui (TMK 2-7-04:21). See Figure 1 and Figure 2.

The subject property, encompassing approximately 0.978 acre, is owned by the Honpa Hongwanji Mission of Hawaii, under the administrative auspices of the Makawao Hongwanji Mission (MHM). The property was the site for the former Pauwela Hongwanji Temple which was established in 1914. In 1974, the Pauwela Hongwanji merged with MHM and temple activities at the Pauwela property ceased. The temple structure was removed soon after the merger, with the former minister's residence the sole remaining useable structure on the property. It is noted that the former minister's residence has been rented out for single-family residential purposes since 1954. A permanent minister was no longer assigned to the temple in that year enabling the congregation to rent the house to caretakers and others. See Figure 3.

As previously noted, the current Paia-Haiku Community Plan designation for the property is "Park", while County zoning for the property is "Urban Reserve". The Community Plan land use designation was established without the knowledge of the MHM during the 1995 update of the Paia-Haiku Community Plan. The "Urban Reserve" zoning designation was established through the County's comprehensive zoning process to eliminate "Interim" zoning designations in the region.

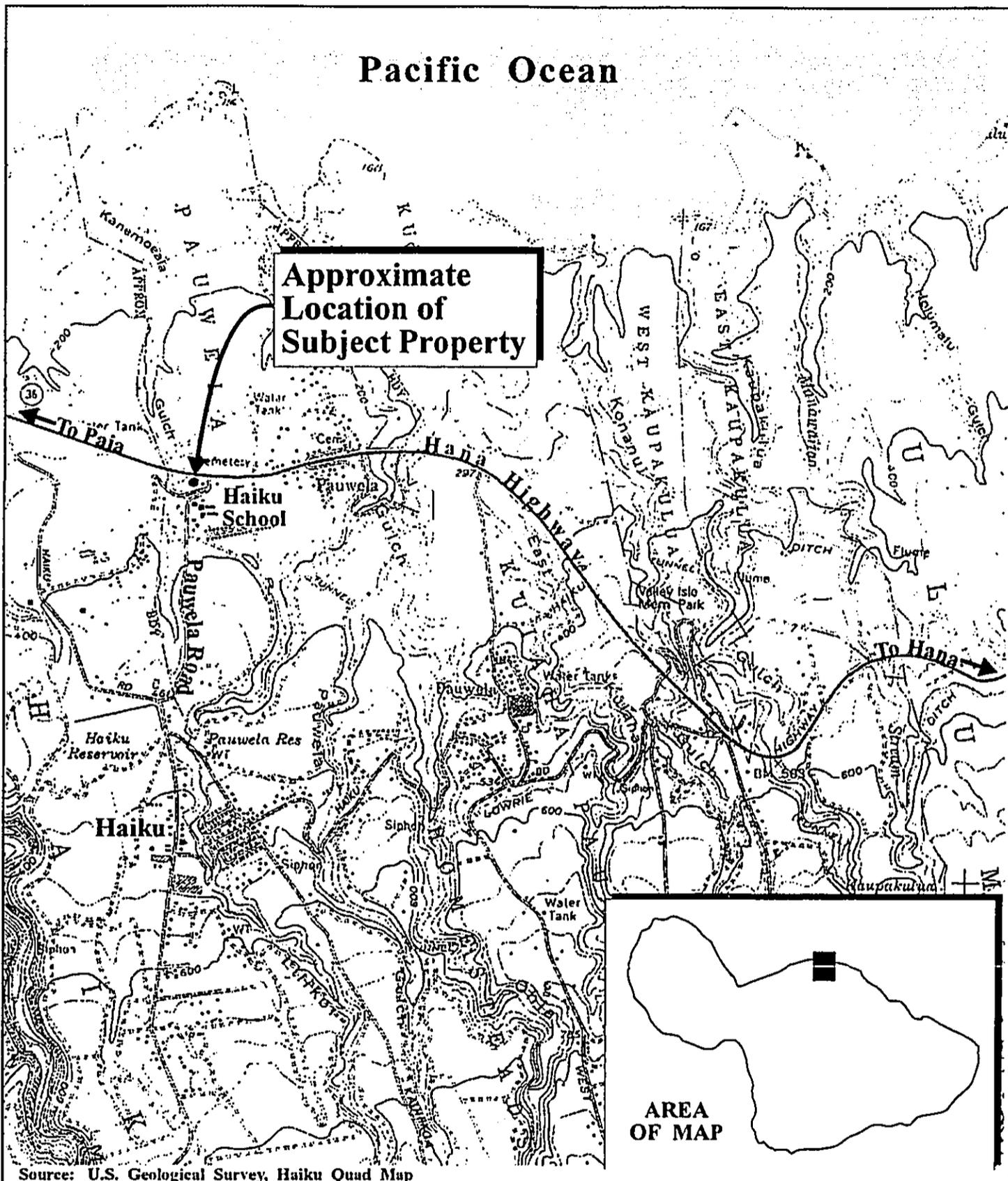
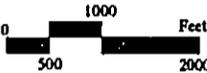


Figure 1 Proposed Changes to Land Use Designations for TMK 2-7-04:21, Pauwela, Maui

Regional Location Map



Prepared for: Makawao Hongwanji Mission



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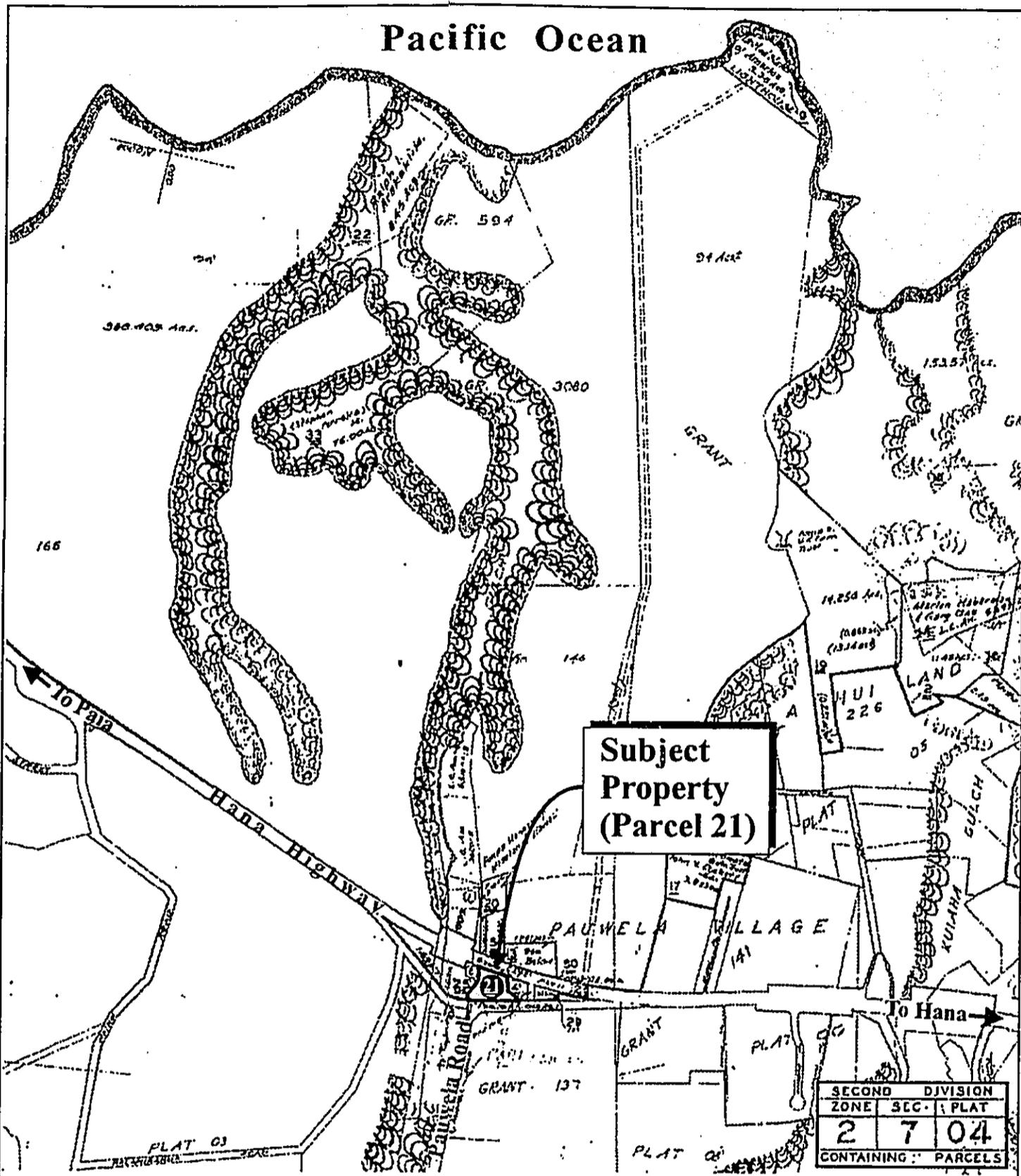
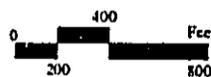


Figure 2 Proposed Changes to Land Use Designations for TMK 2-7-04:21, Pauwela, Maui
 Property Location Map



Prepared for: Makawao Hongwanji Mission

MUNEKIYO & HIRAGA, INC.



Former Minister's Residence



Yard Area Adjacent to Minister's Residence

Source: Makawao Hongwanji Mission

**Figure 3 Proposed Changes to Land Use
Designations for TMK 2-7-04:21,
Pauwela, Maui
Site Photographs**

MUNEKIYO & HIRAGA, INC.

Prepared for: Makawao Hongwanji Mission

The Council, therefore, has approved a resolution referring bills seeking the above-referenced Community Plan Amendment and Change in Zoning to the Maui County Planning Commission. See Appendices "A" and "B". The Corporation Counsel has ruled that a Council-initiated Community Plan Amendment will require an Environmental Assessment (EA) pursuant to Chapter 343, Hawaii Revised Statutes. The County's Department of Planning has been identified as the agency responsible for administering the EA, with the Maui Planning Commission designated as the approving agency.

B. PROPERTY LOCATION, EXISTING USE, AND LAND OWNERSHIP

Identified by Tax Map Key (2) 2-7-04:21, the property is located within an area of residential and public/quasi-public uses. The property is bordered by Hana Highway to the north, a County recycling center to the east, and a single-family residence to the west. The Haiku Elementary School is located across the street to the south, with the Haiku Community Center located further east. The Pauwela Hongwanji Cemetery is located across Hana Highway. The cemetery was originally part of the Pauwela Hongwanji temple site, but was subsequently bifurcated with the realignment of the Hana Highway through the middle of the property. The Honpa Hongwanji Mission has utilized the property since 1914 and is the original builder of the existing residential structure (Honpa Hongwanji Mission, 1989).

The "Single-Family" community plan designation, along with the "R-3, Residential" zoning designation for the property, will allow MHM to have land use designations that recognize the historical residential use of the property. It is noted that the R-3 zoning designation does provide the option for subdividing the property at a future point in time. Although subdivision is not proposed for the property, impacts associated with future opportunities are being considered as part of this environmental

assessment. In particular, the R-3 zoning category may allow two (2) additional single-family residential units to be placed on the property. A theoretical subdivision map has been prepared to define the spatial parameters for a potential subdivision. See Figure 4. The subdivision potential reflected by the theoretical plan assumes that requirements for roadway widening will be triggered and that County standards for subdivision design will be complied with.

C. LAND USE ENTITLEMENTS PROCESSING SUMMARY

The Council's Resolution referred the following bills for an ordinance to the Maui Planning Commission (refer to Appendices "A" and "B"):

1. "A BILL FOR AN ORDINANCE TO AMEND THE PAIA-HAIKU COMMUNITY PLAN AND LAND USE MAP FROM PARK TO SINGLE-FAMILY FOR PROPERTY SITUATED AT 20 PAUWELA ROAD, HAIKU, MAUI"; and
2. "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM URBAN RESERVE TO R-3 RESIDENTIAL FOR PROPERTY SITUATED AT 20 PAUWELA ROAD, HAIKU, MAUI".

The Maui Planning Commission will review the foregoing bills for ordinances at a scheduled public hearing then transmit its recommendations on the ordinances to the Council's Land Use Committee. Upon receipt of the Planning Commission's recommendations, the Land Use Committee will further deliberate the proposals and advance the Committee's recommendations to the full Council. The Council will then formally take action on the bills for ordinances.

It is noted that the Maui Planning Commission has been designated as the approving agency for this Chapter 343, HRS Environmental

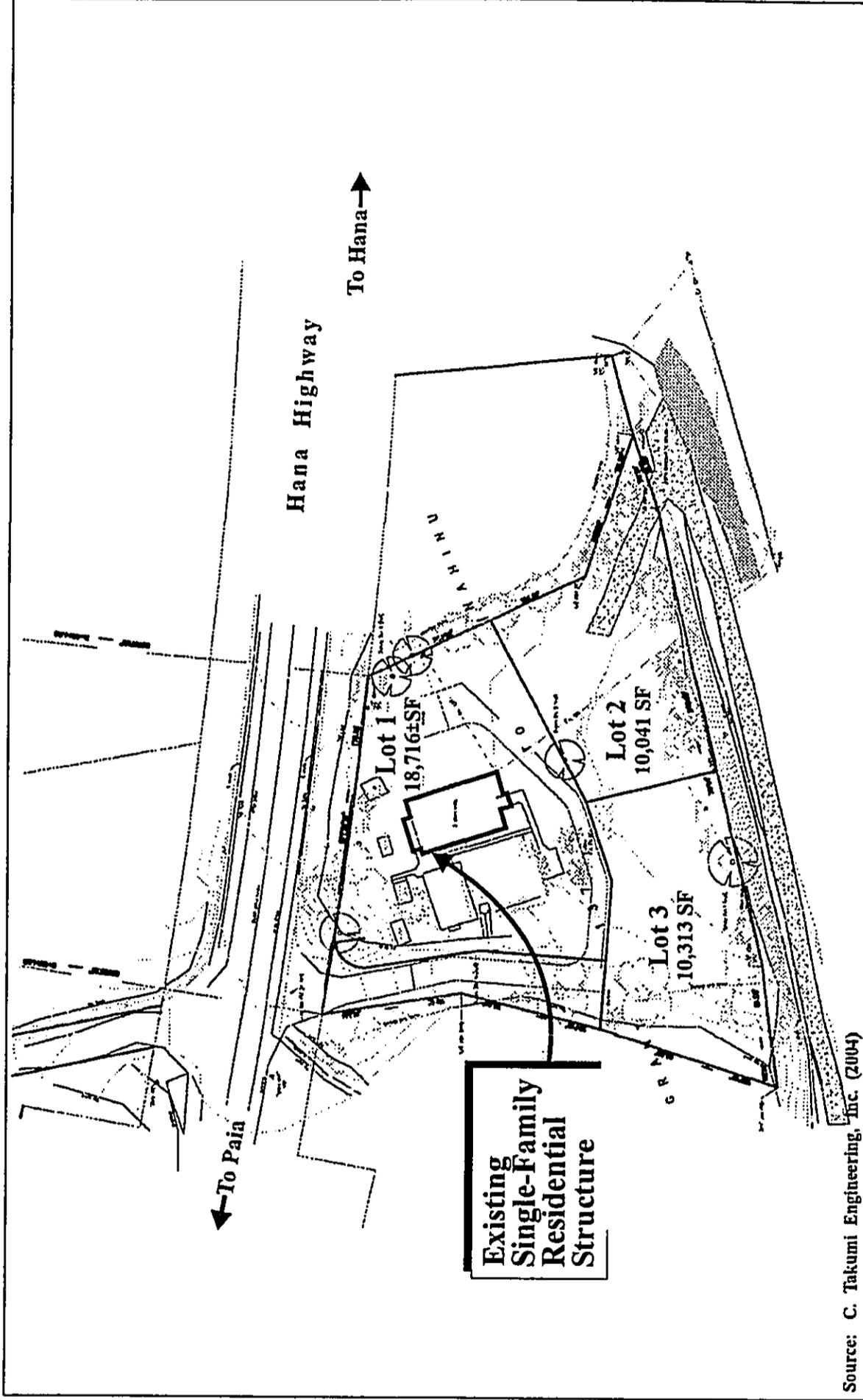


Figure 4 **Proposed Changes to Land Use Designations** **NOT TO SCALE**
for TMK 2-7-04:21, Pauwela, Maui
Theoretical Subdivision Map



Prepared for: Makawao Hongwanjii Mission

Assessment. Before scheduling its public hearing on the bills for ordinances, the Planning Commission will review, comment and determine whether this document may be filed as a Finding Of No Significant Impact (FONSI).

Chapter II

***Description of the
Existing Environment***

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL SETTING

1. Surrounding Uses

The subject property is situated in Pauwela, Maui, a historic plantation community that continues to maintain its rural characteristics. Single-family residences lie immediately adjacent to the west of the property and beyond to the rural residential community of Haiku. Haiku Elementary School is located to the south of the site with a County-operated recycling center located to the east. Beyond the recycling center is the Haiku Community Center. Hana Highway runs along the northern boundary of the subject property. To the north of the property, across Hana Highway, is the Pauwela Hongwanji Cemetery surrounded by a large acreage of agricultural land.

2. Climate

Like most areas of Hawaii, Maui's climate is relatively uniform year-round. The coolest months on Maui are December and January, with August and September representing the hottest and most humid of the summer months. The region's tropical latitude, its position relative to storm tracts and the surrounding ocean combine to produce a stable climate. Climatic variations on the island are mainly due to differences in local terrain.

Average temperatures at Kahului Airport range from the low 60's in February to the high 80's in August. Rainfall averages approximately 20 inches per year (Maui County Data Book, 2002). Winds in the region are predominantly out of the north to northeast and northeast.

3. **Physiographic Characteristics**

The property is located in an area of the Flood Insurance Rate Map (FIRM) designated as Zone "X", an area without regulations on development. See Figure 5.

Underlying the project area are soils belonging to the Pauwela-Haiku association, of which covers a relatively small percentage of the island of Maui. See Figure 6. This association is characteristically deep with fine textured subsoil, well drained and found in gently sloping to moderately steep low upland areas (sea level to 1,200 feet) that receive 50 to 80 inches of annual rainfall.

The soil type specific to the project area is of the Haiku Silty Clay classification (HaB). See Figure 7. These soils are typically found on 3 to 7 percent slopes, and are characterized by slow run-off rates, moderately rapid permeability, and a slight erosion hazard.

Common vegetation associated with the presence of Haiku Silty Clay include California Grass, Christmas Berry, Guava, Hilo Grass, Rice Grass and Lantana. Lands located within this soil classification have traditionally been utilized for pineapple cultivation, pasture, home sites and water supply.

4. **Flora and Fauna**

The subject property has been used for church and single-family use since 1914. Plant species on the property include introduced species such as Royal Palm, Date Palm, Elephant Ear, Banyan, Norfolk Pine, Bamboo, Christmas Berry, Shower, Plum, Mango, and Papaya trees, as well as various lawn grasses, ground covers (Wedelia), and weeds.

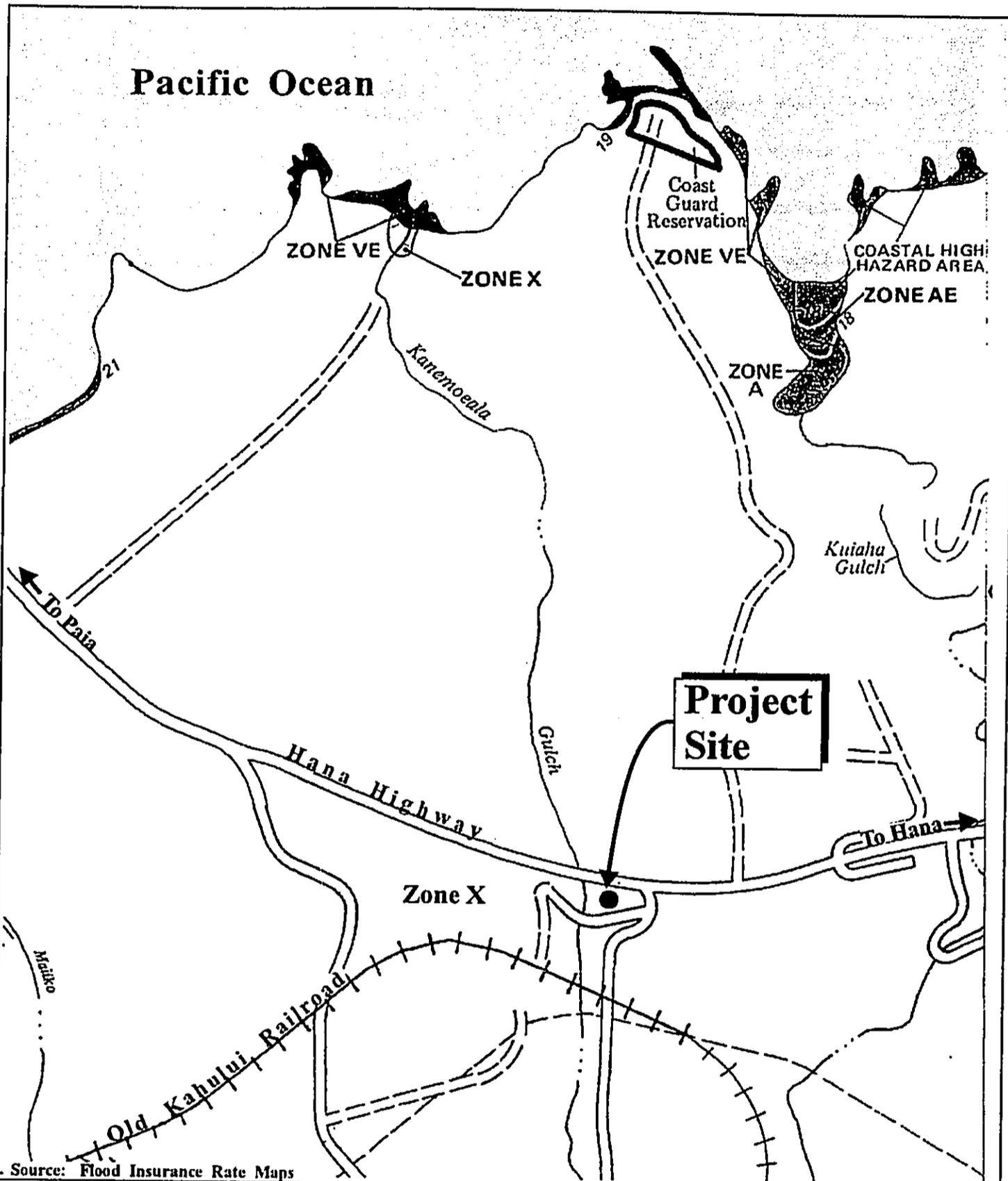


Figure 5 Proposed Changes to Land Use Designations for TMK 2-7-04:21, Pauwela, Maui
 Flood Insurance Rate Map

Prepared for: Makawao Hongwanji Mission

MUNEKIYO & HIRAGA, INC.



LEGEND

- | | |
|--|------------------------------------|
| ① Pulehu-Ewa-Jaucas association | ⑦ Hana-Makaalae-Kuilua association |
| ② Waiakoa-Keahua-Molokai association | ⑧ Pauwela-Haiku association |
| ③ Honolulu-Olelo association | ⑨ Launai-Kaipoi-Olinda association |
| ④ Rock land-Rough mountainous land association | ⑩ Keawakapu-Makena association |
| ⑤ Puu Pa-Kula-Pane association | ⑪ Kamaole-Oanapuka association |
| ⑥ Hydrandepts-Tropaquods association | |

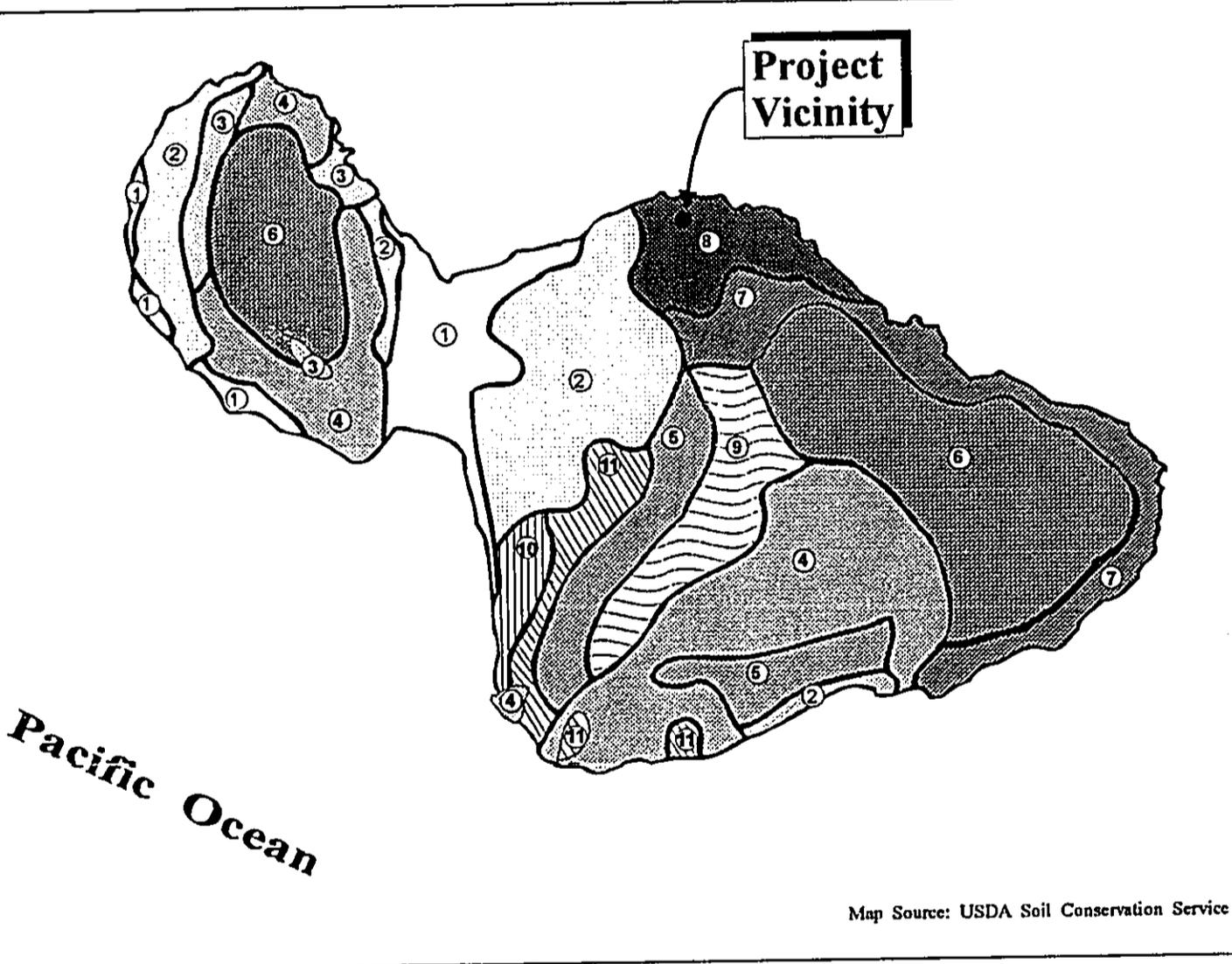


Figure 6 Proposed Changes to Land Use Designations for TMK 2-7-04:21 NOT TO SCALE

Pauwela, Maui
Soil Association Map

Prepared for: Makawao Hongwanji Mission

MUNEKIYO & HIRAGA, INC.

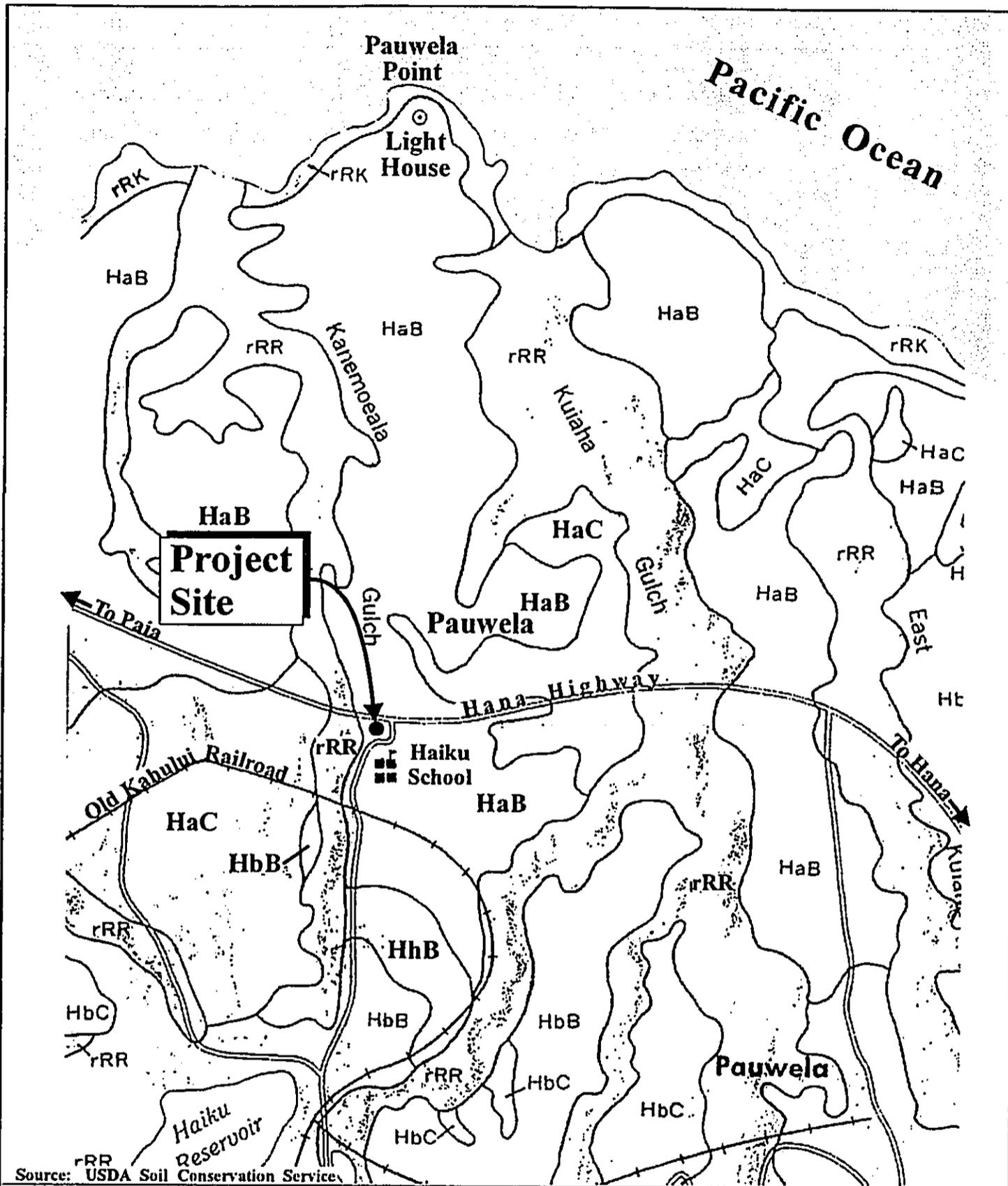
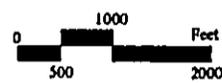


Figure 7 Proposed Changes to Land Use Designations for TMK 2-7-04:21, Pauwela, Maui
Soil Classification Map



Prepared for: Makuwao Hongwanji Mission

MUNEKIYO & HIRAGA, INC.

Fauna found at the site is typical of Pauwela-Haiku and includes introduced species such as mongoose, rats, sparrows, mynahs, and francolins.

5. **Archaeological Resources**

The subject property is located in a developed, rural residential area in Pauwela-Haiku. It is noted that the entire site has been cleared and maintained as a residential and church property for many years. As described previously, the Pauwela Hongwanji Cemetery is located across Hana Highway, makai (north) of the subject property.

No significant material cultural remains were identified during a recent archaeological site assessment by Xamanek Researches. See Appendix "C".

6. **Air Quality and Noise Characteristics**

Air quality in the Pauwela-Haiku area is considered good as non-point sources of emissions, such as automobiles and agricultural activities, do not generate problematic high concentrations of pollutants. The relatively high quality of the air can also be attributed to the region's constant exposure to winds and rain which quickly disperse concentrations of emissions.

Traffic noise generated by vehicles traveling along Hana Highway and noise from the nearby Haiku School are the most notable sources of background noise in the vicinity. Another major noise source is the recycling center next to the eastern boundary of the property.

7. Scenic and Open Space Resources

The local area surrounding the project site is characterized by a diverse range of scenic and open space resources. The plantation style settlements of Pauwela and Haiku characterize the man-made environment, while a broad expanse of pineapple cultivated lands provide visual relief makai (north) of Hana Highway. The Pacific Ocean is visible to the north of the property, with the West Maui Mountains and Central Valley providing the backdrop to the west.

B. SOCIO-ECONOMIC ENVIRONMENT

Maui County has experienced strong growth in recent years. The resident population increased approximately 24 percent in the 10-year span from 1992 to 2002, from 108,585 to 134,139 persons (Maui County Data Book, 2002). Growth in the County is expected to continue with the resident population projected to increase to 136,400 persons by the year 2010 and 150,200 persons by the year 2020 (Maui County Data Book, 2002).

The community of Pauwela-Haiku is one of mixed residential, agricultural, and supporting commercial uses. The residential and commercial communities of Kuau and Paia lie to the west.

Pauwela is located in a rural area of the Paia-Haiku Community Plan region and is largely agricultural and rural in character. Paia is the urban center and is located approximately five (5) miles west, with the intersection of Hana Highway and Baldwin Avenue representing the commercial centroid of the town. Residential development is generally scattered throughout the Pauwela area. The Haiku Market Place and the Haiku Post Office are both located in close proximity to the subject property, along Kokomo Road.

The population of Paia-Haiku has recently been increasing at a higher rate than the county as a whole. In the 10-year span from 1990 to 2000, the population of the Paia-Haiku region grew by 52 percent, from 7,788 to 11,866 persons. The regional population is further projected to rise to 14,868 persons in the period 2000-2010 (SMS, 2002).

C. PUBLIC SERVICES

1. Police and Fire Protection

The County of Maui's Police Department headquarters are located in Wailuku. There are three (3) patrol divisions on the island of Maui. These are the Wailuku, Lahaina, and Hana divisions. The Wailuku division covers Central Maui, Paia-Haiku, Kihei-Makena, and Upcountry Maui.

Fire prevention, suppression, and protection services for the project area are provided by the County Department of Fire and Public Safety's Paia Fire Station, located 5 miles from the project site, along Hana Highway in Paia Town.

2. Medical Facilities

Maui Memorial Medical Center is currently the only major medical facility on the island. Acute, general, and emergency care services are provided by the 196-bed facility. In addition, Paia has medical and dental clinics to service local community residents. Haiku also has a medical office and a pharmacy.

3. Solid Waste

Single-family solid waste collection is provided by the County of Maui on a once-per-week basis. Residential solid wastes collected by County crews are disposed at the County's Central Maui

Landfill, located about 11 miles to the west of the project site. In addition to County-collected refuse, the landfill accepts commercial waste from private collection companies.

4. **Recreational Facilities**

The main facilities catering to the recreational needs of the Pauwela area are the Haiku Community Center and park, located immediately east and across Pauwela Road from the project site. A major nearby recreational resource is Hookipa Beach Park, a County-owned facility, which is located approximately 3 miles west of the project site. The beach park is utilized for a wide range of activities, such as surfing, windsurfing, kiteboarding, swimming, and picnicking.

5. **Educational Facilities**

The State Department of Education operates the Haiku Elementary School, grades K through 5 which is located immediately mauka (south) and across Pauwela Road from the project site. The student enrollment at Haiku Elementary School is approximately 380. Kalama Intermediate School and King Kekaulike High School are the other public education facilities serving students in this area of Maui. Private schools in the immediate area include the Horizons Academy in Haiku (grades K through 8) and the Doris Todd Memorial School (pre-K to grade 8) in Paia.

D. **INFRASTRUCTURE**

1. **Roadways**

The subject property is bordered on the north (makai) by Hana Highway, a two-lane, two-way State facility. Hana Highway is the major arterial roadway serving Pauwela and all of the North Shore

of Maui, running from Kahului in the west, to Hana in the east. Pauwela Road, a County road intersects Hana Highway immediately east of the property and proceeds mauka (south) to the intersection at Kokomo Road which is a connector road to the upcountry and Makawao areas. A section of the old Hana Highway, which now serves a residence to the west, borders the subject property along the south.

2. **Water, Wastewater and Drainage Systems**

The County of Maui, Department of Water Supply provides water service through an 8-inch waterline, to the existing residence on the subject property. There is a 5/8-inch water meter currently installed toward the southern extent of the site. The actual average water consumption for the existing residential unit in 2004 was 380 gallons per day (GPD). Current water consumption at the site is, therefore, significantly less than the average domestic demand of 600 GPD as set by the Department of Water Supply. See Appendix "D".

Although wastewater services on Maui are provided by the County through the Department of Public Works and Environmental Management, there are no County wastewater collection and transmission facilities in the area. Wastewater from the existing residence is collected in an underground cesspool located near the northern corner of the site between the residence and the highway.

There are no drainage improvements on the property or the adjacent lands. Rainfall runoff from the property generally sheet flows in a northwesterly direction where it either percolates into the soil or is transmitted to the ocean via the Kanemoeala Gulch. A

storm drain line also exists along the mauka (south) side of the Hana Highway in order to meet roadway safety standards. Refer to Appendix "D".

3. Electrical and Telephone Service

Electrical service is provided by Maui Electric Company, while telephone service is provided by Verizon Hawaii. Overhead power and telephone service lines feed the subject property from the existing line on Pauwela Road.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. IMPACTS TO THE PHYSICAL ENVIRONMENT

1. Surrounding Land Use

The proposed action would amend the Community Plan and County Zoning to reflect the existing single-family use of the subject property, with the potential addition of two (2) single-family lots. The relatively small size of the property and potential scale of additional lots which may be permitted with the "R-3, Residential" zoning is not anticipated to adversely impact the character of the immediate surrounding environment.

2. Physiographic Characteristics

Impacts of the proposed land use requests are considered in the context of the existing single-family residence on the property as well as the potential impacts associated with subdivision opportunity under the "R-3, Residential" zoning category. The existing single family residence represents a part of the historical use of the property associated with the initial establishment of Pauwela Hongwanji Mission in 1914. The potential for subdivision action would include construction activities that would meet current County subdivision design standards relating to water service, wastewater disposal, drainage and driveway/roadway improvements. For a potential subdivision reflected by the theoretical subdivision map (refer to Figure 4), these types of improvements are not anticipated to adversely impact physiographic characteristics such as land form, underlying soil characteristics or general patterns of drainage. The proposed action is not anticipated to impact the surrounding physiographic characteristics in any notable fashion.

3. **Flora and Fauna**

The proposed action would have no significant adverse effects on indigenous, rare or endangered species of flora or fauna. Existing vegetation and animal life on the property are associated with the historical use of the property for church and single-family residential purposes.

4. **Archaeological Resources**

There are no known archeological resources on the subject property, according to the archaeological site assessment performed by Xamanek Researches. Refer to Appendix "C".

5. **Cultural Impact Assessment**

a. **Cultural Practices Associated with the Subject Property**

The Pauwela Hongwanji Mission was founded and constructed in April 1914 following the arrival of Reverend Shoi Yamada from Japan. Reverend Yamada had been sent from Japan to serve the plantation workers of Pauwela. Shortly after the temple was built, Reverend Yamada left Maui for Honolulu.

On February 15, 1915 Reverend Yuishin Suehiro came to Pauwela Hongwanji Mission. During his six-year tenure, several projects were initiated. In April of 1915, the Pauwela Gakuen (school) was started. Fujinkai, the women's organization of the Hongwanji Mission, was created in March 1916 and the church was remodeled to a more westernized structure in August 1920. In August 1921, Reverend Kodo Fujitani came to Pauwela. At some time during the 13 years he spent at Pauwela Hongwanji, he

reactivated the Fujinkai, organized the Young Buddhist Association (Y.B.A.), and began a Sunday School for the children. In August 1926, Pauwela Gakuen and the Haiku Japanese School merged and a new school building was constructed. Reverend Fujitani left for Moiliili Hongwanji Mission during September of 1934.

After the departure of Reverend Fujitani, Reverend Shinkai Fujiwara came to Pauwela Hongwanji Mission and stayed for three (3) years. After his tenure at Pauwela, he left for Lanai Hongwanji Mission. Reverend Tadao Kochi arrived at Pauwela in April 1937. He revitalized the Y.B.A. and introduced Judo as part of the Y.B.A. activities. A minister's residence was built in October 1938. Also during that year, the Haiku Nihongo Gakkou (Haiku Japanese School) was changed to Pauwela Hongwanji Gakuen. After four (4) years in Pauwela, Reverend Kochi left to become the minister of Lanai Hongwanji Mission. Reverend Sensho Hida arrived at Pauwela during August of 1941. Unfortunately, World War II began shortly after his arrival and he was interned on the mainland. During the war years, Pauwela Hongwanji Mission was placed on an inactive status.

After the war, Reverend Miura of Puunene Hongwanji Mission, Reverend Ono of Kahului Hongwanji Mission, and Eijun Kujo all serviced Pauwela Hongwanji Mission.

In 1954, the Pauwela Hongwanji church members purchased the property from Alexander & Baldwin Inc., ending a 99-year lease with East Maui Irrigation Company.

The year 1974 brought two (2) major celebrations to Pauwela Hongwanji Mission. On January 1, the Sangha (congregation) celebrated the merging of its temple with that of Makawao Hongwanji. And, in April, Pauwela Hongwanji enjoyed its 60th anniversary. Shortly after the merging of the Pauwela Hongwanji with the Makawao Hongwanji, temple activities at the Pauwela property ceased. The temple structure was removed soon after leaving the former minister's residence as the sole remaining useable structure on the property.

It should be noted, however, that the former minister's residence has been rented out for single-family residential purposes since 1954.

As part of obon, a traditional Buddhist celebration of deceased friends and family members, festivities were held on the temple grounds every year, during the summer months. The obon tradition and festivities are meant to remember those who have passed away since the last obon and to celebrate their passing into Nirvana ("pure land"). Traditionally, memorial services are held, followed by Japanese dancing. Visitations to the family grave sites with offerings of flowers, incense and prayers are also customary during obon. Additionally, there were other traditional

memorial services held on the property throughout the year, including Hanamatsuri or Buddha's birthday.

It is noted that the Pauwela Hongwanji cemetery was originally a part of the subject property. With the construction of the realigned Hana Highway, in 1951, the cemetery portion of the property was bifurcated from the temple grounds. The cemetery continues to be maintained by the members of Makawao Hongwanji Mission.

b. Informant Interviews

In order to obtain personal perspectives on cultural issues surrounding the subject property, interviews were conducted with individuals having an intimate and long-standing knowledge of the area. These interviews are presented below.

(1) Reverend Yoshiaki Fujitani

Reverend Yoshiaki Fujitani currently resides on Oahu and is retired from Hongwanji Mission of Hawaii. He was born in 1923 and is the second child of seven born to the Fujitani family. Reverend Fujitani's father was the minister assigned to Pauwela Hongwanji from 1923 to 1934.

Pauwela used to be a very busy plantation town, and pineapple fields surrounded Pauwela, Haiku, and Kuiaha. Two (2) pineapple canneries were in operation at the time, the Libby cannery on Kuiaha Road and the Dole cannery on Kokomo Road. Reverend Fujitani recalls that many young residents were employed as seasonal help.

Reverend Fujitani fondly remembers growing up and living in the minister's residence on the Pauwela

property. Aside from Buddhist practices, like the annual obon festival and Young Buddhist Association activities, there were sports activities for church members as well as non-church members.

(2) Sue Saito

Mrs. Sue Saito lives at 50 Pauwela Road, Haiku, Maui. She has lived there for 77 years. Her home is directly across the street from the Haiku Elementary School parking area. Her home sits on a 1 ½ to 2 acres of land leased from A & B Properties, and is also located immediately mauka (south) of the subject property.

For many years, Mrs. Saito attended Pauwela Hongwanji Church services and the Japanese school. Her parents were very active members of the church. Sue recalls going to church on December 7, 1941 when the Japanese attacked Pearl Harbor. That was the last time she would attend Japanese school, as the church and school were closed down following the attacks.

Mrs. Saito remembers Reverend Kochi, Reverend Hida, and Reverend Matsubayashi who were all ministers at Pauwela Hongwanji. Reverend Kochi took over after Reverend Fujitani left. Mrs. Saito was very close to Reverend Kochi's family and often played with their children.

On the Pauwela Hongwanji site there was a temple, minister's residence, and a building for the Japanese school. There was also a cottage for the principal of the Japanese school. She recalls a former tenant named Wayne, who had many birds and also repaired watches. Prior to that, Mrs. Saito remembers the property had once been rented to the County for a low-income housing use. She is not sure of the precise year and duration of the County's use of the property.

There used to be a railroad station nearby that people used as transportation to other towns as well as to the annual County Fair. Many Japanese people lived

near Mrs. Saito in the area bordering her leased property.

Mrs. Saito stated that she is concerned about cars speeding in the area. Although a guard rail has been erected near her house, there are still accidents. She also stated that it would make sense to have homes on the Pauwela Hongwanji property due to its close proximity to the school and park.

(3) Paul Ueoka

Paul Ueoka lived and grew up in one of the teacher's cottages on the Pauwela Hongwanji Mission property for 15 years (1949-1964). He remembers playing with Sue Saito's son on a regular basis.

Paul stated that Haiku Community Hall, located near the property, used to be a wooden structure, but was torn down in 1964 and replaced with a more modern building.

There were three (3) teacher's cottages on the site of the Pauwela Hongwanji property, each door of which faced out toward Haleakala. Three (3) families (the Ueokas, the Kubotas and the Toriis) resided in the cottages, including the principal of Haiku school. The road to the cottages was dirt and there was a fence and a gate between the cottages and the church.

Paul also recalls there being a store and a railway station near the site along what is now Pauwela Road. Paul stated that the length of each train seemed to get shorter and shorter as he grew older.

The church itself had a basement that was used for scout activities and as a storage place. He remembered that a Bon dance used to be held every summer before his family left in 1964. Paul recalled that festival games, including throwing balls at milk bottles, were played in the locality of what is now the garage. There was also a food concession area inside the "big room" (living room) of the minister's residence.

Paul recalled a tall older man, who was the caretaker. He had a nice dog and allowed him to take dates from the trees (near the entrance of the property). There were two kinds of date trees in the area, a long type and a round type.

On the west side of the church lot, there was an "out house" landscaped with oleander plants. There was also a toilet at the rear of the site between the church and the residences.

c. **Cultural Impact Assessment**

Based on the historical use of the property and information provided through informant interviews, the proposed land use amendments and resulting opportunity to create two (2) additional lots on the property, are not anticipated to have an adverse impact upon cultural practices. The traditional cultural practices associated with the Pauwela Hongwanji Mission have been relocated to the Makawao Hongwanji Mission site in Makawao since the closure of the temple in 1974. The property is not associated with Native Hawaiian cultural practices. The maintenance and care for the Pauwela Hongwanji Cemetery will not be affected by the proposed land use requests.

6. **Air and Noise Quality**

The proposed action is not expected to have direct impacts on air or noise quality. Temporary impacts to air and noise quality may result from possible construction activities associated with the potential subdivision of the subject property. These would, however, be limited given the small size and potential scope of improvements. Should subdivision of the property occur, implementation of Best Management Practices (BMPs) would be

required to mitigate nuisance impacts associated with the subdivision improvements.

7. Scenic and Open Space Resources

The continued use of the subject property for single-family residential use is not anticipated to affect the scenic character of the region. If a subdivision of the property were to occur, as reflected by the theoretical subdivision concept, residential zoning performance standards relative to heights and setbacks will apply. The surrounding open space and scenic characteristics of the region would not be compromised by the land use action.

B. SOCIO-ECONOMIC IMPACTS

1. Population and Economy

The proposed land use amendments will have no significant impact on population or economy as it would recognize an already existing land use. The potential subdivision of the property into no more than three (3) single-family residential lots would not significantly affect the overall population of the Paia-Haiku region.

Should a subdivision action be implemented, there would be positive short-term benefits arising from the possible construction phase of subdivision improvements. There are no significant long-term impacts to the economy anticipated from a possible subdivision action.

2. Public Services

The proposed land use amendments will have no significant impact on public services as it would recognize an already existing use. In addition, the opportunity to subdivide the property is not

expected to significantly increase demands upon public services such as police, fire, recreational, and educational services.

C. **IMPACTS TO INFRASTRUCTURE**

1. **Roadways**

The proposed land use actions would recognize the existing and historical use of the property for single-family residential use. Impacts to roadway facilities are not anticipated as a result. In the event subdivision of the property were to occur, traffic generated by up to two (2) additional single-family residences should be considered. In this regard, there is expected to be a minimal increase in trip generation from the property from the potential addition of the additional residences. Impact to roadway operations therefore is not considered adverse.

2. **Water, Wastewater and Drainage**

The continued use of the property for the existing single-family residence will not impact water, wastewater, or drainage demands and systems. Should the property be subdivided at a future point in time, two (2) additional single family residences could be accommodated on the property. Assuming a daily average water consumption of 600 gallons per lot, the additional water use associated with the theoretical subdivision would be 1,200 gallons per day (GPD). The wastewater generated by the additional lots would be 700 GPD, based upon the flow contributions utilized in the 1993 Wastewater Flow Standards of the County of Maui. As there is no County wastewater collection system in the vicinity of the property, individual wastewater disposal systems approved by the State Department of Health would need to be provided for the additional lots created by a subdivision. Moreover, drainage

improvements would be needed to ensure that adjacent and downstream properties are not adversely affected. Refer to Appendix "D".

3. **Electrical and Telephone Services**

Up to two (2) additional residences could potentially be added to the local network. Under this scenario, demands placed upon electrical and telephone services are not considered adverse.

D. **CUMULATIVE AND SECONDARY IMPACTS**

A cumulative impact is defined as an impact to the environment which results from the incremental impact of an action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Actions such as those that involve the construction of public facilities or infrastructure stimulate secondary impacts, such as population growth and increased demands for public services and infrastructure.

There are no anticipated cumulative or secondary impacts from the proposed action. The proposed land use changes and opportunity provided to create two (2) additional single-family residences represent the entire action.

Chapter IV

***Relationship to Land Use
Plans, Policies and Controls***

IV. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes four (4) major use districts in which all lands in the State are placed. These districts are designated as "Urban", "Rural", "Agricultural", and "Conservation". The subject property is located within the "Urban" district. See Figure 8. The proposed "Single-Family" community plan land use designation and "R-3, Residential" zoning category for the property are consistent with the State "Urban" classification.

B. MAUI COUNTY GENERAL PLAN

The Maui County General Plan (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter:

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

The proposed action, including the potential for development of two (2) additional single-family residential lots on the property, is in keeping with

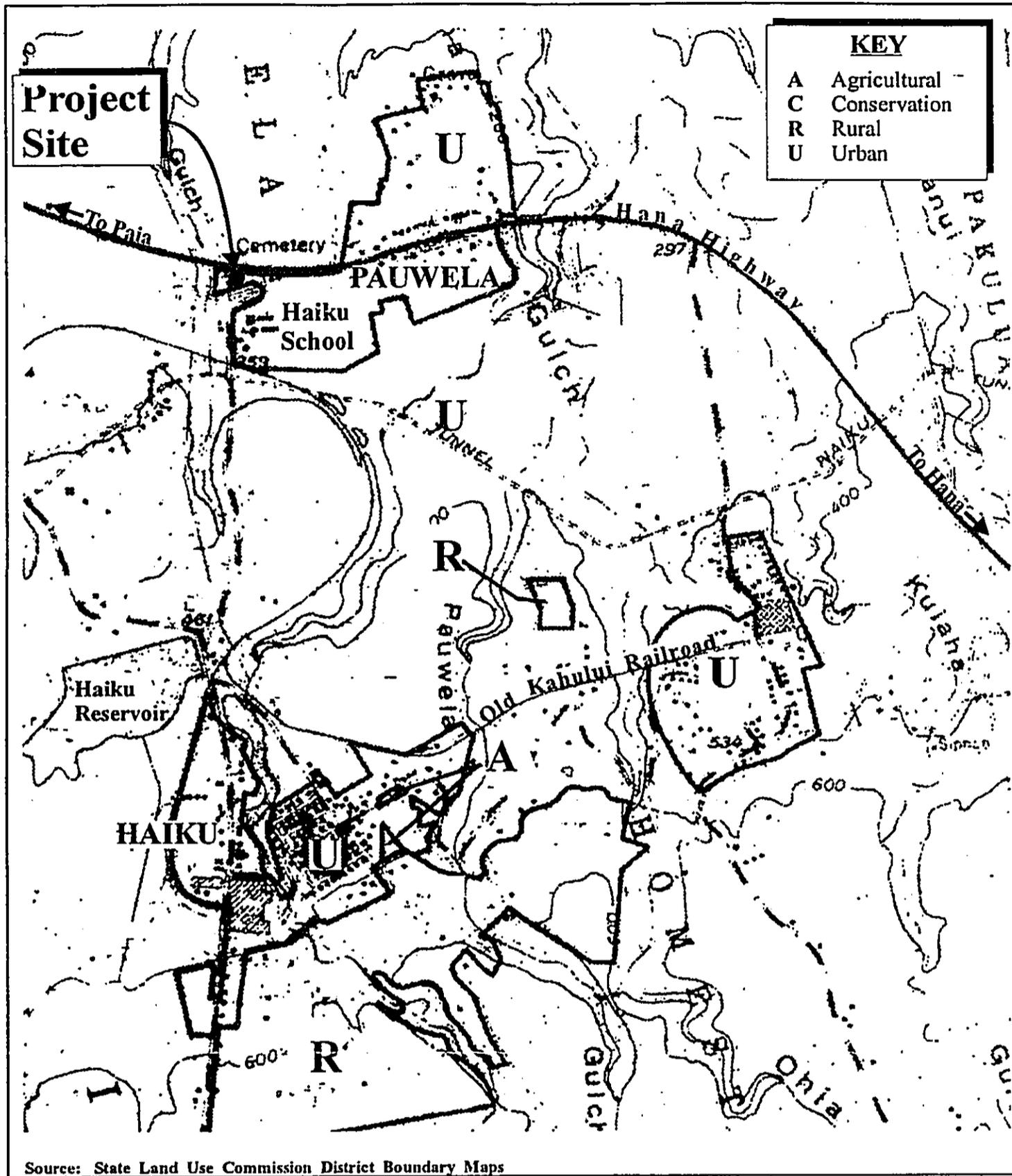


Figure 8 Proposed Changes to Land Use NOT TO SCALE
 Designations for TMK 2-7-04:21,
 Pauwela, Maui
 State Land Use District
 Classifications



Prepared for: Makawao Hongwanji Mission

MUNEKIYO & HIRAGA, INC.

the following General Plan objective and policies:

Land Use Objective:

To preserve for present and future generations existing geographic, cultural and traditional community lifestyles by limiting and managing growth through environmentally sensitive and effective use of land in accordance with the individual character of the various communities and regions of the County.

- Formulate a directed land use growth strategy that will encourage the redevelopment and infill of existing communities allowing for mixed land uses, where appropriate.

To use the land within the County for the social and economic benefit of all the County's residents.

- Encourage land use methods that will provide a continuous balanced inventory of housing types in all price ranges.

Cultural Resources Objective:

To preserve for present and future generations the opportunity to know and experience the arts, culture and history of Maui County.

- Encourage the recordation and preservation of all cultural and historic resources, to include culturally significant natural resources.

Housing Objective:

To provide a choice of attractive, sanitary, and affordable homes for all our residents.

- Encourage the construction of housing in a variety of price ranges and geographic locations.

Urban Design Objective:

To see all developments are well designed and are in harmony with their surroundings.

- Require that appropriate principles of urban design be observed in the planning of new developments.

To encourage developments which reflect the character and the culture of Maui County's people.

- Establish urban design guidelines and standards that will reflect the unique traditional architectural values of each community plan area.

C. PAIA-HAIKU COMMUNITY PLAN

Within Maui County, there are nine (9) Community Plan regions. From a General Plan implementation standpoint, each region is governed by a Community Plan which sets forth desired land use patterns, as well as goals, objectives, policies, and implementing actions for a number of functional areas including infrastructure-related parameters. The subject property is located within the Paia-Haiku Community Plan region. See Figure 9.

The subject parcel is located on lands currently designated as "Park" in the Community Plan. Part of the proposed action is the redesignation of subject property to the "Single-Family" land use category. As previously noted, the current Community Plan designation for the subject property was adopted without the knowledge of the property owner (Honpa Hongwanji Mission of Hawaii) and does not reflect either the historic or current use of the parcel. The property has been a single-family residence for the church caretakers and renters since 1954. The

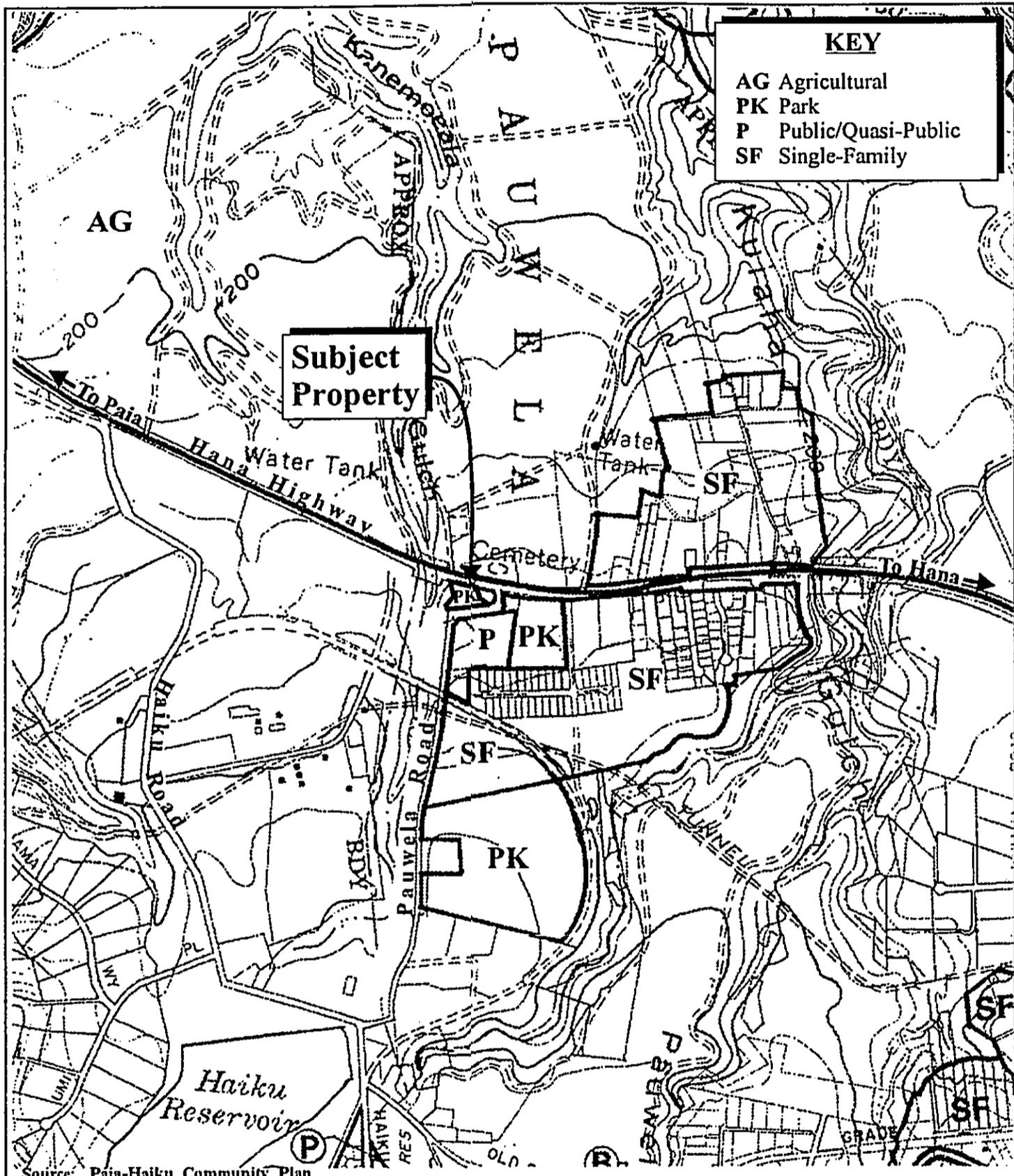


Figure 9 Proposed Changes to Land Use Designations for TMK 2-7-04:21, Pauwela, Maui

Community Plan Land Use Classifications Map

NOT TO SCALE



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proposed land use action would recognize the historical existing use of the property.

Applicable goals, objectives and policies of the Paia-Haiku Community Plan are cited below.

Land Use (Goal):

A well-planned community that preserves the region's small town ambiance and rural character, coastal scenic vistas, and extensive agricultural land use, and accommodates the future needs of residents at a sustainable rate of growth and in harmony with the region's natural environment marine resources, and traditional uses of the shoreline and mauka lands.

Objectives and Policies:

- When appropriate, incorporate low-rise town or village forms of development, such as the nontraditional town, with defined growth limits and a village core of mixed public, residential, and commercial uses, organized and designed to enhance pedestrian and bicycle access as an alternative to linear forms of development, which are characteristic of more urban areas.
- Provide for a range of residential lot sizes in appropriate areas.

Housing (Goal):

A sufficient supply and choice of attractive housing accommodations with emphasis on affordable housing for a broad cross section of residents.

Objective and Policy:

- Meet the 20-year housing needs of the planned region. Provide sufficient land area for residential development only in appropriate areas near public facilities in order to discourage land speculation, and provide predictable, efficient land use and development patterns in the region.

Town Design (Goal):

Attractive rural town development in keeping with the existing scale, form and character of settlement areas in the region.

Objectives and Policies:

- Limit building heights to two (2) stories or thirty (30) feet above grade throughout the region, with any exceptions being subject to design review by the County.
- Maintain the ambiance of Paia and Haiku Town.
- Save and incorporate healthy, mature trees in the landscape planting plans of subdivisions, roads, or any other construction or development.

D. COUNTY ZONING

The subject parcel is currently zoned "Urban Reserve" by the County. Part of the proposed action is the proposed rezoning of the parcel to "R-3, Residential".

The property has been exclusively used as a single-family residence since 1974 when the Pauwela Hongwanji merged with Makawao Hongwanji. The existing single-family residential unit has been rented out for that purpose since 1954. The change in zoning to "R-3, Residential" would establish land zoning consistency with the "Single-Family" designation proposed by the Community Plan Amendment.

E. COASTAL ZONE MANAGEMENT AREA OBJECTIVES AND POLICIES

Pursuant to Chapter 205A, Hawaii Revised Statutes, projects are evaluated with respect to Coastal Zone Management (CZM) objectives, policies and guidelines. It is noted that while the subject property is not located within the County of Maui's Special Management Area (SMA), the project's relationship to applicable coastal zone management considerations have been reviewed and assessed.

(1) Recreational Resources

Objective:

Provide coastal recreational opportunities accessible to the public.

Policies:

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

county authorities; and crediting such dedication against the requirements of Section 46-6, HRS.

Response: The subject property is not a shore-fronting property and is located inland from the coastline. The proposed action is, therefore, not anticipated to adversely impact existing coastal recreational resources located to the north of the Pauwela property.

(2) **Historic Resources**

Objective:

Protect, preserve and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Policies:

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

Response: An archaeological site assessment has been conducted on the project site by Xamanek Researches. No significant material cultural remains were identified. Refer to Appendix "C".

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

Objective:

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

Policies:

- (A) Identify valued scenic resources in the coastal zone management area;
- (B) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
- (C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
- (D) Encourage those developments that are not coastal dependent to locate in inland areas.

Response: The project site is not located within a significant coastal view corridor. The proposed action is not anticipated to result in adverse impacts to shoreline views or open space resources.

(4) Coastal Ecosystems

Objective:

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

Policies:

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

water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Response: Should the property be subdivided in the future, all appropriate soil erosion control measures will be implemented during construction activities, in order to minimize disruption to coastal water ecosystems. In the event the property is subdivided, any incremental increase in runoff will be fully mitigated through the installation of required onsite drainage system improvements. In light of the limited scope and scale of the proposed action, adverse impacts to coastal ecosystems are not anticipated.

(5) **Economic Uses**

Objective:

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

Policies:

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

Response: Should the property be subdivided, employment opportunities during subdivision construction may be realized. There are no significant long-term economic impacts associated with the proposed action.

(6) **Coastal Hazards**

Objective:

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

Policies:

- (A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- (B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;
- (C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
- (D) Prevent coastal flooding from inland projects.

Response: According to the Flood Insurance Rate Map for the area, the project site is located within Zone "X", an area with no development regulations. The proposed action is not anticipated to increase the region's susceptibility to coastal hazards.

(7) **Managing Development**

Objective:

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

Policies:

- (A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
- (B) Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
- (C) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Response: The land use approval process described in Chapter I, Section C of this report provides opportunities for public review and participation. Applicable State and County requirements will be adhered to in the event subdivision of the property is pursued.

(8) **Public Participation**

Objective:

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

Policies:

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

Response: In addition to the land use processes cited herein, opportunities for agency and public review of the proposed action are provided through the notification, review and comment processes of the Environmental Assessment requirements, Chapter

343, Hawaii Revised Statutes. The proposed project is not contrary to the objectives of public awareness, education and participation.

(9) **Beach Protection**

Objective:

Protect beaches for public use and recreation.

Policies:

- (A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;
- (B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- (C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response: The proposed project will not involve construction in the vicinity of any shoreline areas, and is, therefore, not anticipated to have any adverse effect on local beach environments.

(10) **Marine Resources**

Objective:

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

Policies:

- (A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;

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

Response: The proposed action will not adversely impact coastal marine resources.

Chapter V

***Summary of Adverse
Environmental Effects
Which Cannot Be Avoided***

V. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The proposed land use changes will establish appropriate land use designations to meet Community Plan and County Zoning consistency objectives and to recognize the property's historical and existing use. Opportunity for subdivision of the property into three (3) single-family residential lots would be available for future consideration. In the event subdivision of the property is pursued, compliance with the County of Maui's subdivision code will be required. Subdivision implementation may result in unavoidable construction-related impacts, such as noise impacts from machinery and air impacts from dust generated by site work and exhaust emissions from construction equipment. Best Management Practices (BMPs) will be followed in order to minimize short-term noise and air quality impacts. The proposed land use actions are not anticipated to create any significant, long-term, adverse effects.

Chapter VI

***Alternatives to the
Proposed Action***

VI. ALTERNATIVES TO THE PROPOSED ACTION

A. NO ACTION ALTERNATIVE

The "no action" alternative would mean no land use changes would be made to the subject property. The property lands would retain the current Community Plan "Park" and County "Urban Reserve" zoning designations. This alternative is not considered appropriate as the "Park" designation was established without the knowledge of the Makawao Hongwanji. The purpose of the request is to address the procedural oversight and to recognize the current and historical use of the property for single-family residential purposes.

B. SINGLE-FAMILY USE ALTERNATIVES

The proposed land use amendments would establish the underlying land use designations which would recognize the historical and existing use of the property. The "R-3, Residential" zoning category would provide opportunity for future subdivision of the parcel with a maximum of two (2) additional lots being provided. Therefore, single-family use options for the property may include the following:

- Utilize the property for one (1) single-family dwelling, reflecting the existing use of the property;
- Subdivide the property to create two (2) lots; and
- Subdivide the property to create three (3) lots.

The impacts associated with each of the foregoing single-family use options are not considered adverse. If subdivision were to be pursued, such subdivision action would result in a net addition of one (1) or two (2) new residential lots having a minimum lot size of 10,000 square feet. Subdivision and zoning code requirements would dictate specific design parameters for the subdivision. For EA analysis purposes, a theoretical

subdivision layout map was prepared. Refer to Figure 4. Each of the single-family use options cited above would be compatible with the surrounding environment.

Chapter VII

***Irreversible and Irretrievable
Commitments of Resources***

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The proposed action will not result in the irreversible or ir retrievable commitment of natural or man-made resources. The consequent results of the proposed action would be the recognition of the property's historical and existing single-family use. Should a subdivision action be pursued at some point in the future, such action would require the use of labor, materials and financial resources. The commitment of the property for single-family use is consistent with the existing use of the property, as well as the character of the surrounding land.

Chapter VIII

***Anticipated Determination
and Findings and Reasons
Supporting the Determination***

VIII. ANTICIPATED DETERMINATION AND FINDINGS AND REASONS SUPPORTING THE DETERMINATION

The "Significance Criteria", Section 12 of the Administrative Rules, Title 11, Chapter 200, "Environmental Impact Statement Rules", were reviewed and analyzed to determine whether the proposed action will have significant impacts on the environment. The following analysis is provided:

1. **No Irrevocable Commitment to Loss or Destruction of any Natural or Cultural Resources Would Occur as a Result of the Proposed Project**

An archaeological assessment has been conducted on the property by Xamanek Researches. No significant material cultural remains were identified. Refer to Appendix "C". It is noted that past religious and cultural activities associated with the Pauwela Hongwanji no longer occur on the property. These activities are now conducted under the auspices of Makawao Hongwanji, located in Makawao, Maui.

2. **The Proposed Action Would Not Curtail the Range of Beneficial Uses of the Environment**

The subject property contains a single-family residence. The proposed action would allow up to two (2) additional single family residential lots on the property. The current use is residential and the proposed land use requests would not change this use. Opportunity to subdivide the property in the future is not considered adverse given the limited size and scale of the property. There would be no consequent curtailment of the range of beneficial uses of the environment.

3. **The Proposed Action Does Not Conflict with the State's Long-Term Environmental Policies or Goals or Guidelines as Expressed in Chapter 344, Hawaii Revised Statutes**

The State's Environmental Policy and Guidelines are set forth in Chapter 344, Hawaii Revised Statutes (HRS). The proposed action is in consonance with the policies and guidelines of Chapter 344, HRS.

4. **The Economic or Social Welfare of the Community or State Would Not Be Substantially Affected**

The proposed action would recognize the validity of the residential use found at the subject property. The possible consequent construction of up to two (2) additional single-family residential lots is not considered a significant impact generator to community economic or social welfare parameters.

5. **The Proposed Action Does Not Affect Public Health**

No impacts to public health are anticipated to result from the proposed action.

6. **No Substantial Secondary Impacts, such as Population Changes or Effects on Public Facilities are Anticipated**

The proposed action would recognize the existing land use and provide opportunity for subdivision of the property. There are no significant secondary impacts to population resulting from this action due to the limited scope and scale of the project. There are also no anticipated adverse effects upon public services, such as police, fire, medical, educational, or waste collection services.

7. **No Substantial Degradation of Environmental Quality is Anticipated**

The proposed action will have no substantial impact on environmental quality. The possible subdivision to yield up to two (2) additional lots in the future will not adversely affect the surrounding environment.

8. **The Proposed Project Does Not Involve a Commitment to Larger Actions, Nor Would Cumulative Impacts Result in Considerable Effects on the Environment**

The proposed action does not involve a commitment to larger actions nor will it have significant cumulative impacts on the environment. The proposed land use amendments would allow the possible subdivision of the property, the construction of which would result in certain unavoidable short-term impacts. Best Management Practices (BMPs) will be employed to minimize environmental impacts to acceptable levels.

9. **No Rare, Threatened or Endangered Species or Their Habitats Would Be Adversely Affected by the Proposed Action**

There are no known rare, endangered, or threatened species on or near the project vicinity and none are, therefore, anticipated to be impacted by the proposed action.

10. **Air Quality, Water Quality or Ambient Noise Levels Would Not Be Detrimentially Affected by the Proposed Project**

Adverse impacts to air and water quality are not anticipated by the proposed land use actions. Should subdivision of the property be pursued in the future, there may be short-term impacts to air and noise quality associated with installation of required subdivision improvements. Best Management Practices (BMPs) will be implemented to reduce these short-term impacts to acceptable levels.

11. **The Proposed Project Would Not Affect Environmentally Sensitive Areas Such as Flood Plains, Tsunami Zones, Erosion-Prone Areas, Geologically Hazardous Lands, Estuaries, Fresh Waters or Coastal Waters**

The subject property is not located in an environmentally sensitive area. There are no wetlands or other environmentally sensitive areas in close proximity and the property is identified as an area of minimal flooding. Refer to Figure 5.

12. **The Proposed Action Would Not Substantially Affect Scenic View and Viewplanes Identified in County Plans or Studies**

The proposed action would have no impact on vistas or viewplanes. The existing residence is buffered from surrounding properties with dense vegetation along the property's perimeter. Should the property be subdivided in the future, zoning standards set forth by the "R-3, Residential" zoning district would govern height and setback requirements for any new single-family residences.

13. **The Proposed Action Would Not Require Substantial Energy Consumption**

The proposed action would not involve a significant commitment of energy. The continued use of the property for single-family residential purposes is not considered a significant energy consumer. Up to two (2) additional lots may be placed on the property should subdivision be pursued. In the context of regional energy consumption, there are no adverse impacts to energy needs anticipated.

Based on the foregoing analysis, it is anticipated that the proposed action will result in a Finding Of No Significant Impact (FONSI).

Chapter IX

**List of Permits
and Approvals**

IX. LIST OF PERMITS AND APPROVALS

The proposed action calls for amendments to Community Plan and County Zoning designations for the subject property. The continued use of the property for one (1) single-family dwelling would not require additional governmental approvals other than the land use requests proposed. Should there be consideration for future subdivision of the property, then applicable code requirements would be triggered. These requirements would include the following:

1. Preliminary and Final Subdivision approval;
2. Grading permit (as applicable); and
3. Building permit (for new residences).

Chapter X

***Agencies and Organizations
Consulted During the
Preparation of the Draft
Environmental Assessment;
Letters Received and Responses
to Substantive Comments***

X. AGENCIES AND ORGANIZATIONS CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS

The following agencies and organizations were consulted during the preparation of the Draft Environmental Assessment. Agency comments and responses to substantive comments are also included in this section.

1. Ranae Ganske-Cerizo, Soil Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209
Wailuku, Hawaii 96793-2100
2. George Young
Chief, Regulatory Branch
U.S. Department of the Army
U.S. Army Engineer District, Honolulu
Regulatory Branch
Building 230
Fort Shafter, Hawaii 96858-5440
3. Paul Henson, Ph.D.
Field Supervisor
U. S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122, Box 50088
Honolulu, Hawaii 96813
4. Mary Lou Kobayashi, Planning Program Administration
State of Hawaii
Office of Planning
P.O. Box 2359
Honolulu, Hawaii 96804
5. Ken Nomura
Complex Area Superintendent
Department of Education
54 High Street, 4th Floor
Wailuku, Hawaii 96793
6. Denis Lau, Chief
Clean Water Branch
State of Hawaii
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawaii 96814
7. Herbert Matsubayashi
District Environmental Health Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793
8. Peter Young, Chairperson
State of Hawaii
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809
9. Melanie Chinen, Administrator
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawaii 96707
10. Rodney Haraga, Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

-
- | | |
|--|--|
| <p>11. Fred Cajigal, Maui District Engineer
State of Hawaii
Department of Transportation
Highways Division
650 Palapala Drive
Kahului, Hawaii 96732</p> <p>12. Clyde Namu'o, Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813</p> <p>13. Carl Kaupololo, Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, Hawaii 96732</p> <p>14. Alice Lee, Director
County of Maui
Department of Housing and
Human Concerns
200 S. High Street
Wailuku, Hawaii 96793</p> <p>15. Michael W. Foley, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793</p> <p>16. Glenn Correa, Director
County of Maui
Department of Parks and Recreation
700 Halia Nakoia Street
Wailuku, Hawaii 96793</p> <p>17. Thomas Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793</p> <p>18. Milton Arakawa, Director
County of Maui
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96793</p> | <p>19. Kyle Ginoza, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawaii 96793</p> <p>20. George Tengan, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793</p> <p>21. Maui Electric Company, Ltd.
P. O. Box 398
Kahului, Hawaii 96732</p> <p>22. Haiku Community Association
P.O. Box 1036
Haiku, Hawaii 96708</p> <p>23. Grant Chun
A&B Properties, Inc.
33 Lono Avenue
Kahului, Hawaii 96732</p> |
|--|--|

DEC 22 2004



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

REPLY TO
ATTENTION OF

December 20, 2004

Regulatory Branch

Michael Munekiyo, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Subject: Early consultation request for proposed land use changes for Pauwela Hongwanji parcel in Pauwela, Maui (TMK: 2-7-04:21).

Dear Mr. Munekiyo:

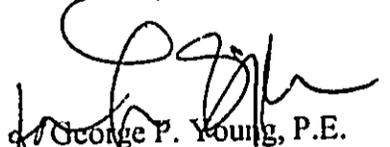
This office confirms receipt of your request dated December 1, 2004 for review and comment on proposed land use changes for this parcel.

The Corps of Engineers' Regulatory Branch reviews projects pursuant to Section 10 of the Rivers and Harbors Act, Section 404 of the Clean Water Act (CWA), and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. Section 10 of the Rivers and Harbors Act requires that a Department of the Army (DA) permit be obtained for certain structures or work in or affecting navigable waters of the United States (33 U.S.C. 403). Section 404 of the Clean Water Act requires that a DA permit be obtained prior to the placement or discharge of dredged and/or fill material into waters of the U.S., including wetlands (33 U.S.C. 1344).

Based on our review of the information provided, we have determined that the zoning changes themselves would not involve activities subject to regulation under our program. Therefore, a DA permit is not required. However, if activities are proposed subsequent to the land use designation changes, such as construction of structures, drainage features or improvements, or stream channel re-alignment (Kanemoeala Gulch is located in the vicinity), to name a few, a DA permit may be required. Please contact this office for a determination prior to commencement of any on-site activities.

Thank you for your cooperation with our regulatory program. If you need further assistance, please contact Ms. Connie Ramsey by phone at 808-438-2039, by facsimile at 808-438-4060, or by electronic mail at Connie.L.Ramsey@usace.army.mil. Please refer to file number POH-2004-1121 for further inquiries regarding this project.

Sincerely,


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



January 24, 2005

George P. Young, Chief
Regulatory Branch
Department of the Army
U.S. Army Engineer District
Honolulu, Hawaii 96858-5440

**SUBJECT: Community Plan Amendment and Change in Zoning for Property at
TMK: 2-7-004:021, Pauwela, Hawaii**

Dear Mr. Young,

Thank you for your letter dated December 20, 2004, in response to the early consultation request regarding the subject action.

We acknowledge the determination by your office that a Department of Army (DA) permit will not be required, as the land use amendments will not involve activities subject to regulation by the DA.

Should any activities be proposed for the subject property in the future (such as construction of structures, drainage improvements or stream channel re-alignment), the DA will be notified to confirm the applicability of DA permitting requirements.

Thank you again for the input provided. Please do not hesitate to call me in the event that you require additional information or have any other questions related to the aforementioned subject action.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mark Alexander Roy", is written over a horizontal line.

Mark Alexander Roy, Planner

MAR:tn
mhmpauwela/army.res

DEC 20 2004

LINDA LINGLE
GOVERNOR



PATRICIA HAMAMOTO
SUPERINTENDENT

STATE OF HAWAII
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAII 96804

OFFICE OF THE SUPERINTENDENT

December 15, 2004

Mr. Michael T. Munekiyo, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Munekiyo:

SUBJECT: Early Consultation Request for Community Plan Amendment
and Zoning Change, Pauwela, Maui, TMK: 2-7-04:21

This is in response to your letter of December 1, 2004, requesting our comments on the proposed amendment to the Paia-Haiku Community Plan and change in zoning for a .978 acre parcel owned by the Honpa Hongwanji Mission of Hawaii. The Department of Education (DOE) currently has no comment or concern with the proposed changes to the parcel's designations. However, due to the parcel's proximity to Haiku Elementary School, DOE would like to be consulted whenever changes to the use of the parcel are being considered.

If you have any questions, please call Rae Loui, Assistant Superintendent of the Office of Business Services, at 586-3444 or Heidi Mecker of the Facilities and Support Services Branch at 733-4862.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Hamamoto".

Patricia Hamamoto
Superintendent

PH:jmb

c: Rae Loui, Asst. Supt., OBS
Ken Nomura, CAS, Baldwin/Kekaulike/Maui Complex Area

LINDA LINGLE
GOVERNOR OF HAWAII



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

DEC 10 2004

CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

In reply, please refer to
EMO / CWB

12026PKP.04

December 8, 2004

Mr. Michael T. Munekiyo
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Munekiyo:

**Subject: Change in Zoning for Property at TMK: 2-7-004:021
Pauwela, Hawaii**

The Department of Health (DOH), Clean Water Branch (CWB), has reviewed the subject document and offers the following comments:

1. The Army Corps of Engineers should be contacted at (808) 438-9258 to identify whether a Federal license or permit (including a Department of Army permit) is required for this project. Pursuant to Section 401(a)(1) of the Federal Water Pollution Control Act (commonly known as the "Clean Water Act"), a Section 401 Water Quality Certification is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters..."
2. A National Pollutant Discharge Elimination System (NPDES) general permit coverage is required for the following activities:
 - a. Storm water associated with industrial activities, as defined in Title 40, Code of Federal Regulations, Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi).
 - b. Construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the commencement of the construction activities.
 - c. Discharges of treated effluent from leaking underground storage tank remedial activities.
 - d. Discharges of once through cooling water less than one (1) million gallons per day.

Mr. Michael T. Munekiyo
December 8, 2004
Page 2

- e. Discharges of hydrotesting water.
- f. Discharges of construction dewatering effluent.
- g. Discharges of treated effluent from petroleum bulk stations and terminals.
- h. Discharges of treated effluent from well drilling activities.
- i. Discharges of treated effluent from recycled water distribution systems.
- j. Discharges of storm water from a small municipal separate storm sewer system.
- k. Discharges of circulation water from decorative ponds or tanks.

The CWB requires that a Notice of Intent (NOI) to be covered by an NPDES general permit for any of the above activities be submitted at least 30 days before the commencement of the respective activities. The NOI forms may be picked up at our office or downloaded from our website at:

<http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>

3. The applicant may be required to apply for an individual NPDES permit if there is any type of activity in which wastewater is discharged from the project into State waters and/or coverage of the discharge(s) under the NPDES general permit(s) is not permissible (i.e. NPDES general permits do not cover discharges into Class 1 or Class AA State waters). An application for the NPDES permit is to be submitted at least 180 days before the commencement of the respective activities. The NPDES application forms may also be picked up at our office or downloaded from our website at:
<http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>
4. Hawaii Administrative Rules, Section 11-55-38, also requires the applicant to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD.

If you have any questions, please contact Ms. Kris Poentis of the Engineering Section, CWB, at (808) 586-4309.

Sincerely,



DENIS R. LAU, P.E., CHIEF
Clean Water Branch

KP:np



January 25, 2005

Denis R. Lau, P.E., Chief
Clean Water Branch
State of Hawaii
Department of Health
P. O. Box 3378
Honolulu, Hawaii 96801-3378

SUBJECT: Community Plan Amendment and Change in Zoning for Property at
TMK 2-7-004:021, Pauwela, Hawaii

Dear Mr. Lau:

Thank you for your letter of December 8, 2004, providing early consultation comments on the subject action. We offer the following information in response to the comments noted:

1. The Department of the Army (DoA) has been contacted with regard to federal permitting requirements. In their letter of December 20, 2004, it was confirmed that a DoA permit will not be required for the project.
2. It should be noted that the parcel of land (0.98 acre), upon which the proposed action will take place is less than one (1) acre in size, and therefore, does not require a National Pollutant Discharge Elimination System (NPDES) general permit for applicable construction and discharge activities.
3. As applicable, an individual NPDES permit will be obtained prior to the commencement of construction activities.
4. An archaeological assessment report has been completed by Xamanek Researches and has been submitted to the State Historic Preservation Division.

A copy of the Draft Environmental Assessment will be provided to the Department of Health for review and comment.

Denise R., P.E., Chief
January 25, 2005
Page 2

Please do not hesitate to call me in the event that you require additional information or have any other questions related to the aforementioned subject action.

Very truly yours,



Mark Alexander Roy, Planner

MAR:yp
cc: Andy Hirose
mhm/pauwela@dohcwb.res

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2102

DEC 30 2004

CHIYOME L. FUKINO, M. D.
DIRECTOR OF HEALTH

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

December 28, 2004

Mr. Michael T. Munekiyo, A.I.C.P.
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Mr. Munekiyo:

Subject: TMK: (2) 2-7-04: 21, Pauwela

Thank you for the opportunity to participate in the early consultation process for the environmental assessment. We have no comments to offer at this time.

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

Sincerely,

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

Herbert S. Matsubayashi
District Environmental Health Program Chief

LINDA LINGLE
GOVERNOR



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

January 10, 2005

JAN 13 2005

RODNEY K. HARAGA
DIRECTOR

Deputy Directors
BRUCE Y. MATSUI
BARRY FUKUNAGA
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

STP 8.1523

Mr. Michael T. Munekiyo, AICP
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Munekiyo:

Subject: Pauwela Hongwanji - Early Consultation for
Community Plan Amendment and
Change in Zoning
TMK: 2-7-04: 21

Thank you for your transmittal requesting our review of the subject project.

The subject project will not impact our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Rodney K. Haraga".

for RODNEY K. HARAGA
Director of Transportation

ALAN M. ARAKAWA
MAYOR



DEC 16 2004

CARL M. KAUPALOLO
CHIEF

NEAL A. BAL
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE AND PUBLIC SAFETY

200 DAIRY ROAD
KAHULUI, MAUI, HAWAII 96732
(808) 270-7561
FAX (808) 270-7919

December 14, 2004

Munekiyo & Hiraga, Inc
Attention: Michael Munekiyo, Project Manager
305 High Street, Suite 104
Wailuku, HI 96793

Subject: Community Plan Amendment & Change of Zoning for TMK (2)2-7-004:021, Pauwela Hongwanji

Dear Mr. Munekiyo,

I have read the above subject consultation request and offer the following comments:

The property has ample fire protection requirements with the 8" fire line that passes near the property. An approved fire hydrant is located nearby. I do not anticipate any problems with fire department access at this time. A further review will be conducted with any future permit applications associated with this parcel. Please feel free to contact myself at 270-7568 if there are any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Val F. Martin".

Valeriano F. Martin
Captain
Fire Prevention Bureau



January 24, 2005

Captain Valeriano F. Martin
Fire Prevention Bureau
Department of Fire
and Public Safety
200 Dairy Road
Kahului, Hawaii 96732

SUBJECT: Community Plan Amendment and Change in Zoning for
Property at TMK 2-7-004:021, Pauwela, Hawaii

Dear Captain Martin:

Thank you for your letter of December 14, 2004, providing early consultation comments on the subject proposal.

It is acknowledged that further review will need to be conducted with any future permit applications associated with the subject parcel. The applicant will notify the Department of Fire and Public Safety upon such applications.

A copy of the Draft Environmental Assessment will be provided to the Department for review and comment.

Please do not hesitate to call me in the event that you require additional information or have any other questions related to the aforementioned subject action.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mark Alexander Roy", is written over a horizontal line.

Mark Alexander Roy, Planner

MAR:yp
cc: Andy Hirose
Carl Takumi, C. Takumi Engineering, Inc.
mhm/pauwela@fire.res

305 High Street, Suite 104 Wailuku, Hawaii 96793 ph: (808)244-2015 fax: (808)244-8729 planning@mhincnline.com

environment
planning



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

DEC 22 2004

ALAN M. ARAKAWA
Mayor

ALICE L. LEE
Director

HERMAN T. ANDAYA
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

December 14, 2004

Mr. Michael T. Munekiyo, A.I.C.P.
Project Manger
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Munekiyo:

**SUBJECT: EARLY CONSULTATION REQUEST FOR COMMUNITY PLAN
AMENDMENT AND CHANGE IN ZONING FOR PROPERTY
AT TAX MAP KEY 2-7-04:21, PAUWELA**

We have reviewed your December 1, 2004 early consultation letter and attachments and do not have any objection to the proposed Community Plan Amendment and Change In Zoning of the subject property.

Thank you for the opportunity to comment.

Very truly yours,


ALICE L. LEE
Director

ETO:hs

c: Housing Administrator

ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

DEC 28 2004

December 27, 2004

Mr. Michael Munekiyo, AICP
Munekiyo & Hiraga
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Munekiyo:

RE: Preconsultation – Proposed Community Plan Amendment and Change in Zoning for Makawao Hongwanji Mission, Located at TMK: 2-7-004: 021, Pauwela, Island of Maui, Hawaii (LTR 2004/4484) (EA 2004/0017) (CPA 2004/0010) (CIZ 2004/0018)

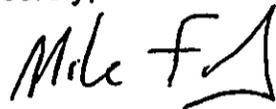
The Maui Planning Department (Department) received your request for preconsultation comments in preparation of an Environmental Assessment (EA) as required by Chapter 343, HRS. The Department's comments are as follows:

1. Include a description of proposed improvements to the property.
2. Provide a cultural assessment detailing the history and significance of the property.
3. Alternatives Analysis – discuss the potential impacts of a full build out scenario with the proposed R-3, Residential zoning designation.
4. Include a site plan of the property.
5. Include a copy of Resolution No. 04-151, adopted by County Council, and a copy of Committee Report No. 04-184.

Mr. Michael Munekiyo, AICP
December 27, 2004
Page 2

Thank you for the opportunity to comment. Should you require additional clarification, please contact Ms. Kivette A. Caigoy, Environmental Planner, at 270-7735.

Sincerely,



MICHAEL W. FOLEY
Planning Director

MWF:KAC:do

c: Wayne A. Boteilho, Deputy Planning Director
Clayton I. Yoshida, AICP, Planning Program Administrator
Kivette A. Caigoy, Environmental Planner
EA Project File
General File
K:\WP_DOCS\PLANNING\EA\2004\17_MakawaoHongwanji\PreconComm.wpd



January 24, 2005

Michael W. Foley, Director
Department of Planning
250 South High Street
Wailuku, Hawaii 96793

SUBJECT: Proposed Community Plan Amendment and Change in Zoning for
Makawao Hongwanji Mission, Located at TMK: 2-7-004:021,
Pauwela, Maui, Hawaii

Dear Mr. Foley:

Thank you for your letter of December 27, 2004, outlining the Department of Planning's early consultation comments in regards to the proposed subject actions. We have prepared the following responses:

1. A full description of the proposed land use amendments and possible future improvements to the property will be included in the Environmental Assessment (EA).
2. A cultural assessment detailing the history and significance of the Pauwela property will be completed during the preparation of the EA.
3. A full build out scenario will be fully discussed as one of the elements of the EA.
4. A theoretical subdivision site plan will be incorporated within the EA.
5. Copies of both Resolution No. 04-151, adopted by the Council, and Committee Report No. 04-184 will be attached to the EA.

A copy of the Draft Environmental Assessment will be provided to the Department for review and comment.

Michael W. Foley, Director
January 21, 2005
Page 2

Once again, thank you for the input provided. Please do not hesitate to call me in the event that you require additional information or have any other questions related to the aforementioned subject action.

Very truly yours,



Mark Alexander Roy, Planner

MAR:tn
mhm/pauwela/planning.res

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 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 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

ALAN M. ARAKAWA
Mayor



DEC 15 2004

GLENN T. CORREA
Director

JOHN L. BUCK III
Deputy Director

(808) 270-7230
Fax (808) 270-7934

DEPARTMENT OF PARKS & RECREATION

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

December 8, 2004

Munekiyo & Hiraga, Inc.
Attention: Michael Munekiyo, Project Manager.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Munekiyo:

SUBJECT: Early Consultation Request for Community Plan Amendment and Change in Zoning for Property at Tax Map Key 2-7-04:21, Pauwela

Thank you for the opportunity to review and comment on the proposed land use changes in accordance with the requirements of the Hawaii Administrative Rules, Title 11, Chapter 200.

At this time we have no comments or objections to the proposed actions. Please contact Mr. Patrick Matsui, Chief of Planning and Development at 270-7387 if there are any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn T. Correa".

GLENN T. CORREA
Director

c: Patrick Matsui, Chief of Planning and Development

ALAN M. ARAKAWA
Mayor
MILTON M. ARAKAWA, A.I.C.P.
Director--
MICHAEL M. MIYAMOTO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL MANAGEMENT
DEVELOPMENT SERVICES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

FEB 01 2005
RALPH M. NAGAMINE, L.S., P.E.
Development Services
Administration
TRACY TAKAMINE, P.E.
Wastewater Reclamation Division
CARY YAMASHITA, P.E.
Engineering Division
BRIAN HASHIRO, P.E.
Highways Division
Solid Waste Division

January 28, 2005

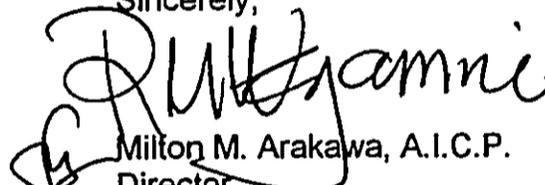
Mr. Michael Munekiyo
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Subject: EARLY CONSULTATION REQUEST FOR COMMUNITY
PLAN AMENDMENT AND CHANGE IN ZONING
HONPA HONGWANJI MISSION OF HAWAII
TMK (2) 2-7-004:021

Dear Mr. Munekiyo:

We reviewed the subject application and have no comments at this time
Please call Michael Miyamoto at 270-7845 if you have any questions regarding this
letter.

Sincerely,


Milton M. Arakawa, A.I.C.P.
Director

da

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ALAN M. ARAKAWA
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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



THOMAS M. PHILLIPS
CHIEF OF POLICE

KEKUHAUPIO R. AKANA
DEPUTY CHIEF OF POLICE

December 21, 2004

Mr. Michael T. Munekiyo
Attention: Michael Munekiyo, Project Manager
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Munekiyo:

SUBJECT: Early Consultation Request for Community Plan Amendment and Change in Zoning for Property at Tax Map Key 2-7-04:21, Pauwela

Thank you for your letter of December 1, 2004, requesting comments on the above subject.

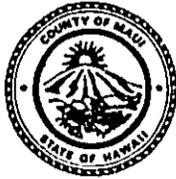
We have reviewed the information submitted for this project and have no comments or recommendations to make at this time. As always, thank you for giving us the opportunity to comment on this project. We hope you and your staff have a safe and happy holiday season.

Very truly yours,

Assistant Chief Sydney Kikuchi
for: Thomas M. Phillips
Chief of Police

c: Michael Foley, Planning Department

ALAN M. ARAKAWA
MAYOR



DEC 16 2004

KYLE K. GINOZA
Director
DON A. MEDEIROS
Deputy Director
Telephone (808) 270-7511
Facsimile (808) 270-7505

DEPARTMENT OF TRANSPORTATION

COUNTY OF MAUI
200 South High Street
Wailuku, Hawaii, USA 96793-2155

December 15, 2004

Munekiyo & Hiraga, Inc.
Attention: Michael Munekiyo, Project Manager
350 High Street, Suite 104
Wailuku, HI 96793

Subject: Early Consultation Request for Community Plan Amendment and
Change in Zoning for Property at Tax Map Key 2-7-04:21,
Pauwela

Dear Mr. Munekiyo:

Thank you for the opportunity to comment on this project during this early consultation period. The Maui County Department of Transportation has no comment at this time with regards to the proposed land use changes as outlined in your letter to me dated December 1, 2004.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle K. Ginoza", is written over a horizontal line.

Kyle K. Ginoza
Director

ALAN M. ARAKAWA
MAYOR



JAN 05 2005
GEORGE Y. TENGAN
DIRECTOR
JEFFREY T. PEARSON,
P.E.

**DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 270-7816 • Fax (808) 270-7833**

December 17, 2004

Mr. Michael Munekiyo, A.I.C.P.
Munekiyo & Hiraga, Inc.
305 High Street Suite 104
Wailuku HI 96793

Subject: Early Consultation Request for the Preparation of an Environmental Assessment for
Community Plan Amendment and Change in Zoning for Property at TMK 2-7-04:021, Pauwela

Dear Mr. Munekiyo: *Mike*

Thank you for the opportunity to provide comments on the preparation of this Environmental Assessment (EA). The Department of Water Supply provides the following information:

Source Availability and Consumption

The project area is served by the Upcountry System. The subject property is serviced by a 5/8-inch water meter. Consumption averaged about 380 gallons per day during 2004, which is a slightly lower than the average single family use in this area. We understand there is no change in actual use of the subject property. Based on system per-acre standards, single family use of the 0.978 ac property would be 2,934 gpd versus 1,663 gpd for park use.

System Infrastructure

The property is served by a 8-inch waterline and a fire hydrant along Pauwela Road. The dwelling is exempt from fire flow requirements.

Conservation

We recommend that the following water conservation measures be considered and implemented where practicable:
Eliminate Single-Pass Cooling: Single-pass, water-cooled system should be eliminated per Maui County Code Subsection 14.21.20. Although prohibited by code, single-pass water cooling is still manufactured into some models of air-conditioners, freezers, and commercial refrigerators.

Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip". The applicant should establish a regular maintenance program.

Use Climate-adapted Plants: The project is located in the "Maui County Planting Plan" - Plant Zone 1. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species. Please refer to the attached brochure: "Saving Water In The Yard - What and How to Plant In Your Area" for any landscaping alterations.

Prevent Over-Watering By Automated Systems: Provide rain-sensors on all automated irrigation controllers in common areas. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

Should you have any questions, please contact our Water Resources and Planning Division at 270-7199.

Sincerely,

George Y. Tengan
George Y. Tengan
Director
emb

c: engineering division
applicant, with attachments:
The Costly Drip
Maui County Planting Plan-Plant Zone 1-Saving Water in the Yard-What and How to Plant in your Area
A Checklist of Water Conservation Ideas For the Home

C:\WPdocs\EAs EISs\Pauwela 2-7-04-021 CPA CIZ early consult.wpd

"THE COSTLY DRIP"



Slowly Dripping
Spigot Wastes
15 Gallons a day.



1/32" Leak Wastes
25 Gallons a day.



1/16" Stream Wastes
100 Gallons a Day.



1/8" Stream Wastes
400 Gallons a day.

Zone-specific Native and Polynesian plants for Maui County

Zone 1

TYPE:	F Fern	G Grass	Gr Ground Cover	Sh Shrub	P Palm	S Sedge	Tr Tree	V Vine
Type	Scientific Name	Common Name	Height	Spread	Elevation	Water req.		
F	<i>Psilotum nudum</i>	moa, moa kula	1'	1'	sea to 3,000'	Dry to Wet		
F	<i>Sadleria cyatheoides</i>	'ama'u, ama'uma'u						
Gr - Sh	<i>Lipochaeta succulenta</i>	nene	2'	5'	sea to 1,000'	Dry to Wet		
P	<i>Cocos nucifera</i>	coconut, niu	100'	30'	sea to 1,000'	Dry to Wet		
P	<i>Pritchardia arecina</i>	lo'ulu, hawane	40'	10'	1,000' to 3,000'	Dry to Wet		
P	<i>Pritchardia forbesiana</i>	lo'ulu	15'					
P	<i>Pritchardia hillebrandii</i>	lo'ulu, fan palm	25'	15'	sea to 1,000'	Dry to Wet		
S	<i>Mariscus javanicus</i>	marsh cypress, 'ahu'awa	0.5'	0.5'	sea to 1,000'	Dry to Medium		
Sh	<i>Bidens hillebrandiana</i> ssp. <i>hillebrandiana</i>	ko'oko'olau	1'	2'	sea to 1,000'	Dry to Wet		
Sh	<i>Cordyline fruticosa</i>	ti, ki	6'					
Sh	<i>Hedyotis</i> spp.	au, pilo	3'	2'	1,000' to 3,000'	Dry to Wet		
Sh - Tr	<i>Broussonetia papyrifera</i>	wauke, paper mulberry	8'	6'	sea to 1,000'	Dry to Medium		
Tr	<i>Acacia koa</i>	koa	50' - 100'	40' - 80'	1,500' to 4,000'	Dry to Medium		
Tr	<i>Aleurites moluccana</i>	candlenut, kukui	50'	50'	sea to 3,000'	Medium to Wet		
Tr	<i>Calophyllum inophyllum</i>	kamani, alexandrian laurel	60'	40'	sea to 3,000'	Medium to Wet		
Tr	<i>Charpentiera obovata</i>		15'					
Tr	<i>Cordia subcordata</i>	kou	30'	25'	sea to 1,000'	Dry to Wet		
Tr	<i>Hibiscus furcillatus</i>	'akiohala, hau-hele	8'					
Tr	<i>Metrosideros polymorpha</i> var. <i>macrophylla</i>	oni'a lehua	25'	25'	sea to 1,000'	Dry to Wet		
Tr	<i>Monarda citrifolia</i>	indian mulberry, noni	20'	15'	sea to 1,000'	Dry to Wet		
Tr	<i>Pandanus tectorius</i>	hala, puhala (HALELIST)	35'	25'	sea to 1,000'	Dry to Wet		
V	<i>Alyxia oliviformis</i>	maile	Vine		sea to 6,000'	Medium to Wet		

Zone 2

Zone-specific Native and Polynesian plants for Maui County

TYPE:	F Fern	G Grass	Gr Ground Cover	Sh Shrub	P Palm	S Sedge	Tr Tree	V Vine
Type	Scientific Name	Common Name	Height	Spread	Elevation	Water req.		
F	<i>Psilotum nudum</i>	moa, moa kula	1'	1'	sea to 3,000'	Dry to Wet		
F	<i>Sadleria cyatheoides</i>	'ama'u, ama'uma'u	1'	2'	sea to 3,000'	Dry to Medium		
G	<i>Eragrostis monticola</i>	kalamalo	1'	10'	sea to 3,000'	Dry to Medium		
Gr	<i>Ipomoea tuboides</i>	Hawaiian moon flower, 'uala	1'	1'	sea to 3,000'	Dry to Medium		
Gr	<i>Paperomia leptostachya</i>	'ala'ala-wa-hui	1'	1'				
Gr	<i>Plumbago zeylanica</i>	'iile'e	1'	1'				
Gr - Sh	<i>Hibiscus calyphyllus</i>	ma'o hau hele, Rock's hibiscus	3'	2'	sea to 3,000'	Dry to Medium		
Gr - Sh	<i>Lipochaeta rockii</i>	nehe	2'	2'	sea to 3,000'	Dry to Medium		
Sh	<i>Argemone glauca var. decipiens</i>	pua kala	3'	2'	sea to 3,000'	Dry to Medium		
Sh	<i>Artemisia mauiensis var. diffusa</i>	Maui wormwood, 'ahinahina	2'	3'	1,000' to higher	Dry to Medium		
Sh	<i>Chenopodium oahuense</i>	'ahaheha, 'aweoweo	6'	6'	sea to higher	Dry to Medium		
Sh	<i>Dianella sandwicensis</i>	'uki	2'	2'	1,000' to higher	Dry to Medium		
Sh	<i>Lipochaeta lavarum</i>	nehe	3'	3'	sea to 3,000'	Dry to Medium		
Sh	<i>Osteomeles anthyllifolia</i>	'ulei, eluehe	4'	6'	sea to 3,000'	Dry to Medium		
Sh	<i>Senna gaudichaudii</i>	kolomana	5'	5'	sea to 3,000'	Dry to Medium		
Sh	<i>Styphelia tameiameiae</i>	pukiawe	6'	6'	1,000' to higher	Dry to Medium		
Sh	<i>Vitex rotundifolia</i>	pohinahina	3'	4'	sea to 1,000'	Dry to Medium		
Sh - Tr	<i>Myoporum sandwicense</i>	nalo, false sandalwood	10'	10'	sea to higher	Dry to Medium		
Sh - Tr	<i>Nototrichium sandwicense</i>	Kulu'	8'	8'	sea to 3,000'	Dry to Medium		
Sh - Tr	<i>Dodonaea viscosa</i>	'a'alli'	6'	8'	sea to higher	Dry to Medium		
Tr	<i>Acacia koa</i>	Koa	50' - 100'	40' - 80'	1,500' to 4,000'	Dry to Medium		
Tr	<i>Charpentiera obovata</i>		15'					
Tr	<i>Erythrina sandwicensis</i>	williwili	20'	20'	sea to 1,000'	Dry		
Tr	<i>Metrosideros polymorpha var. macrophylla</i>	oni'a lehua	25'	25'	sea to 1,000'	Dry to Wet		

Zone 2

Zone-specific Native and Polynesian plants for Maui County

Type	Scientific Name	Common Name	Height	Spread	Elevation	Water req.
Tr	<i>Nestegis sandwicensis</i>	olopua	15'	15'	1,000' to 3,000'	Dry to Medium
Tr	<i>Pleomele auwahiensis</i>	halapepe	20'			
Tr	<i>Rauvolfia sandwicensis</i>	hao	20'	15'	sea to 3,000'	Dry to Medium
Tr	<i>Santalum ellipticum</i>	coastal sandalwood, 'Ili-ahi	8'	8'	sea to 3,000'	Dry to Medium
Tr	<i>Sophora chrysophylla</i>	mamane	15'	15'	1,000' to 3,000'	Medium
V	<i>Alyxia oliviformis</i>	malle	Vine		sea to 6,000'	Medium to Wet

Zone-specific Native and Polynesian plants for Maui County

Zone 3

TYPE:	F Fern	G Grass	Gr Ground Cover	Sh Shrub	P Palm	S Sedge	Tr Tree	V Vine
Type	Scientific Name	Common Name	Height	Spread	Elevation	Water req.		
F	<i>Psilotum nudum</i>	moa, moa kula	1'	1'	sea to 3,000'	Dry to Wet		
G	<i>Colubrina asiatica</i>	'anapanapa	3'	10'	sea to 1,000'	Dry to Wet		
G	<i>Eragrostis monticola</i>	kalamalo	1'	2'	sea to 3,000'	Dry to Medium		
G	<i>Eragrostis variabilis</i>	'emo-loa	1'	2'	sea to 3,000'	Dry to Medium		
G	<i>Fimbristylis cymosa</i> ssp. <i>spathacea</i>	mau'u'aki'aki fimbriatylis	0.5'	1'	sea to 1,000'	Dry to Medium		
Gr	<i>Boerhavia repens</i>	alena	0.5'	4'	sea to 1,000'	Dry to Medium		
Gr	<i>Chamaesyce celastroides</i> var. <i>laevis</i>	'akoko	2'	3'	sea to 1,000'	Dry to Medium		
Gr	<i>Cressa truxillensis</i>	cressa	0.5'	1'	sea to 1,000'	Dry to Medium		
Gr	<i>Heliotropium anomalum</i> var. <i>argenteum</i>	hinahina ku kanakal	1'	2'	sea to 1,000'	Dry to Medium		
Gr	<i>Ipomoea tuboides</i>	Hawaiian moon flower, 'uala	1'	10'	sea to 3,000'	Dry to Medium		
Gr	<i>Jacquemontia ovalifolia</i> ssp. <i>sandwicensis</i>	pa'u o hi'iaka	0.5'	6'	sea to 1,000'	Dry to Medium		
Gr	<i>Lipochaeta integrifolia</i>	nehe	1'	5'	sea to 1,000'	Dry to Medium		
Gr	<i>Peperomia leptostachya</i>	'ala'ala-wai-nui	1'	1'	sea to 3,000'	Dry to Medium		
Gr	<i>Plumbago zeylanica</i>	'iie'e	1'					
Gr	<i>Sesuvium portulacastrum</i>	'akulikuli, sea-purslane	0.5'	2'	sea to 1,000'	Dry to Wet		
Gr	<i>Sida fallax</i>	'lima	0.5'	3'	sea to 1,000'	Dry to Medium		
Gr	<i>Tephrosia purpurea</i> var. <i>purpurea</i>	'auhuhu	2'	2'	sea to 1,000'	Dry to Medium		
Gr - Sh	<i>Hibiscus calyphyllus</i>	ma'o hau hela, Rock's hibiscus	3'	2'	sea to 3,000'	Dry to Medium		
Gr - Sh	<i>Lipochaeta rockii</i>	nehe	2'	2'	sea to 3,000'	Dry to Medium		
Gr - Sh	<i>Lipochaeta succulenta</i>	nehe	2'	5'	sea to 1,000'	Dry to Wet		
Gr - Sh	<i>Lycium sandwicense</i>	'ohelo-kai, 'ae'ae	2'	2'	sea to 1,000'	Dry to Medium		
P	<i>Cocos nucifera</i>	coconut, niu	100'	30'	sea to 1,000'	Dry to Wet		
P	<i>Pritchardia hillebrandii</i>	lo'ulu, fan palm	25'	15'	sea to 1,000'	Dry to Wet		
S	<i>Mariscus javanicus</i>	marsh cypress, 'ahu'awa	0.5'	0.5'	sea to 1,000'	Dry to Medium		

Zone-specific Native and Polynesian plants for Maui County

Zone 3

Type	Scientific Name	Common Name	Height	Spread	Elevation	Water req.
Sh	<i>Argemone glauca</i> var. <i>deciplens</i>	pua kala	3'	2'	sea to 3,000'	Dry to Medium
Sh	<i>Bidens mauiensis</i>	ko'oko'olau	1'	3'	sea to 1,000'	Dry to Medium
Sh	<i>Bidens menziesii</i> ssp. <i>menziesii</i>	ko'oko'olau	1'	3'		
Sh	<i>Bidens micrantha</i> ssp. <i>micrantha</i>	ko'oko'olau	1'	3'		
Sh	<i>Chenopodium oahuense</i>	'aheahea, 'aweoweo	6'		sea to higher	Dry to Medium
Sh	<i>Dianella sandwicensis</i>	'uki	2'	2'	1,000' to higher	Dry to Medium
Sh	<i>Gossypium tomentosum</i>	mao, Hawaiian cotton	5'	8'	sea to 1,000'	Dry to Medium
Sh	<i>Hedyotis</i> spp.	au, pilo	3'	2'	1,000' to 3,000'	Dry to Wet
Sh	<i>Lipochaeta lavarum</i>	nehe	3'	3'	sea to 3,000'	Dry to Medium
Sh	<i>Osteomeles anthyllifolia</i>	'ulei, eluehe	4'	6'	sea to 3,000'	Dry to Medium
Sh	<i>Scaevola sericea</i>	naupaka, naupaka-kahakai	6'	8'	sea to 1,000'	Dry to Medium
Sh	<i>Senna gaudichaudii</i>	kolomana	5'	5'	sea to 3,000'	Dry to Medium
Sh	<i>Solanum nelsonii</i>	'akia, beach solanum	3'	3'	sea to 1,00'	Dry to Medium
Sh	<i>Styphelia tamelameiae</i>	puklawe	6'	6'	1,000' to higher	Dry to Medium
Sh	<i>Vitex rotundifolia</i>	pohinahina	3'	4'	sea to 1,000'	Dry to Medium
Sh	<i>Wikstroemia uva-ursi</i> <i>kauaiensis</i> <i>kauaiensis</i>	'akia, Molokai osmanthus				
Sh - Tr	<i>Broussonetia papyrifera</i>	wauke, paper mulberry	8'	6'	sea to 1,000'	Dry to Medium
Sh - Tr	<i>Myoporum sandwicense</i>	naio, false sandalwood	10'	10'	sea to higher	Dry to Medium
Sh - Tr	<i>Nototrichium sandwicense</i>	kulu'i	8'	8'	sea to 3,000'	Dry to Medium
Sh-Tr	<i>Dodonaea viscosa</i>	'a'ali'i	6'	8'	sea to higher	Dry to Medium
Tr	<i>Aleurites moluccana</i>	candlenut, kukui	50'	50'	sea to 3,000'	Medium to Wet
Tr	<i>Calophyllum inophyllum</i>	kamani, alexandrian laurel	60'	40'	sea to 3,000'	Medium to Wet
Tr	<i>Canthium odoratum</i>	Alahe'e, 'oh'e'e, walahe'e	12'	8'	sea to 3,000'	Dry to Medium
Tr	<i>Cordia subcordata</i>	kou	30'	25'	sea to 1,000'	Dry to Wet
Tr	<i>Diospyros sandwicensis</i>	lama	12'	15'	sea to 3,000'	Dry to Medium
Tr	<i>Erythrina sandwicensis</i>	wilwilii	20'	20'	sea to 1,000'	Dry
Tr	<i>Metrosideros polymorpha</i> var. <i>macrophylla</i>	oni'a lehua	25'	25'	sea to 1,000'	Dry to Wet

Zone 3

Zone-specific Native and Polynesian plants for Maui County

Type	Scientific Name	Common Name	Height	Spread	Elevation	Water req.
Tr	<i>Morinda citrifolia</i>	Indian mulberry, noni	20'	15'	sea to 1,000'	Dry to Wet
Tr	<i>Nesoluma polynesianum</i>	keahi	15'	15'	sea to 3,00'	Dry
Tr	<i>Nestegis sandwicensis</i>	olopua	15'	15'	1,000' to 3,000'	Dry to Medium
Tr	<i>Pandanus tectorius</i>	hala, puhala (HALELIST)	35'	25'	sea to 1,000'	Dry to Wet
Tr	<i>Pleomele auwahiensis</i>	halapepe	20'	15'	sea to 3,000'	Dry to Medium
Tr	<i>Rauvolfia sandwicensis</i>	hao	20'	20'	1,000' to 3,000'	Dry
Tr	<i>Reynoldsia sandwicensis</i>	'ohe makai	8'	8'	sea to 3,000'	Dry to Medium
Tr	<i>Santalum ellipticum</i>	coastal sandalwood, 'ili-ahi	30'	30'	sea to 3,000'	Dry to Wet
Tr	<i>Thespesia populnea</i>	milo				

MAUI COUNTY PLANT LIST

Zone 4

Zone-specific Native and Polynesian plants for Maui County

TYPE: F Fern G Grass Gr Ground Cover Sh Shrub P Palm S Sedge Tr Tree V Vine

Type	Scientific Name	Common Name	Height	Spread	Elevation	Water req.
F	<i>Psilotum nudum</i>	moa, moa kula	1'	1'	sea to 3,000'	Dry to Wet
F	<i>Sadleria cyathoides</i>	'ama'u, ama'uma'u				
G	<i>Colubrina asiatica</i>	'anapanapa	3'	10'	sea to 1,000'	Dry to Wet
G	<i>Eragrostis monticola</i>	kalamalo	1'	2'	sea to 3,000'	Dry to Medium
G	<i>Eragrostis variabilis</i>	'emo-iaa	1'	2'	sea to 3,000'	Dry to Medium
G	<i>Fimbristylis cymosa</i> ssp. <i>spathacea</i>	'mau'u'aki'aki timbristylis	0.5'	1'	sea to 1,000'	Dry to Medium
Gr	<i>Chamaesyce celastroides</i> var. <i>laehiensis</i>	'akoko	2'	3'	sea to 1,000'	Dry to Medium
Gr	<i>Ipomoea tuboides</i>	Hawaiian moon flower, 'uaia	1'	10'	sea to 3,000'	Dry to Medium
Gr	<i>Jacquemonia ovalifolia</i> ssp. <i>sandwicensis</i>	pa'u o hi'aka	0.5'	6'	sea to 1,000'	Dry to Medium
Gr	<i>Lipochaeta integrifolia</i>	nehe	1'	5'	sea to 1,000'	Dry to Medium
Gr	<i>Peperomia leptostachya</i>	'aia'ala-wai-nui	1'	1'	sea to 3,000'	Dry to Medium
Gr	<i>Plumbago zeylanica</i>	'iie'e	1'			
Gr	<i>Sida fallax</i>	'ilima	0.5'	3'	sea to 1,000'	Dry to Medium
Gr	<i>Tephrosia purpurea</i> var. <i>purpurea</i>	'auhuhu	2'	2'	sea to 1,000'	Dry to Medium
Gr - Sh	<i>Hibiscus calyphyllus</i>	'ma'o hau hele, Rock's hibiscus	3'	2'	sea to 3,000'	Dry to Medium
Gr - Sh	<i>Lipochaeta rockii</i>	nehe	2'	2'	sea to 3,000'	Dry to Medium
Gr - Sh	<i>Lipochaeta succulenta</i>	nehe	2'	5'	sea to 1,000'	Dry to Wet
P	<i>Cocos nucifera</i>	coconut, niu	100'	30'	sea to 1,000'	Dry to Wet
P	<i>Pritchardia arecina</i>	'o'ulu, hawane	40'	10'	1,000' to 3,000'	Dry to Wet
P	<i>Pritchardia forbesiana</i>	'o'ulu	15'			
P	<i>Pritchardia hillebrandii</i>	'o'ulu, fan palm	25'	15'	sea to 1,000'	Dry to Wet
S	<i>Mariscus javanicus</i>	marsh cypress, 'ahu'awa	0.5'	0.5'	sea to 1,000'	Dry to Medium
Sh	<i>Argemone glauca</i> var. <i>decipiens</i>	'pua kalia	3'	2'	sea to 3,000'	Dry to Medium
Sh	<i>Artemisia australis</i>	'ahinahina	2'	3'	sea to 3,000'	Dry to Medium

Zone 4

Zone-specific Native and Polynesian plants for Maui County

Type	Scientific Name	Common Name	Height	Spread	Elevation	Water req.
Sh	<i>Artemisia mauiensis</i> var. <i>diffusa</i>	Maui wormwood, ahinahina	2'	3'	1,000' to higher	Dry to Medium
Sh	<i>Bidens hillebrandiana</i> ssp. <i>hillebrandiana</i>	ko'oko'olau	1'	2'	sea to 1,000'	Dry to Wet
Sh	<i>Bidens menziesii</i> ssp. <i>menziesii</i>	ko'oko'olau	1'	3'		
Sh	<i>Bidens micrantha</i> ssp. <i>micrantha</i>	ko'oko'olau	1'	3'		
Sh	<i>Cordylone fruticosa</i>	uki	6'			
Sh	<i>Dianella sandwicensis</i>	uki	2'	2'	1,000' to higher	Dry to Medium
Sh	<i>Lipochaeta lavarum</i>	nehe	3'	3'	sea to 3,000'	Dry to Medium
Sh	<i>Osteomeles anthyllifolia</i>	uiei, eluehe	4'	6'	sea to 3,000'	Dry to Medium
Sh	<i>Scaevola sericea</i>	naupaka, naupaka-kahakai	6'	8'	sea to 1,000'	Dry to Medium
Sh	<i>Solanum nelsonii</i>	'akia, beach solanum	3'	3'	sea to 1,000'	Dry to Medium
Sh	<i>Slyphella tamelamelae</i>	pukiaue	6'	6'	1,000' to higher	Dry to Medium
Sh	<i>Vitex rotundifolia</i>	pohinahina	3'	4'	sea to 1,000'	Dry to Medium
Sh	<i>Wikstroemia uva-ursi kaulensis kaulensis</i>	'akia, Molokai osmanthus				
Sh - Tr	<i>Broussonetia papyrifera</i>	wauke, paper mulberry	8'	6'	sea to 1,000'	Dry to Medium
Sh - Tr	<i>Myoporum sandwicense</i>	nalo, false sandalwood	10'	10'	sea to higher	Dry to Medium
Sh - Tr	<i>Nototrichium sandwicense</i>	kulu'i	8'	8'	sea to 3,000'	Dry to Medium
Sh - Tr	<i>Dodonaea viscosa</i>	'a'ali'i	6'	8'	sea to higher	Dry to Medium
Tr	<i>Acacia koa</i>	koa	50' - 100'	40' - 80'	1,500' to 4,000'	Dry to Medium
Tr	<i>Aleurites moluccana</i>	candlenut, kukui	50'	50'	sea to 3,000'	Medium to Wet
Tr	<i>Calophyllum inophyllum</i>	kamani, alexandrian laurel	60'	40'	sea to 3,000'	Medium to Wet
Tr	<i>Canthium odoratum</i>	Alahe'e, 'ohe'e, walahe'e	12'	8'	sea to 3,000'	Dry to Medium
Tr	<i>Charpentiera obovata</i>		15'			
Tr	<i>Cordia subcordata</i>	kou	30'	25'	sea to 1,000'	Dry to Wet
Tr	<i>Diospyros sandwicensis</i>	lama	12'	15'	sea to 3,000'	Dry to Medium
Tr	<i>Hibiscus furcellatus</i>	'akiohala, hau-hele	8'			
Tr	<i>Metrosideros polymorpha</i> var. <i>macrophylla</i>	ohi'a lehua	25'	25'	sea to 1,000'	Dry to Wet
Tr	<i>Morinda citrifolia</i>	indian mulberry, noni	20'	15'	sea to 1,000'	Dry to Wet

Zone 4

Zone-specific Native and Polynesian plants for Maui County

Type	Scientific Name	Common Name	Height	Spread	Elevation	Water req.
Tr	<i>Nestegis sandwicensis</i>	loopua	15'	15'	1,000' to 3,000'	Dry to Medium
Tr	<i>Pandanus tectorius</i>	hala; puhala (HALELIST)	35'	25'	sea to 1,000'	Dry to Wet
Tr	<i>Pleomele auwahiensis</i>	halapape	20'			
Tr	<i>Rauvolfia sandwicensis</i>	neo	20'	15'	sea to 3,000'	Dry to Medium
Tr	<i>Santalum ellipticum</i>	coastal sandalwood; 'ili-ahi	8'	8'	sea to 3,000'	Dry to Medium
Tr	<i>Sophora chrysophylla</i>	mamane	15'	15'	1,000' to 3,000'	Medium
Tr	<i>Thespesia populnea</i>	milo	30'	30'	sea to 3,000'	Dry to Wet
V	<i>Alyxia oliviformis</i>	malle	Vine		sea to 6,000'	Medium to Wet

Zone 5

Zone-specific Native and Polynesian plants for Maui County

TYPE:	F Fern	G Grass	Gr Ground Cover	Sh Shrub	P Palm	S Sedge	Tr Tree	V Vine
Type	Scientific Name	Common Name	Height	Spread	Elevation	Water req.		
G	<i>Colubrina asiatica</i>	'anapanapa	3'	10'	sea to 1,000'	Dry to Wet		
G	<i>Eragrostis variabilis</i>	'emo-loa	1'	2'	sea to 3,000'	Dry to Medium		
G	<i>Fimbristylis cymosa</i> ssp. <i>spathacea</i>	mau'u'aki'aki fimbriatylis	0.5'	1'	sea to 1,000'	Dry to Medium		
Gr	<i>Boerhavia repens</i>	alena	0.5'	4'	sea to 1,000'	Dry to Medium		
Gr	<i>Chamaesyce calastroides</i> var. <i>laehiensis</i>	'akoko	2'	3'	sea to 1,000'	Dry to Medium		
Gr	<i>Cressa truxillensis</i>	cressa	0.5'	1'	sea to 1,000'	Dry to Medium		
Gr	<i>Heliotropium anomalum</i> var. <i>argenteum</i>	hinahina ku kahakai	1'	2'	sea to 1,000'	Dry to Medium		
Gr	<i>Jacquemontia ovalifolia</i> ssp. <i>sandwicensis</i>	pa u o hi'aka	0.5'	6'	sea to 1,000'	Dry to Medium		
Gr	<i>Lipochaeta integrifolia</i>	nehe	1'	5'	sea to 1,000'	Dry to Medium		
Gr	<i>Sesuvium portulacastrum</i>	'akulikuli, sea-purslane	0.5'	2'	sea to 1,000'	Dry to Wet		
Gr	<i>Sida fallax</i>	'ilima	0.5'	3'	sea to 1,000'	Dry to Medium		
Gr	<i>Tephrosia purpurea</i> var. <i>purpurea</i>	'auhuhu	2'	2'	sea to 1,000'	Dry to Medium		
Gr - Sh	<i>Hibiscus calyphyllus</i>	ma'o hau hele, Rock's hibiscus	3'	2'	sea to 3,000'	Dry to Medium		
Gr - Sh	<i>Lycium sandwicense</i>	'ohelo-kai, 'ae'ae	2'	2'	sea to 1,000'	Dry to Medium		
P	<i>Cocos nucifera</i>	coconut, niu	100'	30'	sea to 1,000'	Dry to Wet		
P	<i>Pritchardia hillebrandii</i>	lo'ulu, fan palm	25'	15'	sea to 1,000'	Dry to Wet		
S	<i>Mariscus javanicus</i>	marsh cypress, 'ahu'awa	0.5'	0.5'	sea to 1,000'	Dry to Medium		
Sh	<i>Argemone glauca</i> var. <i>deciplens</i>	pua kala	3'	2'	sea to 3,000'	Dry to Medium		
Sh	<i>Artemisia australis</i>	'ahinahina	2'	3'	sea to 3,000'	Dry to Medium		
Sh	<i>Bidens hillebrandiana</i> ssp. <i>hillebrandiana</i>	ko'oko'olau	1'	2'	sea to 1,000'	Dry to Wet		
Sh	<i>Bidens mauiensis</i>	ko'oko'olau	1'	3'	sea to 1,000'	Dry to Medium		
Sh	<i>Chenopodium oahuense</i>	'aheaha, 'aweoweo	6'		sea to higher	Dry to Medium		
Sh	<i>Dianella sandwicensis</i>	'uki	2'	2'	1,000' to higher	Dry to Medium		
Sh	<i>Gossypium tomentosum</i>	mao, Hawaiian cotton	5'	8'	sea to 1,000'	Dry to Medium		

Zone 5

Zone-specific Native and Polynesian plants for Maui County

Type	Scientific Name	Common Name	Height	Spread	Elevation	Water req.
Sh	Hedyotis spp.	'au, pilo	3'	2'	1,000' to 3,000'	Dry to Wet
Sh	Lipochaeta lavarum	nehe	3'	3'	sea to 3,000'	Dry to Medium
Sh	Osteomeles anthyllifolia	'uiei, eiuehe	4'	6'	sea to 3,000'	Dry to Medium
Sh	Scaevola sericea	naupaka, naupaka-kahakai	6'	8'	sea to 1,000'	Dry to Medium
Sh	Senna gaudichaudii	kolomana	5'	5'	sea to 3,000'	Dry to Medium
Sh	Solanum nelsonii	'akia, beach solanum	3'	3'	sea to 1,000'	Dry to Medium
Sh	Vitex rotundifolia	pohinahina	3'	4'	sea to 1,000'	Dry to Medium
Sh	Wikstroemia uva-ursi kauaiensis kauaiensis	'akia, Moiokei oemanthus				
Sh - Tr	Myoporum sandwicense	nalo, false sandalwood	10'	10'	sea to higher	Dry to Medium
Sh-Tr	Dodonaea viscosa	'a'aili	6'	8'	sea to higher	Dry to Medium
Tr	Aleurites moluccana	candlenut, kukui	50'	50'	sea to 3,000'	Medium to Wet
Tr	Calophyllum inophyllum	kamani, alexandrian laurel	60'	40'	sea to 3,000'	Medium to Wet
Tr	Cordia subcordata	kou	30'	25'	sea to 1,000'	Dry to Wet
Tr	Hibiscus furcellatus	'akiohala, hau-hele	8'			
Tr	Morinda citrifolia	Indian mulberry, noni	20'	15'	sea to 1,000'	Dry to Wet
Tr	Pandanus tectorius	hala, puhala (HALELIST)	35'	25'	sea to 1,000'	Dry to Wet
Tr	Thespesia populnea	milo	30'	30'	sea to 3,000'	Dry to Wet
V	Ipomoea pes-caprae	beach morning glory, pohuehue	1'			

DO NOT PLANT THESE PLANTS !!!

Common name	Scientific name	Plant family
	<i>Jasminum fluminense</i>	Oleaceae
	<i>Arthroseta ciliatum</i>	Melastomataceae
	<i>Dissotis rotundifolia</i>	Melastomataceae
	<i>Erigeron karvinskianus</i>	Asteraceae
	<i>Eucalyptus robusta</i>	Myrtaceae
	<i>Hedychium gardnerianum</i>	Zingiberaceae
	<i>Juncus planifolius</i>	Juncaceae
	<i>Lophosolen confertus</i>	Myrtaceae
	<i>Medinilla cumingii</i>	Melastomataceae
	<i>Medinilla magnifica</i>	Melastomataceae
	<i>Medinilla venosa</i>	Melastomataceae
	<i>Melastoma candidum</i>	Melastomataceae
	<i>Melinis minutiflora</i>	Poaceae
	<i>Olea europaea</i>	Melastomataceae
	<i>Oxypora paniculata</i>	Poaceae
	<i>Panicum maximum</i>	Poaceae
	<i>Paspalum urvillei</i>	Poaceae
	<i>Passiflora edulis</i>	Passifloraceae
	<i>Phormium tenax</i>	Agavaceae
	<i>Pinus laeda</i>	Pinaceae
	<i>Prosopis pallida</i>	Fabaceae
	<i>Pterolepis glomerata</i>	Melastomataceae
	<i>Rhodomyrtus tomentosa</i>	Myrtaceae
	<i>Schefflera actinophylla</i>	Araliaceae
	<i>Syzygium jambos</i>	Myrtaceae
Australian blackwood	<i>Acacia melanoxylon</i>	Mimosaceae
Australian tree fern	<i>Cyathea cooperi</i>	Cyatheaceae
Australian tree fern	<i>Sphaeropteris cooperi</i>	Cyatheaceae
Beggar's tick, Spanish needle	<i>Bidens pilosa</i>	Asteraceae
California grass	<i>Brachiaria mutica</i>	Poaceae
Chinese banyon, Maylayan banyon	<i>Ficus microcarpa</i>	Moraceae
Chinese violet	<i>Asystasia gangetica</i>	Acanthaceae
Christmasberry, Brazilian pepper	<i>Schinus terebinthifolius</i>	Anacardiaceae
Formosan koa	<i>Acacia confusa</i>	Mimosaceae
German ivy	<i>Sanecio mikanioides</i>	Asteraceae
Japanese honeysuckle	<i>Lonicera japonica</i>	Caprifoliaceae
Koster's curse	<i>Cleidemia hirta</i>	Melastomataceae
Lantana	<i>Lantana camara</i>	Verbenaceae
Mauritius hemp	<i>Furcraea foetida</i>	Agavaceae
Mexican ash, tropical ash	<i>Fraxinus uhdei</i>	Oleaceae
Mexican tulip poppy	<i>Hunnemannia fumarifolia</i>	Papaveraceae
Mules foot, Madagascar tree fern	<i>Anqiopteris evecta</i>	Marattiaceae
New Zealand laurel, karakaranut	<i>Corynocarpus laevigatus</i>	Corynocarpaceae
New Zealand tea	<i>Lepospermum scoparium</i>	Myrtaceae
Pampas grass	<i>Cortaderia jubata</i>	Poaceae
Panama rubber tree, Mexican rubber tree	<i>Castilloa elastica</i>	Moraceae
Shoebution ardisia	<i>Ardisia elliptica</i>	Myrsinaceae
banana poka	<i>Passiflora mollissima</i>	Passifloraceae

Selection

As a general rule, it is best to select the largest and healthiest specimens. However, be sure to note that they are not pot-bound. Smaller, younger plants may result in a low rate of plant survival.¹ When selecting native species, consider the site they are to be planted in, and the space that you have to plant. For example: Mountain species such as koa and maile will not grow well in hot coastal areas exposed to strong ocean breezes. Lowland and coastal species such as wiliwili and Kou require abundant sunshine and porous soil. They will not grow well with frequent cloud cover, high rainfall and heavy soil.

Consider too, the size that the species will grow to be. It is not wise to plant trees that will grow too large.² Overplanting tends to be a big problem in the landscape due to the underestimation of a species' height, width or spread.

A large, dense canopied tree such as the kukui is a good shade tree for a lawn. However, its canopy size and density of shade will limit what can be planted in the surrounding area. Shade cast by a koa and ohia lehua is relatively light and will not inhibit growth beneath it.

Keep seasons in mind when you are selecting your plants. Not all plants look good year round, some plants such as ilima will look scraggly after they have flowered and formed seeds. Avoid planting large areas with only one native plant. Mixing plants which naturally grow together will ensure the garden will look good all year round.³ Looking at natural habitats helps to show how plants grow naturally in the landscape.

When planting an area with a mixed-ecosystem, keep in mind the size and ecological requirements of each plant. Start with the hardiest and most easily grown species, but allow space for fragile ones in subsequent plantings.

Acquiring natives

Plants in their wild habitat must be protected and maintained. It is best and easiest to get your plants from nurseries (see list), or friend's gardens. Obtain proper permits from landowners and make sure you follow a few common sense rules:

- ▶ collect sparingly from each plant or area.
- ▶ some plants are on the state or Federal Endangered Species list. Make sure you get permits (see app. A,B)

¹ K. Nagata, P.6

² K. Nagata, P.9

³ Nagata, P.9

Soil

Once you have selected your site and the plants you wish to establish there, you must look at the soil conditions on the site. Proper soil is necessary for the successful growth of most native plants, which perform poorly in hard pan, clay or adobe soils. If natives are to be planted in these types of soil, it would be wise to dig planting holes several times the size of the rootball and backfill with 50-75% compost.⁴ A large planting hole ensures the development of a strong root system. The plant will have a headstart before the roots penetrate the surrounding poor soil.⁵

It is recommended that native plants not be planted in ground that is more dense than potting soil. If there is no alternative, dig a hole in a mound of soil mixed with volcanic cinder which encourages maximum root development. Fill the hole with water, if the water tends to puddle or drain too slowly, dig a deeper hole until the water does not puddle longer than 1 or 2 minutes.⁶ Well-drained soil is one of the most important things when planting natives as you will see in the next section.

Irrigation

Most natives do very poorly in waterlogged conditions. Do not water if the soil is damp. Water when the soil is dry and the plants are wilting. Once established, a good soaking twice a week should suffice. Deep soaking encourages the development of stronger, and deeper root systems. This is better than frequent and shallow watering which encourage weaker, more shallow root systems.

The following is a watering schedule from Kenneth Nagata's Booklet, *How To Plant A Native Hawaiian Garden*:

WATER REQUIREMENT

Heavy
Moderate
Light

WATERING FREQUENCY

3x / week
2x / week
1x / week

Red clay soils hold more water for a longer period of time than sandy soils do. If your area is very sunny or near a beach, things will dry out faster. Even in the area of one garden, there are parts that will need more or less water. Soils can vary and amount of shade and wind differ. After plants are established (a month or two for most plants, up to a year for some trees), you can back off watering.

⁴ Nagata, p. 6.

⁵ Nagata, p. 8

⁶ Nagata, p. 8

Automatic sprinkler systems are expensive to install and must be checked and adjusted regularly. Above-ground systems allow you to monitor how much water is being put out, but you lose a lot due to malfunctioning of sprinkler heads and wind. The most efficient way to save water and make sure your plants get enough water, is to hand-water. This way you are getting our precious water to the right places in the right amounts.⁷

Fertilizer

An all-purpose fertilizer 10-10-10 is adequate for most species. They should be applied at planting time, 3 months later, and 6 months thereafter. Use half the dosage recommended for ornamentals and pay special attention to native ferns which are sensitive to strong fertilizers. Use of organic composts and aged animal manures is suggested instead of chemical fertilizers. In addition, use of cinders for providing trace minerals is strongly recommended.⁸

Natives are plants which were here hundreds of years before the polynesians inhabited the Hawaiian Islands. They were brought here by birds, or survived the harsh ocean conditions to float here. They are well-adapted to Hawaii's varying soil and environmental conditions. This is why they make prime specimens for a xeriscape garden. However, natives will not thrive on their own, especially under harsh conditions. On the other hand, like any other plant, if you over-water and over-fertilize them, they will die. Follow the instructions given to you by the nursery you buy the plant from, or from this booklet. Better yet, buy a book (suggested readings can be found in the bibliography in the back of this pamphlet), read it, and learn more about native plants. I guarantee that you will be pleased with the results.

⁷ Bornhorst, p. 19-20

⁸ Nagata, p. 6

Propagation

There are many ways to propagate and plant-out native Hawaiian species. One of the most thorough and helpful book is Heidi Bornhorst's book, *Growing Native Hawaiian Plants*. The easiest, and best way to obtain natives for the novice gardener is to get them from a reputable nursery (see appendix c). That way all you will have to do is know how to transplant (if necessary) and plant-out when you are ready. These are the two methods I have listed here.

Transplanting

1. Use pots that are one size bigger than the potted plant is in
2. Get your potting medium ready

Good potting medium is a ½, ½ mixture of peat moss and perlite. If the plant is from a dry or coastal area, add chunks of cinder or extra perlite. If it is a wet forest species, add more peat moss or compost. Be aware that peat moss is very acidic and certain plants react severely to acidity.

If the plant is to eventually be planted into the ground, make a mix of equal parts peat moss, perlite, and soil from the area in which the plant is to be planted. Slow-release fertilizer can be mixed into the potting medium.

3. Once pots, potting medium, fertilizer and water are ready, you can begin re-potting. Keep the plant stem at the same depth it was in the original pot. Avoid putting the plant in too large a pot, as the plant may not be able to soak up all the water in the soil and the roots may drown and rot.

Mix potting medium and add slow-release fertilizer at this time. Pre-wet the medium to keep dust down and lessen shock to the plant. Put medium in bottom of pot. Measure for the correct depth in the new pot. Make sure there is from ½ to 2 inches from the top of the pot so the plant can get adequate water. Try to stand the plant upright and center the stem in the middle of the pot.

Water the plant thoroughly after transplanting. A vitamin B-1 transplanting solution can help to lessen the transplant shock. Keep the plant in the same type of environment as it was before, sun or shade. If roots were broken, trim off some of the leaves to compensate for the loss.⁹

Planting out

1. Plant most native Hawaiian plants in a sunny location in soil that is well-drained.
 2. Make the planting hole twice as wide as the root ball or present pot, and just as deep.
- If the soil is clay-like, and drains slowly, mix in some coarse red or bland cinder, coarse perlite or

⁹ Bornhorst, p.20-21

coarse compost. Place some slow-release fertilizer at the bottom of the hole.

3. Carefully remove the plant from the container and place it in the hole.

The top of the soil should be at the same level as the top of the hole, if it is too high or too low, adjust the soil level so that the plant is at the right depth.

4. Water thoroughly after you transplant.

Mulch

Most natives cannot compete with weeds, and therefore must be weeded around constantly in order to thrive. Mulch is a practical alternative, which discourages and prevents weeds from growing.

Hawaii's hot, humid climate leads to the breaking down of organic mulches. Thick organic mulches such as wood chips and leaves, may also be hiding places for pests.

Stone mulches are attractive, permanent and can help to improve soil quality. Red or black cinder, blue rock chips, smooth river rocks and coral chips are some natural choices.¹⁰ Macadamia nut hulls are also easy to find and can make a nice mulch.¹¹

Never pile up mulch right next to the stem or trunk of a plant, keep it a few inches away.

¹⁰ Bornhorst, p. 24

¹¹ Nagata, p. 7

PLACES TO SEE NATIVES ON:

The following places propagate native Hawaiian plants from seeds and/or cuttings. Their purpose is to protect and preserve these native plants. Please contact them before going to view the sites, they can provide valuable information and referral to other sources.

Maui:

1. Hoolawa Farms, P.O. Box 731, Haiku, Hawaii, 96708 572-4835
2. The Hawaiian Collection, 1127 Manu St., Kula, Hawaii, 96790 878-1701
3. Kula Botanical Gardens, RR 4, Box 228, Kula, Hawaii, 96790 878-1715
4. Maui Botanical Gardens, Kanaloa Avenue across from stadium 243-7337
5. Kula Forest Reserve, access road at the end of Waipouli Rd.
Call the Maui District Forester 984-8100
6. Wailea Point, Private Condominium residence, 4000 Wailea Alanui,
public access points at Four Seasons Resort or Polo Beach 875-9557
7. Kahanu Gardens, National Tropical Botanical Garden,
Alau Pt, Hana, Hawaii, 96713 248-8912
9. Kahului Library Courtyard, 20 School Street, Kahului, Hawaii 873-3097

ZONES

The Maui County Planting Plan has compiled a system of 5 zones of plant growth for Maui County. The descriptions of zones and maps for these zones are as follows:

Zone 1:

Wet areas on the windward side of the island. More than 40 inches of rain per year. Higher than 3,000 feet.

Zone 2:

Cool, dry areas in higher elevations (above 1,000 feet). 20 to 40 inches of rain per year.

Zone 3:

Low, drier areas, warm to hot. Less than 20 inches of rain per year. Sea level to 1,000 feet.

Zone 4:

Lower elevations which are wetter due to proximity of mountains. 1,000 to 3,000 feet.

Zone 5:

Salt spray zones in coastal areas on the windward side.

These zones are to be used as a general guide to planting for Maui County. In addition to looking at the maps, read the descriptions of the zones and decide which zone best fits your area. Plants can be listed in more than one zone and can be planted in a variety of conditions. For best results, take notes on the rainfall, wind, sun and salt conditions of your site. Use the zones as a general guide for selection and read about the plants to decide which best fits your needs as far as care and or function.

PLACES TO BUY NATIVES ON:

Maui:

1. **Hoolawa Farms** **575-5099**
P O Box 731
Haiku HI 96708
The largest and best collection of natives
in the state. They will deliver, but it's
worth the drive to go and see!
Will propagate upon request
2. **Kula True Value Nursery** **878-2551**
Many natives in stock
Get most of their plants from Hoolawa Farms
They take special requests
3. **Kihei Garden and Landscape** **244-3804**
4. **Kihana Nursery, Kihei** **879-1165**
5. **The Hawaiian Collection** **878-1701**
Specialize in Sandalwood propagation
Will propagate special requests



A Checklist of Conservation Ideas for the Home



Wise Water Habits

1 Shaving & Brushing Teeth
If you leave the water running while you shave or brush your teeth, you are wasting a gallon a minute! Stopper the sink and fill the basin half way when you shave, and you use just 1/2 a gallon! Turn off the water while brushing your teeth!

1 Bathing & Showering
Which uses more water, a shower or a tub bath? That depends! A partially filled tub uses less water than a long shower, but a short shower with a low flow showerhead uses much less than a brimful tub! You can compare for yourself. Try plugging the tub while you shower and see how high the water gets. Make a habit of showering quickly or using a partially filled tub. Or try the "navy shower". Turn on the water to get wet, turn it off to soap up, and turn it back on to rinse off. It's a great conservation technique, especially in drought emergencies.



House plants & Fish Tanks
If you have a fish tank, you probably clean it regularly. Use the dirty water to water your House plants. It saves using the same water twice, and the plants love the water, which is rich in nitrogen and phosphorous!

Washing Smart
Some washing machines use 40 or more gallons whether you're washing a full load, or only a few pairs of socks. Use full washloads, especially for older machines. If your machine is adjustable, use the proper setting. You'll save electricity as well as water.

Food Prep
If you like to rinse off vegetables and fruits, stopper the sink instead of using running water. And when you're finished, turn on the garbage disposal as you pull the plug, rather than running water just for the disposal.

Doing Dishes
Which is more efficient, washing dishes in the sink or in a dishwasher? You can check by testing how much water your full sink basin holds compared with the 9.5 to 12 gallons dishwashers use during a regular cycle. Either way, it is more water efficient to wash full loads. If you do wash dishes by hand, stopper the sink and run the disposal as you pull the plug.

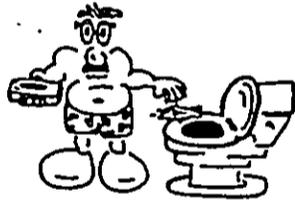


Washing the Car
Do you wash your car at home? Use a bucket, or a hose with a trigger nozzle to avoid wasting water. Wet the car thoroughly, and then turn off the hose while you wash the car! Swab the car with soapy water from a bucket. You can use the hose again for a final rinse. Better still, take your car to a car wash. Most of the car washes on Maui are fitted with recirculating water.



For a Cold Glass of Water
Keep a pitcher of cool water in the refrigerator. Running the water until it turns cool can waste a gallon for each glass. Letting the water sit in the fridge can also allow any chlorine to dissipate, and improve the taste.

Don't Use the Toilet for Trash!!
Some people toss and flush away tissues, cigarettes or bits of trash in the toilet. Use a wastebasket instead. If everyone in the U.S. flushed just once less per day, we could save a sea full of water a mile wide, a mile long and four feet deep, every day!



Washing Machines
A water-efficient washing machine can save up to 20 gallons per load. With the average household washing 6 loads per week, that's a lot of water! In fact, within 2 years, these can save as much water as the average person drinks in a lifetime! And that's not all. Statistics on energy savings potential indicate that highly efficient washing machines save from 35% to 65% on energy used for washing!

Maintenance

Check for Leaks!
Leaking faucets cost you money! Even a slow drip wastes 15 gallons per day. A 1/8" stream can waste 400 gallons per day! Think about it. A single dripping faucet can waste more water in one day than a person needs for drinking for an entire week! Unfortunately, the average non-conserving home loses more than 10% of the water it pays for to leaks! Check for leaks regularly. Try putting 10 drops of food coloring in your toilet tank. Don't flush, just wait 15 minutes. If colored water shows up in the bowl, your tank is leaking. Check your water meter while no water is running in your house. If the meter is registering, you have a leak somewhere.



After toilets, most indoor leaks are caused by worn washers in faucets. Check your faucets twice a year. If any drip after you've turned them off firmly, turn off the supply line, take the faucet apart and replace the washer. And don't forget the faucets on the side of the house.

Water Saving Devices

Showerheads
Replacing your old showerhead with a low flow can save as much as 7.2 gallons per person per day. You can get showerheads and other low flow fixtures from the Maui County Board of Water Supply (270-7199), or the Public Works Department (270-7417).

Toilets
Installing A New Water Conserving Toilet can save as much as 17 gallons per person per day. Even a low cost installing a toilet flapper can save more than 5 gallons per person per day.

Faucets
Replacing your old faucets with more efficient models can save 4 gallons per person per day. Faucet aerators or spray taps can also help, by mixing air with water. This cuts the flow and reduces splashing, while leaving enough pressure to cut the soap and grease.

A Clean Sweep
Did you know that 5 minutes of unnecessary hosing will waste 25 gallons of water? Try sweeping sidewalks and driveways. This will get them clean without wasting water.

Pipes Break - Be Prepared
Do you know where your master shut-off valve is located? If a pipe breaks in your home, you could experience flooding and property damage as well as huge water waste unless you quickly shut your valve. Locate your valve and mark it for quick easy identification. Learn how to shut it properly, and teach your family to do so as well.

Cover Pools and Jacuzzis
They're fun, but they can waste a lot of water! An average sized pool loses about 1,000 gallons of water per month to evaporation. A pool cover can cut these losses by 90%!



A Checklist of Conservation Ideas for the Yard



Limit Lawn Size

Most turf grasses require 30% to 50% more water than shrubs and ground covers. Limit the use of grass and lawns to active picnicking and play areas. Shade in these areas will reduce moisture loss and make a cool area for children to play. If you do have a lawn, mow at least once per week, and try to cut no more than 1/2 of the grass blade, or 1/2 to 3/4 of an inch at a time. Adjust your lawn mower to a higher setting. Taller blades of grass actually hold up better in the heat, because that little bit of extra shade helps to more moisture in the soil. If you mow the grass too short, root shock will cause your grass to turn yellow despite your watering!

Designing for Irrigation Zones

Avoid putting thirsty exotics with plants that do well in dry weather. Zone your plants so that each area has similar water needs. This will enable you to water more efficiently, and keep the plants healthier. Limit thirsty plants to small decorative borders around the house itself or in specific viewing areas or shady areas. While you're at it, call the Board of Water Supply at 270-7199 for more information.

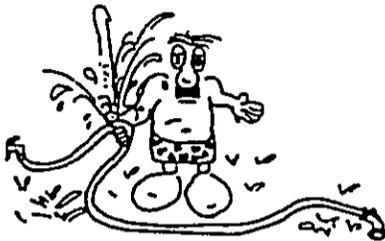
Choosing Native Plants: A Hawaiian Sense of Place

An out-of-place, thirsty landscape can slurp up 1/4 of your home's water use. Plant shrubs and trees that nature designed to look green and full here on Maui without a lot of water. Make sure they get regular watering in the first year or two, to help them establish good, deep roots. Then, once they are grown in, you can cut back or stop watering, depending upon your location. At worst, in our hot, low southern areas an occasional, slow, deep watering placed right at the roots should be enough to keep a climate adapted plant looking good even through the hot summer.



Find and Repair Leaks

Your garden hose and irrigation lines can carry thousands of gallons per day, so you can imagine a leak outdoors wastes a lot of water! Check and repair all of your outdoor fixtures regularly.



Irrigation Systems

Drip irrigation is designed to get water slowly and directly to the roots of plants. This not only saves water, but for some plants it helps to reduce the risk of diseases. Sprinklers with fine, high sprays lose a lot of water to evaporation. So, if you do use a sprinkler for certain plants, go for the sort with low, flat spray patterns and larger drops of water. Check timers on irrigation controllers and adjust them monthly to water appropriately for the season. For small grassy areas, watering by hand can actually reduce waste! But if you use a hose, set a kitchen timer or buy a timer attachment that hooks on between the faucet and hose. This will help remind you not to over-water one area. Use a soaker hose on slopes to reduce run-off.



Watering

If you do have a lawn, water only when it needs it. A good deep soaking is better than a light sprinkling. If you water too frequently and lightly, plants develop shallower roots and become less drought resistant! A good way to see if your lawn needs watering is to step on the grass. If it springs back up when you move, it doesn't need water. If it stays flat, it could use a bit. Avoid watering in the heat of the day. By 10 A.M., the sun is up and so is the heat. This will rob your lawn's moisture. In dry areas you can also choose evenings to water.



Watching the Weather...

As simple-minded as it soundsnever water while it's raining! Many people forget to follow this simple rule. Install rain-shutoffs or soil moisture sensors on automated systems. Teach your family to turn off your irrigation in the rain. You also create "weather conditions" by how and where you plant. Sunny exposed areas and slopes need to be watered more frequently than shady areas. Place your plants appropriately.

Getting to the Root

Root feeder or water aerator probes around trees and bushes will help direct water where it is needed. Even for the biggest trees, you don't need to go any deeper than 18 inches. 8 to 12 inches is big enough for small trees and shrubs. You can also build a watering basin in the soil around the base of your plants to help the water to soak in deeply. Drip systems are good for this too.

Soils & Mulch

Soils are not all alike. Clay soils can typically take from 1/4 to 1/2" of water per hour before water starts running off and is wasted. Sandy soils require more frequent, shorter watering. You can have your soils tested. Call the Ag Extension Service at MCC for advice (244-3242). Compost or other organic material will also help soils hold moisture and support heartier, more drought-tolerant plants. Try leaves, grass clippings, manure, aged sawdust, wood chips, or humic acid. Mulching is an excellent way to hold moisture, keep the ground from overheating and discourage weeds. You should also loosen the soil by rototilling or spading while you add the organic matter. Looser soil can make a healthier lawn.





January 24, 2005

George Tengan, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Request for Community Plan Amendment and Change in Zoning for
Hongwanji Property at Pauwela, Maui, TMK 2-7-04:021

Dear Mr. Tengan:

Thank you for your letter of December 17, 2004, responding to our request for early consultation comments for the proposed subject action. We acknowledge your comments regarding water source availability and consumption, as well as the suggested conservation measures. We also thank you for the verification that the current residence is exempt from fire flow requirements. A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Please do not hesitate to contact me in the event that you require further information or have any additional questions.

Once again, thank you very much for the input provided.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mark Alexander Roy", written over a horizontal line.

Mark Alexander Roy, Planner

MAR:tn

cc: Andy Hirose, Makawao Hongwanji Mission
Carl Takumi, Carl Takumi Engineering, Inc.
mhm/pauwela/dws.res

Chapter XI

***Letters Received During the Draft
Environmental Assessment Public
Comment Period and Responses
to Substantive Comments***

XI. LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT PUBLIC COMMENT PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS

The Draft Environmental Assessment (EA) for the proposed project was published in the February 23, 2005 edition of the Environmental Notice. Copies of the Draft EA were provided to agencies and organizations for review and comment. A copy of the Draft EA was made available at the Makawao Public Library from February 14, 2005 onwards for public review. The approving agency, Maui Planning Commission, reviewed the Draft EA during its meeting on March 8, 2005 and issued a "no comment" letter on March 9, 2005. The 30-day public comment period for the Draft EA expired on March 24, 2005. All letters received during the Draft EA public comment period, as well as responses to substantive comments, are included in this section.



REPLY TO
ATTENTION OF

Regulatory Branch

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

MAR 08 2005

March 1, 2005

Munekiyo & Hiraga, Inc.
Attention: Mark Alexander Roy
305 High Street, Suite 104
Wailuku, HI 96793

Subject: Draft Environmental Assessment (EA) for proposed land use changes for the Pauwela Hongwanji parcel in Pauwela, Maui (TMK: 2-7-04:21).

Dear Mr. Munekiyo:

This office confirms receipt of your request dated February 18, 2005 for review and comment on the above-referenced project. The Corps of Engineers' Regulatory Branch previously reviewed this project as part of an early consultation process.

Based on our review of the additional information provided with the draft EA, we would like to state that the comments provided by this office on December 20, 2004 remain applicable to this project. The zoning changes themselves would not involve activities subject to regulation under our program. However, because the site is bordered to the west by the Kanemoeala Gulch, the Corps emphasizes that activities that would result in the discharge of dredged and/or fill material into the gulch, such as the installation of structures, drainage improvements, or stream channel re-alignment, may require a Department of the Army (DA) permit. Section 404 of the Clean Water Act requires that a DA permit be obtained prior to the placement or discharge of dredged and/or fill material into waters of the U.S., including wetlands (33 U.S.C. 1344). Please contact this office for a determination prior to commencement of any on-site activities.

Thank you for your cooperation with our regulatory program. If you need further assistance, please contact Ms. Connie Ramsey by phone at 808-438-2039, by facsimile at 808-438-4060, or by electronic mail at Connie.L.Ramsey@usace.army.mil. Please refer to file number POH-2004-1121 for further inquiries regarding this project.

Sincerely,

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

Copy furnished:

County of Maui, Dept. of Planning, Kivette A. Caigoy, 250 South High St., Wailuku, HI 96793



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO

March 24, 2005

George P. Young, Chief
Regulatory Branch
Department of the Army
U.S. Army Engineer District, Honolulu
Fort Shafter, Hawaii 96858-5440

SUBJECT: Draft Environmental Assessment (DEA) for Proposed Land Use Changes for the Hongwanji Parcel at TMK: 2-7-004:021, Pauwela, Maui, Hawaii (File No. POH-2004-1121)

Dear Mr. Young:

Thank you for your letter dated March 1, 2005, in response to the DEA review and comment request regarding the subject action.

We acknowledge the applicability of the prior determination made by your office on December 20, 2004 that a Department of the Army (DA) permit will not be required, as the land use amendments will not involve activities subject to DA regulation.

The presence of the Kanemoeala Gulch to the west of the subject parcel has also been noted. Should any activities affecting the gulch be proposed for the subject property in the future, coordination with the DA will be undertaken to ensure compliance with the Clean Water Act.

environment
planning

George P. Young, Chief
March 23, 2005
Page 2

Thank you again for the input provided. Please do not hesitate to call me in the event that you require additional information or have any other questions related to the aforementioned subject action.

Very truly yours,



Mark Alexander Roy, Planner

MAR:tn

cc: Carl Takumi, C. Takumi Engineering, Inc.
Janie Karimoto, Makawao Hongwanji Mission
Andy Hirose, Makawao Hongwanji Mission
Kivette Caigoy, Department of Planning

mhm/pauwela/armydea.res

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2102

MAR 07 2005

CHIYOME L. FUKINO, M. D.
DIRECTOR OF HEALTH

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

March 4, 2005

Mr. Mark Alexander Roy
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Mr. Roy:

Subject: **Draft Environmental Assessment for Proposed Changes to
Land Use Designations
TMK: (2) 2-7-04:021**

Thank you for the opportunity to comment on the Draft Environmental Assessment. We have no comments to offer at this time.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Herbert S. Matsubayashi".

Herbert S. Matsubayashi
District Environmental Health Program Chief

dy:HM

c Kivette A. Caigoy

MAR 04 2005

LINDA LINGLE
GOVERNOR OF HAWAII



PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

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

March 3, 2005
HONGWANJILUC-HIRAGA.RCM

LD-NAV

Munekiyo and Hiraga, Inc.
Mark Alexander Roy
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Roy:

Subject: Draft Environmental Assessment for Proposed Changes to Land Use
Designation for Former Pauwela Hongwanji Property
Island of Maui - TMK: 2nd/2-7-004: 021

Thank you for the opportunity to review and comment on the subject matter.

The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of the document pertaining to the subject matter to the following DLNR Divisions for their review and comment:

- Division of Forestry and Wildlife
- Engineering Division
- Division of State Parks
- Commission on Water Resource Management
- Office of Conservation and Coastal Lands
- Land-Maui District Land Office

Enclosed please find a copy of the Engineering Division comment.

Based on the attached responses the Department of Land and Natural Resources has no other comment to offer on the subject matter. If you have any questions, please feel free to contact Nicholas A. Vaccaro of the Land Division Support Services Branch at 1-808-587-0384.

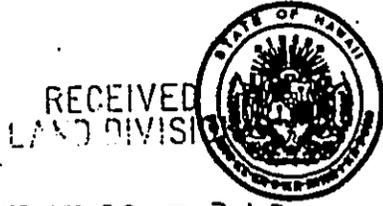
Very truly yours,

A handwritten signature in black ink, appearing to read "Warren F. Wegesend Jr.".

WARREN F. WEGESEND JR
Administrator

C: MDLO

LINDA LINGLE
GOVERNOR OF HAWAII



2005 FEB 28 P 3:49
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
STATE OF HAWAII POST OFFICE BOX 621
HONOLULU, HAWAII 96809

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

YVONNE Y. IZU
DEPUTY DIRECTOR - WATER

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

February 16, 2005
MUNEKIYO/HIRAGA

LD-NAV
HONGWANJILUC.CMT
Suspense Date: 2/25/05

MEMORANDUM:

- TO:
- *XXX Division of Forestry and Wildlife
 - *XXX Engineering Division
 - *XXX Division of State Parks
 - *XXX Land-Planning and Development
 - *XXX Office of Conservation and Coastal Lands
 - *XXX Commission on Water Resource Management
 - *XXX Land-Maui District Land Office

FROM: Warren F. Wegesend Jr. *WFW* Administrator
Land Division

SUBJECT: Draft Environmental Assessment (DEA) for Proposed Changes to Land Use Designations for Former Pauwela Hongwanji Property at, Pauwela, Island of Maui, Hawaii
TMK: (2) 2-7-4:21 Munekiyo & Hiraga, Inc. (808-244-2015)

Please review the DEA pertaining to the subject matter and submit your comment (if any) on Division letterhead signed and dated by the suspense date.

*NOTE: One copy of the DEA is available for your review in the Land Division Office, Room 220.

Should you have any questions, please contact Nicholas A. Vaccaro at 587-0384. If this office does not receive your comments by the suspense date, we will assume there are no comments.

() We have no comments.

Comments attached.

Division: Engineering

Signed: *Eric T. Hirano*

Date: 2/28/05

Print Name: ERIC T. HIRANO, CHIEF ENGINEER

05 FEB 17 AM 10:51 ENGINEERING

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LA/NAV

Ref.: HONGWANJILUC.CMT
Maui.301

COMMENTS

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

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

- () Mr. Robert Sumimoto at (808) 523-4254 or Mr. Mario Siu Li at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.

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

- () Other: _____

Should you have any questions, please call Mr. Andrew Monden of the Planning Branch at 587-0229.

Signed: *Eric T. Hirano*
ERIC T. HIRANO, CHIEF ENGINEER

Date: 2/28/05

#1640

LINDA LINGLE
GOVERNOR OF HAWAII



PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

YVONNE Y. IZU
DEPUTY DIRECTOR - WATER



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
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COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
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KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

February 16, 2005
MUNEKIYO/HIRAGA

LD-NAV
HONGWANJILUC.CMT
Suspense Date: 2/25/05

MEMORANDUM:

TO: *XXX Division of Forestry and Wildlife
 *XXX Engineering Division
 *XXX Division of State Parks
 *XXX Land-Planning and Development
 *XXX Office of Conservation and Coastal Lands
 *XXX Commission on Water Resource Management
 *XXX Land-Maui District Land Office

FROM: Warren F. Wegesend Jr. *WFW* Administrator
Land Division

SUBJECT: Draft Environmental Assessment (DEA) for Proposed Changes
to Land Use Designations for Former Pauwela Hongwanji
Property at, Pauwela, Island of Maui, Hawaii.
TMK: (2) 2-7-4:21 Munekiyo & Hiraga, Inc. (808-244-2015)

Please review the DEA pertaining to the subject matter and
submit your comment (if any) on Division letterhead signed and
dated by the suspense date.

*NOTE: One copy of the DEA is available for your review in the Land
Division Office, Room 220.

Should you have any questions, please contact Nicholas A.
Vaccaro at 587-0384. If this office does not receive your comments
by the suspense date, we will assume there are no comments.

We have no comments.

Comments attached.

Division: _____

Signed: *Paul J Conry*

Date: FEB 17 2005

Print Name: PAUL J. CONRY, ADMINISTRATOR
DIVISION OF FORESTRY AND WILDLIFE

LINDA LINGLE
GOVERNOR OF HAWAII



RECEIVED
LAND DIVISION

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2005 FEB 18 A 11:22

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

YVONNE Y. IZU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
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LAND
STATE PARKS

February 16, 2005
MUNEKIYO/HIRAGA

LD-NAV
HONGWANJILUC.CMT
Suspense Date: 2/25/05

MEMORANDUM:

FR: TO: *XXX Division of Forestry and Wildlife
*XXX Engineering Division
*XXX Division of State Parks
*XXX Land-Planning and Development
*XXX Office of Conservation and Coastal Lands
✓ *XXX Commission on Water Resource Management
*XXX Land-Maui District Land Office

TO: FROM: Warren F. Wegesend Jr. Administrator
Land Division

SUBJECT: Draft Environmental Assessment (DEA) for Proposed Changes
to Land Use Designations for Former Pauwela Hongwanji
Property at, Pauwela, Island of Maui, Hawaii
TMK: (2) 2-7-4:21 Munekiyo & Hiraga, Inc. (808-244-2015)

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Division Office, Room 220.

Should you have any questions, please contact Nicholas A.
Vaccaro at 587-0384. If this office does not receive your comments
by the suspense date, we will assume there are no comments.

(✓) We have no comments.

() Comments attached.

Division: CWRM

Signed: Edwin T. Sakoda

Date: 2/18/05

Print Name: Edwin T. Sakoda

LINDA LINGLE
GOVERNOR OF HAWAII



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STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
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PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

YVONNE Y. IZU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
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STATE PARKS

February 16, 2005
MUNEKIYO/HIRAGA

LD-NAV
HONGWANJILUC.CMT
Suspense Date: 2/25/05

MEMORANDUM:

FR: TO: *XXX Division of Forestry and Wildlife
*XXX Engineering Division
*XXX Division of State Parks
*XXX Land-Planning and Development
*XXX Office of Conservation and Coastal Lands
✓ *XXX Commission on Water Resource Management
*XXX Land-Maui District Land Office

TO: FROM: Warren F. Wegesend Jr. Administrator
Land Division

SUBJECT: Draft Environmental Assessment (DEA) for Proposed Changes to Land Use Designations for Former Pauwela Hongwanji Property at, Pauwela, Island of Maui, Hawaii
TMK: (2) 2-7-4:21 Munekiyo & Hiraga, Inc. (808-244-2015)

Please review the DEA pertaining to the subject matter and submit your comment (if any) on Division letterhead signed and dated by the suspense date.

*NOTE: One copy of the DEA is available for your review in the Land Division Office, Room 220.

Should you have any questions, please contact Nicholas A. Vaccaro at 587-0384. If this office does not receive your comments by the suspense date, we will assume there are no comments.

(✓) We have no comments.

() Comments attached.

Division: CWRM

Signed: Edwin T. Sakoda

Date: 2/18/05

Print Name: Edwin T. Sakoda

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

YVONNE Y. IZU
DEPUTY DIRECTOR - WATER

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

February 16, 2005
MUNEKIYO/HIRAGA

LD-NAV
HONGWANJILUC.CMT
Suspense Date: 2/25/05

MEMORANDUM:

TO: *XXX Division of Forestry and Wildlife
*XXX Engineering Division
*XXX Division of State Parks
*XXX Land-Planning and Development
*XXX Office of Conservation and Coastal Lands
✓ *XXX Commission on Water Resource Management
✓ *XXX Land-Maui District Land Office

FROM: Warren F. Wegesend Jr. *WFW* Administrator
Land Division

SUBJECT: Draft Environmental Assessment (DEA) for Proposed Changes
to Land Use Designations for Former Pauwela Hongwanji
Property at, Pauwela, Island of Maui, Hawaii
TMK: (2) 2-7-4:21 Munekiyo & Hiraga, Inc. (808-244-2015)

Please review the DEA pertaining to the subject matter and
submit your comment (if any) on Division letterhead signed and
dated by the suspense date.

*NOTE: One copy of the DEA is available for your review in the Land
Division Office, Room 220.

Should you have any questions, please contact Nicholas A.
Vaccaro at 587-0384. If this office does not receive your comments
by the suspense date, we will assume there are no comments.

We have no comments.

Comments attached.

Division: Land

Signed: *Charlene B. Umolec*

Date: 2/17/05

Print Name: _____



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO

March 24, 2005

Warren F. Wegesend, Jr.
State of Hawaii
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

SUBJECT: Draft Environmental Assessment (DEA) for Proposed Land Use
Changes for the Hongwanji Parcel at TMK: 2-7-004:021, Pauwela,
Maui, Hawaii

Dear Mr. Wegesend:

Thank you for your letter dated March 3, 2005, in response to the DEA review and comment request regarding the subject action.

We acknowledge the confirmation by your Engineering Division that the subject property is located in Zone X according to the Flood Insurance Rate Map (FIRM), an area for which there are no regulations for development as set by the Flood Insurance Program.

Please do not hesitate to call me in the event that you require additional information or have any other questions related to the aforementioned subject action.

Very truly yours,

Mark Alexander Roy, Planner

MAR:tn

cc: Carl Takumi, C. Takumi Engineering, Inc.
Janie Karimoto, Makawao Hongwanji Mission
Andy Hirose, Makawao Hongwanji Mission
Kivette Caigoy, Department of Planning

mhm/pauwela/dlnrdea.res

environment
planning

305 High Street, Suite 104 Wailuku, Hawaii 96793 ph: (808)244-2015 fax: (808)244-8729 planning@mhinc.com

LINDA LINGLE
GOVERNOR



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

March 9, 2005

MAR 21 2005

RODNEY K. HARAGA
DIRECTOR

Deputy Directors
BRUCE Y. MATSUI
BARRY FUKUNAGA
BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

STP 8.1624

Mr. Mark Alexander Roy
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Roy:

Subject: Former Pauwela Hongwanji
Draft Environmental Assessment (DEA) for
Proposed Changes to Land Use Designation

Thank you for your transmittal requesting our review of the subject report.

The proposed action will not impact our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Rodney K. Haraga".

RODNEY K. HARAGA
Director of Transportation

c: Kivette A. Caigoy, Maui Department of Planning

LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186
E-mail: oeqc@health.state.hi.us

February 23, 2005

Michael Foley
Maui Planning Department
250 South High St.
Wailuku, HI 96793

Attn: Kivette Caigoy

Dear Mr. Foley:

Subject: Draft environmental assessment (EA)
Makawao (Pauwela) Hongwanji Change in Zoning

We have the following comments:

Two-sided pages: In order to reduce bulk and save on paper, please print on both sides of the pages in the final document.

Archeological resources: In the final EA enclose documentation from the State Historic Preservation Dept. of DLNR concurring with the Xamanek report's conclusion of no impacts to archeological resources.

Timeframe: What are the anticipated start and end dates of the zone change process?

If you have any questions, call Nancy Heinrich at 586-4185.

Sincerely,

Handwritten signature of Genevieve Salmonson in cursive.
GENEVIEVE SALMONSON
Director

c: Mark Roy, Munekiyo & Hiraga



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO

March 24, 2005

Genevieve Salmonson, Director
State of Hawaii
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

SUBJECT: Community Plan Amendment and Change in Zoning (Draft Environmental Assessment) for Property at TMK: 2-7-004:021, Pauwela, Maui, Hawaii

Dear Ms. Salmonson:

Thank you for your letter of February 23, 2005, commenting on the Draft Environmental Assessment (DEA) for the subject action. We offer the following information in response to the comments noted.

Two-Sided Pages: In order to reduce bulk and save on paper, the Final Environmental Assessment (FEA) will contain pages that have been printed on both sides.

Archaeological Resources: A copy of the DEA has been submitted to the State Historic Preservation Division (SHPD) for review. As of March 24, 2005, the final day of public comment period, no comments had been received from SHPD. During a telephone conversation with SHPD on March 24, 2005, Dr. Melissa Kirkendall stated that review and comment on the subject action is still pending. We would like to note that the subdivision concept shown in the DEA is theoretical only for environmental analysis purposes, and no subdivision action or other ground altering activity is currently being proposed by the applicant. Archaeological documentation relevant to the proposed action will be included in the FEA.

Timeframe: The subject land use amendments were formally initiated by Council Resolution No. 04-151 and adopted on October 15, 2004. It is anticipated that the land use entitlements process will be completed in the third quarter of 2005.

Genevieve Salmonson, Director
March 23, 2005
Page 2

Once again, thank you for the input provided. Please do not hesitate to call me in the event that you require additional information or have any other questions related to the aforementioned subject action.

Very truly yours,



Mark Alexander Roy, Planner

cc: Andy Hirose, Makawao Hongwanji Mission
Janie Karimoto, Makawao Hongwanji Mission
Kivette Caigoy, Department of Planning
Erik Fredericksen, Xamanek Researches

mhm/pauwela/oeqc.res

MAR 28 2005

PHONE (808) 594-1888

FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

HRD04/1660B

March 22, 2005

Ms. Kivette A. Caigoy
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Re: Draft Environmental Assessment, Community Plan Amendment and Change in Zoning for Property at Pauwela, Makawao, Island of Maui Tax Map Key 2-7-04:21

Dear Mr. Munekiyo:

The Office of Hawaiian Affairs (OHA) is in receipt of your request for consultation regarding a proposed community plan amendment and change in zoning for the aforementioned property which encompasses approximately a 0.978 acre parcel owned by the Honpa Hongwanji Mission.

Given the usage of the property since 1914, by various Hongwanji, OHA is not adverse to the proposed community plan amendment to reconcile the varied property designations and has no substantive comments to offer on the proposed changes. The proposed changes do not appear to adversely impact any known native Hawaiian rights, resources or practices in the area. OHA would, however, request to be kept abreast and informed of any further actions concerning this particular initiative.

If you have any questions or concerns, please contact Kai Markell, Policy Advocate, at 594-1945 or kaim@oha.org. Once again, thank you for your patience during our review and assessment of this important matter.

'O wau iho nō,

A handwritten signature in black ink, appearing to read "Clyde W. Nāmu'o".

Clyde W. Nāmu'o
Administrator

c. ✓ Mr. Mark Alexander Roy, Project Manager, Munekiyo & Hiraga, Inc.



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO

March 28, 2005

Clyde W. Namu`o, Administrator
State of Hawaii
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Assessment (DEA) for Proposed Changes to
Land Use Designations at TMK (2) 2-7-04:021, Pauwela, Maui,
Hawaii

Dear Mr. Namu`o:

Thank you for your letter dated March 22, 2005, commenting on the Draft Environmental Assessment (DEA) for the subject action. We acknowledge the determination by your office that the subject action does not appear to adversely impact any known native Hawaiian rights, resources or practices in the area.

Concerning your request to be kept abreast of further actions on the subject property, we confirm that no further actions are currently proposed for the subject property. Your letter will, however, be forwarded to Makawao Hongwanji Mission for their information and file should any further action be proposed by the applicant in the future.

Thank you again for the input provided. Should you require additional information or have any other questions related to the aforementioned subject action, please do not hesitate to call me at (808) 244-2015.

Very truly yours,

Mark Alexander Roy
Planner

MAR:tn

cc: Andy Hirose, Makawao Hongwanji Mission
Janie Karimoto, Makawao Hongwanji Mission
Kivette Caigoy, Department of Planning

mhm/pauwela/ohadea res

environment
planning

305 High Street, Suite 104, Wailuku, Hawaii 96793 ph: (808) 244-2015 fax: (808) 244-8729 planning@mhinconline.com

APR 05 2005



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

LINDA LINGLE
GOVERNOR
THEODORE E. LIU
DIRECTOR
MARK K. ANDERSON
ACTING DEPUTY DIRECTOR
MARY LOU KOBAYASHI
ADMINISTRATOR
OFFICE OF PLANNING

OFFICE OF PLANNING

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

Telephone: (808) 587-2846
Fax: (808) 587-2824

Ref. No. P-10867

March 30, 2005

Mr. Mark Alexander Roy
Munekiyo & Haraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Roy:

Subject: Draft Environmental Assessment (DEA) for Proposed Changes to Land Use Designations at TMK (2) 2-7-04: 021, Pauwela, Maui, Hawaii

We have reviewed the above referenced proposal for amendments initiated by the County Council of Maui to the Paia-Haiku Community Plan from "Park" to "Single-family", and from "Urban Reserve" to "R-3, Residential" for the former Pauwela Hongwanji Mission Property. The 0.978-acre property is within the State Urban District and is owned by the Honpa Hongwanji Mission of Hawaii. The property contains one single-family residence formerly used by the Minister to the Church. Under the proposed zoning change, the lot could be subdivided into three lots and two additional residences could be constructed on the two new lots. However, the owners are not proposing any new construction.

We have no objections to the proposed amendments. Thank you for the opportunity to comment on this application. Should you have any questions, please call Lorene Maki at 587-2888.

Sincerely,

A handwritten signature in cursive script that reads "Mary Lou Kobayashi".

Mary Lou Kobayashi
Administrator

c: Kivette A. Caigoy, Department of Planning, County of Maui
Anthony Ching, Land Use Commission



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

FEB 23 2005

ALAN M. ARAKAWA
Mayor

ALICE L. LEE
Director

HERMANT T. ANDAYA
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

February 16, 2005

Mr. Mark Alexander Roy, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Roy:

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (DEA) FOR
PROPOSED CHANGES TO LAND USE DESIGNATIONS AT
TMK (2) 2-7-04:021. PAUWELA, MAUI, HAWAII**

In response to your February 18, 2005 (date was not correct) letter, please be advised that we have reviewed the DEA for the subject property and have no comment to offer.

Thank you for the opportunity to comment. We are returning the DEA for your use.

Very truly yours,

ALICE L. LEE
Director

ETO:hs

c: Edwin Okubo
Kivette A. Caigoy

ALAN M. ARAKAWA
Mayor
MICHAEL W. FOLEY
Director
WAYNE A. BOTEILHO
Deputy Director

MAR 11 2005



COUNTY OF MAUI
DEPARTMENT OF PLANNING

March 9, 2005

Mr. Michael Munekiyo, AICP
Munekiyo & Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Munekiyo:

RE: Draft Environmental Assessment for the Proposed Community Plan Amendment and Change in Zoning for Makawao Hongwanji Mission, Located at TMK: 2-7-004: 021, Pauwela, Island of Maui, Hawaii (LTR 2004/4484) (EA 2004/0017) (CPA 2004/0010) (CIZ 2004/0018)

At its regular meeting on March 8, 2005, the Maui Planning Commission (Commission) reviewed the above-referenced document and had no comments on the proposed action.

Thank you for your cooperation. If additional clarification is required, please contact Ms. Kivette A. Caigoy, Environmental Planner, of this office at 270-7735.

Sincerely,

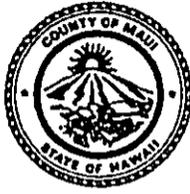
A handwritten signature in black ink, appearing to read "M. W. Foley".

MICHAEL W. FOLEY
Planning Director

MWF:KAC:lar

c: Wayne A. Boteilho, Deputy Planning Director
Clayton I. Yoshida, AICP, Planning Program Administrator
Kivette A. Caigoy, Environmental Planner
EA Project File
General File
K:\WP_DOCS\PLANNING\EA\2004\17_MakawaoHongwanji\MPCCComments.wpd

ALAN M. ARAKAWA
Mayor



FEB 18 2005
GLENN T. CORREA
Director

JOHN L. BUCK III
Deputy Director

(808) 270-7230
Fax (808) 270-7934

DEPARTMENT OF PARKS & RECREATION

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

February 16, 2005

Mr. Mark Alexander Roy, Planner
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Roy:

**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
PROPOSED CHANGES TO LAND USE DESIGNATIONS
TMK: (2) 2-7-04:021, PAUWELA, MAUI, HAWAII**

We have reviewed the Draft Environmental Assessment for the subject project and have no comments or objections to the proposed action.

Thank you for the opportunity to review and comment. Should there be any questions, please contact Mr. Patrick Matsui, Chief of Parks Planning and Development, at 270-7387.

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn T. Correa".

GLENN T. CORREA
Director

c: Patrick Matsui, Chief of Parks Planning and Development
Kivette A. Caigoy, Department of Planning

ALAN M. ARAKAWA
Mayor

MILTON M. ARAKAWA, A.I.C.P.
Director

MICHAEL M. MIYAMOTO
Deputy Director

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



COUNTY OF MAUI
**DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL MANAGEMENT**
200 SOUTH HIGH STREET, ROOM 322
WAILUKU, MAUI, HAWAII 96793

MAR 21 2005

RALPH NAGAMINE, L.S., P.E.
Development Services Administration

TRACY TAKAMINE, P.E.
Wastewater Reclamation Division

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

Solid Waste Division

March 16, 2005

Mr. Mark Alexander Roy, Planner
MUNEKIYO & HIRAGA, INC.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Mr. Roy:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
HONPA HONGWANJI MISSION OF HAWAII PROPERTY
TMK: (2) 4-2-004:002

We reviewed the subject application and should the property be subdivided, we have the following comments:

1. A road-widening lot shall be provided for the adjoining half of Pauwela Road to provide for future 50 foot wide right-of-way and improved to County standards to include, but not be limited to pavement widening and drainage swales. Said lot shall be dedicated to the County upon completion of the improvements.
2. A verification shall be provided by a Registered Civil Engineer that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.
3. All existing features such as structures, driveways, drainage ways, edge of the pavement, etc. shall be shown on the project plat plan.
4. A site plan and a sight distance report to determine required sight distance and available sight distance at existing and proposed street intersections shall be provided for our review and approval.

Mr. Mark Alexander Roy, Planner
March 16, 2005
Page 2

Please call Michael Miyamoto at 270-7845 if you have any questions regarding this letter.

Sincerely,


for MILTON M. ARAKAWA, A.I.C.P.
Director

MMA:MMM:da
xc: Kivette Caigoy, Staff Planner
S:\LUCACZM\27004002_Honpa_Hong_Miss_of_HI_dea_da.wpd



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO

March 24, 2005

Milton M. Arakawa, Director
County of Maui
Department of Public Works
and Environmental Management
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Draft Environmental Assessment (DEA) for Proposed Changes to
Land Use Designations at TMK (2) 2-7-04:021, Pauwela, Maui,
Hawaii

Dear Mr. Arakawa:

Thank you for your letter dated March 16, 2005, commenting on the Draft Environmental Assessment (DEA) for the subject action. Please note that the tax map reference for the subject property is TMK (2) 2-7-04:021.

We acknowledge your comments regarding the potential subdivision of the property. As noted in the DEA, the subdivision concept has been discussed for environmental impact disclosure purposes only, and at this point, no subdivision action is being proposed by the applicant. Should a subdivision proposal be formulated in the future, coordination with the Department will be undertaken to address each of the requirements noted in your comment letter.

Should you require additional information or have any other questions related to the aforementioned subject action, please do not hesitate to call me at 244-2015.

Very truly yours,

Mark Alexander Roy, Planner

MAR:tn

cc: Kivette Caigoy, Department of Planning
Andy Hirose, Makawao Hongwanji Mission
Janie Karimoto, Makawao Hongwanji Mission
Carl Takumi, C. Takumi Engineering, Inc.

mhm/pauwela/dpwrmdca.res

environment
planning

305 High Street, Suite 104 Wailuku, Hawaii 96793 ph: (808)244-2015 fax: (808)244-8729 planning@mhinonline.com

ALAN M. ARAKAWA
Mayor



MAR 04 2005

GEORGE Y. TENGAN
Director

JEFFREY T. PEARSON, P.E.
Deputy Director

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

March 1, 2005

Munekiyo & Hiraga, Inc.
Attention: Mark Alexander Roy
305 High Street, Ste 104
Wailuku, HI 96793

Subject: Draft Environmental Assessment (DEA) for Proposed Changes to Land Use Designations at TMK (2) 2-7-04:021, Pauwela, Maui, Hawaii

Dear Mr. Roy:

Thank you for the opportunity to comment on the Draft Environmental Assessment for the proposed subject action.

The property is served by the Upcountry System. Water for the system comes from the Haiku Aquifer and the Koolau streams. The property is within the Upcountry area affected by the "Shortage of Capacity Affecting Upcountry Areas".

The property has an average consumption of about 380 gallons per day. By standards, this is slightly lower than the average single family use in the area.

The property is located in an area affected by a finding of inadequate water supply, developed for fire protection, domestic and irrigation purposes to take on new or additional services without the detriment to those already served in the area. Any new or additional water service is subject to the development of sufficient water source. The rules and regulations are found in the Maui County Administrative, Title 16, Chapter 106, Water Meter Issuance Rule for the Upcountry System, which is posted on our web site at <http://www.mauiwater.org>.

Since November 2, 1994, a priority list of premises has been maintained by the Department by the date received. If this property is not on the Upcountry Waiting List, we suggest that the applicant consider contacting our Engineering Division. Should the property be subdivided in the future, the applicant will be subject to the Department's rules and regulations for subdivisions.

Should you have any questions, please contact our Water Resources and Planning Division at 270-7199.

Sincerely,

George Tengan
Director
ayi

c: Engineering Division
Department of Planning, Kivette A. Caigoy

"By Water All Things Find Life"

Printed on recycled paper





MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO

March 24, 2005

George Tengan, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Draft Environmental Assessment (DEA) for Proposed Changes to
Land Use Designations at TMK (2) 2-7-04:021, Pauwela, Maui,
Hawaii

Dear Mr. Tengan:

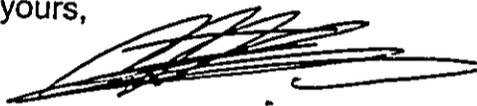
Thank you for your letter dated March 1, 2005, commenting on the Draft Environmental Assessment (DEA) for the subject action. We acknowledge your comments regarding water source availability and consumption, as well as the determination that the subject property is located in an area of the Upcountry System affected by inadequate water supply.

We note that the subdivision concept shown in the DEA is theoretical only for environmental analysis purposes, and at this point, no subdivision action is being proposed by the applicant. In absence of a proposed subdivision, water consumption on the subject property is expected to remain at the current level of about 380 gallons per day. Should a subdivision proposal be formulated in the future, coordination with the Department of Water Supply (DOWS), Engineering Division will be undertaken to establish water resource requirements. It is also acknowledged that any future subdivision of the subject property would be subject to DOWS rules and regulations relating to subdivisions.

George Tengan, Director
March 23, 2005
Page 2

Should you require additional information or have any other questions related to the
aforementioned subject action, please do not hesitate to call me at (808) 244-2015.

Very truly yours,

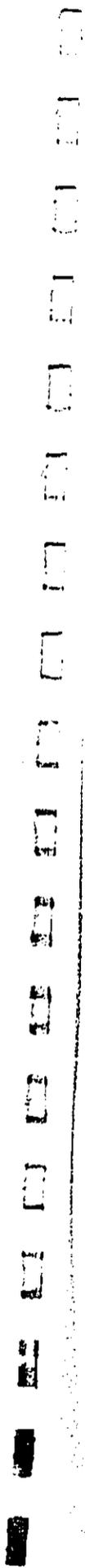


Mark Alexander Roy, Planner

MAR:tn

cc: Kivette Caigoy, Department of Planning
Janie Karimoto, Makawao Hongwanji Mission
Andy Hirose, Makawao Hongwanji Mission
Carl Takumi, C. Takumi Engineering, Inc.

mhm/pauweta/dwsdea.res



MAR 08 2005



March 7, 2005

Munekiyo & Hiraga, Inc.
Attn: Mr. Mark Alexander Roy
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Roy,

Subject: Draft Environmental Assessment (DEA) for Proposed Changes to Land Use Designations (for former Pauwela Hongwanji Property) at TMK: (2) 2-7-04:021; Pauwela, Maui, Hawaii

Thank you for allowing us to comment on the Draft Environmental Assessment (DEA) documents for the subject project, which was received on February 15, 2005.

In reviewing our records and the information received, Maui Electric Company (MECO) will be requiring access and electrical easements for our facilities to serve the proposed "future" subdivision. We encourage the customer's consultant to meet with us as soon as practical to verify the project's electrical demand requirements so that future services can be provided on a timely basis.

If you have any questions or concerns, please call Ray Okazaki at 871-2340.

Sincerely,

A handwritten signature in dark ink, appearing to read "Neal Shinyama". The signature is fluid and cursive, with a prominent initial "N".

Neal Shinyama
Manager, Engineering

NS/ro:lh

c: Kivette A. Caigoy – County of Maui-Department of Planning



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO

March 24, 2005

Mr. Neal Shinyama
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawaii 96733-6898

SUBJECT: Draft Environmental Assessment (DEA) for Proposed Land Use Changes (for Former Pauwela Hongwanji Property) at TMK: 2-7-004:021, Pauwela, Maui, Hawaii

Dear Mr. Shinyama:

Thank you for your letter dated March 7, 2005, in response to the DEA review and comment request regarding the subject action.

We would like to reaffirm at this point that no subdivision is proposed at present for the subject property. Should a proposal for subdivision be formulated in the future, coordination will be undertaken with MECO to address electrical demand requirements.

Thank you again for the input provided. Please do not hesitate to call me in the event that you require additional information or have any other questions related to the aforementioned subject action.

Very truly yours,

Mark Alexander Roy, Planner

MAR:tn

cc: Janie Karimoto, Makawao Hongwanji Mission
Andy Hirose, Makawao Hongwanji Mission
Kivette Caigoy, Department of Planning

mhrn/pauwela/meco.res



ALAN M. ARAKAWA
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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

March 16, 2005

MAR 23 2005



THOMAS M. PHILLIPS
CHIEF OF POLICE

KEKUHAUPIO R. AKANA
DEPUTY CHIEF OF POLICE

Mr. Mark Alexander Roy
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Roy:

SUBJECT: DEA for Proposed Changes to Land Use Designations at TMK (2) 2-7-04:021, Pauwela, Maui, Hawaii

Thank you for your letter of February 18, 2005, requesting comments on the above subject.

We have reviewed the information submitted for this project and have no comments or recommendations to make at this time. We are returning the DEA which was submitted for our review. Thank you for giving us the opportunity to comment on this project.

Very truly yours,

Assistant Chief Sydney Kikuchi
for: Thomas M. Phillips
Chief of Police

c: Kivette A. Caigoy, Planning Department

COPY

TO : THOMAS PHILLIPS, CHIEF, MAUI POLICE DEPARTMENT
VIA : CHANNELS *FA* 03/14/05
FROM : RANDALL BURGESS, P.O.III, WAILUKU PATROL
SUBJECT : DRAFT ENVIRONMENTAL ASSESSMENT FOR PROPOSED CHANGES TO LAND USE DESIGNATIONS AT TMK (2) 2-7-04:021 PAUWELA

Sir, this To/From is being submitted in regards to police comments/recommendations to the Draft Environmental Assessment for Proposed Changes to Land Use Designations at TMK (2) 2-7-04:021 Pauwela, Maui, Hi..

Review revealed no conflicts of land useage or roadway/traffic concerns at this time.

Respectfully submitted,
Randall Burgess
Randall BURGESS #1023
030705 @ 1530 hours

NO CONCERNS AT THIS TIME.
Sgt. M. Brown
3/11/05

Concur w/
Sgt Pellizar + c/o
Burgess.

AKANA
3/11/05

References

References

County of Maui, The General Plan of the County of Maui 1990 Update, 1990.

County of Maui, Haiku-Paia Community Plan, May 1995.

County of Maui, Maui County Data Book 2002, September 2002.

County of Maui, Wastewater Reclamation Division, Wastewater Flow Standards, September 28, 1993.

Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM 1500030185D), May 15, 2002.

Honpa Hongwanji Mission, Centennial Publication, 1989.

Land Study Bureau, Detailed Land Classification—Island of Maui, May 1967.

SMS, Maui County Community Plan Update Program: Socio-Economic Forecast, June 2002.

U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, 1972.

Appendices

Appendix A

***Resolution No. 04-151
Referring Two Proposed Bills
to the Maui Planning Commission***

Resolution

No. 04-151

REFERRING TWO PROPOSED BILLS RELATING TO A CHANGE
IN ZONING AND A COMMUNITY PLAN AMENDMENT
FOR THE MAKAWAO HONGWANJI MISSION, SITUATED AT
HAIKU, MAUI, HAWAII, TO THE MAUI PLANNING COMMISSION

WHEREAS, the Paia-Haiku Community Plan (1995) was enacted by Ordinance No. 2415, which became effective on May 17, 1995, and

WHEREAS, upon enactment of the Paia-Haiku Community Plan (1995), property situated at Haiku, Maui, Hawaii, identified for real property tax purposes by Tax Map Key Number (2) 2-7-004:021, comprising approximately 0.97 acres (the "Parcel"), was designated for Park on the community plan and land use map; and

WHEREAS, the Council is considering a community plan amendment from Park to Single Family Residential and a change in zoning from Urban Reserve to R-3 Residential District; and

WHEREAS, Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1993) require that the appropriate planning commission review proposed land use ordinances and amendments to the General Plan and provide findings and recommendations to the Council; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That it hereby refers the proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE PAIA-HAIKU COMMUNITY PLAN AND LAND USE MAP FROM PARK TO SINGLE FAMILY RESIDENTIAL FOR PROPERTY SITUATED AT HAIKU, MAUI, HAWAII, FOR THE MAKAWAO HONGWANJI MISSION", a copy of which is attached hereto as Exhibit "A" and made a part hereof, to the Maui Planning Commission for appropriate action pursuant to Section 8-8.4 and Section 8-8.6 of the Revised Charter of the County of Maui (1993); and
2. That it hereby refers the proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM URBAN RESERVE DISTRICT TO R-3 RESIDENTIAL DISTRICT FOR PROPERTY SITUATED AT HAIKU, MAUI, HAWAII, FOR THE MAKAWAO HONGWANJI MISSION", a copy of which is attached hereto as Exhibit "B" and made a part hereof, to the Maui Planning Commission for appropriate action pursuant to Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1993); and

Resolution No. 04-151

3. That it hereby requests the owner of the Parcel to provide notification, by certified mail, of the public hearing to surrounding landowners within 500 feet of the Parcel; and
4. That it respectfully requests the Maui Planning Commission to transmit their findings and recommendations to the Council as expeditiously as possible; and
5. That certified copies of this resolution be transmitted to the Mayor, the Planning Director, and the members of the Maui Planning Commission.

APPROVED AS TO FORM AND LEGALITY



JAMES A. GIROUX
Department of the Corporation Counsel
County of Maui
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ORDINANCE NO. _____

BILL NO. _____ (2004)

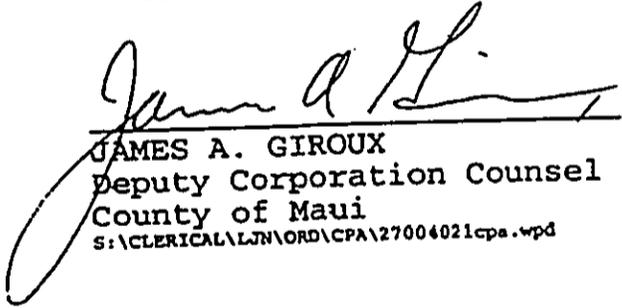
A BILL FOR AN ORDINANCE TO AMEND THE
PAIA-HAIKU COMMUNITY PLAN AND LAND USE MAP
FROM PARK TO SINGLE FAMILY RESIDENTIAL FOR
PROPERTY SITUATED AT HAIKU, MAUI, HAWAII
FOR THE MAKAWAO HONGWANJI MISSION

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Pursuant to Chapter 2.80A, Maui County Code, the Paia-Haiku Community Plan and Land Use Map is hereby amended from Park to Single Family Residential for property situated at Haiku, Maui, Hawaii, and identified for real property tax purposes by Tax Map Key Number (2)2-7-004:021, comprising approximately 0.97 acres, and more particularly described in Exhibit "1", attached hereto and made a part hereof, and in Community Plan Map No. _____, which is on file in the Office of the County Clerk of the County of Maui, and by reference made a part hereof.

SECTION 2. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:


JAMES A. GIROUX
Deputy Corporation Counsel
County of Maui

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EXHIBIT "A"

All those certain parcels of land situate at Pauhala, Hanakula, Island and County of Maui, Territory of Hawaii, being portions of Grant 143 to Kahuia and of Grant 137 to Nahinu, known as LOT 1 and LOT 2, and more particularly described as follows:

LOT 1: Beginning at an iron pipe at the north-westerly corner of this lot on the easterly edge of Kanemoala Gulch, the coordinates of said point being 9,777.49 feet north and 15,224.44 feet west referred to Government Survey Triangulation Station "Kapuni" and running thence by azimuths measured clockwise from true south:

1. 238° 10' 170.00 feet along land owned by Hawaiian Commercial & Sugar Co., Ltd., and leased to Maui Pineapple Co., Ltd., to an iron pipe;
2. 347° 53' 220.00 feet along same to an iron pipe;
3. 58° 10' 170.00 feet along land owned by Hawaiian Commercial & Sugar Co., Ltd., to an iron pipe;
4. 167° 53' 220.00 feet along the easterly edge of Kanemoala Gulch along land owned by Hawaiian Commercial & Sugar Co., Ltd., to the point of beginning and containing an area of 0.606 acre, more or less.

LOT 2: Beginning at a point at the northeasterly corner of this lot, said point being on the southerly boundary of the Kane Highway PAP 532(3), the coordinates of said point being 9,661.35 feet north and 15,553.97 feet west referred to Government Survey Triangulation Station "Kapuni" and running thence by azimuths measured clockwise from true south:

1. 334° 52' 121.27 feet along land owned by the County of Maui to a point;
2. 222° 04' 70.10 feet along same to a point;
3. 70° 30' 30.20 feet along the northwesterly boundary of a government road to a point;
4. 70° 44' 240.00 feet along same to a point;
5. 62° 31' 61.00 feet along same to a point;
6. 107° 47' 31.00 feet along the easterly edge of Kanemoala Gulch, along land owned by Hawaiian Commercial & Sugar Co., Ltd., to a point;
7. 194° 12' 73.00 feet along same to a point;
8. 171° 11' 71.22 feet along same to a point;

Thence along the southerly boundary of the Kane Highway PAP 532(3) along a curve to the left with a radius of 1,124.35 feet, the distance and distance of the long chord being:

9. 277° 22' 12" 173.00 feet to the point of beginning and containing an area of 0.97 acre, more or less.

TOGETHER with a perpetual easement, for ingress and egress to be used in common with all others entitled thereto over and across that certain parcel of land, 20 feet in width, extending from the southeasterly side of Lot 1 to the northerly boundary of the Kane Highway (PAP 532(3)). The westerly boundary of said easement is the easterly edge of Kanemoala Gulch as it runs on azimuth 347° 53' 213.22 feet from the southerly corner of Lot 1 to an intersection with the northerly boundary of the Kane Highway.

SUBJECT, HOWEVER, as to a triangular portion of Lot 1 on the northerly side containing an area of .93 acre, more or less, to an unrecorded lease dated as of January 1, 1954, to Maui Pineapple Company, Limited, up to and including December 31, 1954, with the right in said lease up to and including said date to enter upon said leased premises to cultivate and care for its crops and to harvest the pineapples from the area under lease to it.

EXHIBIT " 1 "

ORDINANCE NO. _____

BILL NO. _____ (2004)

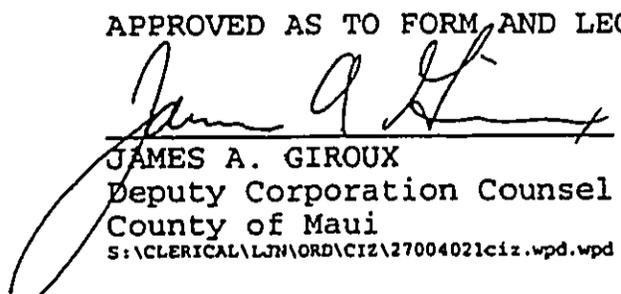
A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM
URBAN RESERVE DISTRICT TO R-3 RESIDENTIAL DISTRICT
FOR PROPERTY SITUATED AT HAIKU, MAUI, HAWAII
FOR THE MAKAWAO HONGWANJI MISSION

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Pursuant to Chapters 19.08 and 19.510, Maui County Code, a change in zoning from Urban Reserve District to R-3 Residential District is hereby granted for that certain parcel of land situated at Haiku, Maui, Hawaii, and identified for real property tax purposes by Tax Map Key Number (2)2-7-004:021, comprising approximately 0.97 acres, and more particularly described in Exhibit "1", attached hereto and made a part hereof, and in Land Zoning Map No. _____, which is on file at the Office of the Clerk of the County of Maui, and by reference made a part hereof.

SECTION 2. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM AND LEGALITY


JAMES A. GIROUX
Deputy Corporation Counsel
County of Maui

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EXHIBIT "B"

All those certain parcels of land situate at Paupala, Hanaleiua, Island and County of Maui, Territory of Hawaii, being portions of Grants 143 to Kūhio and of Grant 137 to Nāhina, known as LOT 1 and LOT 2, and more particularly described as follows:

LOT 1: Beginning at an iron pipe at the north-westerly corner of this lot on the easterly edge of Kanemozala Gulch, the coordinates of said point being 9,777.49 feet north and 16,224.44 feet west referred to Government Survey Triangulation station "Kāpuai" and running thence by azimuths measured clockwise from true south:

1. 238° 10' 170.00 feet along land owned by Hawaiian Commercial & Sugar Co., Ltd., and leased to Maui Pineapple Co., Ltd., to an iron pipe;
2. 347° 53' 220.00 feet along same to an iron pipe;
3. 58° 10' 170.00 feet along land owned by Hawaiian Commercial & Sugar Co., Ltd., to an iron pipe;
4. 167° 33' 220.00 feet along the easterly edge of Kanemozala Gulch along land owned by Hawaiian Commercial & Sugar Co., Ltd., to the point of beginning and containing an area of 3.808 acre, more or less.

LOT 2: Beginning at a point at the northeasterly corner of this lot, said point being on the southerly boundary of the Hana Highway PAP 532(3), the coordinates of said point being 9,661.35 feet north and 15,553.97 feet west referred to Government Survey Triangulation station "Kāpuai" and running thence by azimuths measured clockwise from true south:

1. 334° 52' 121.27 feet along land owned by the County of Maui to a point;
 2. 228° 34' 76.10 feet along same to a point;
 3. 70° 30' 39.80 feet along the northwesterly boundary of a government road to a point;
 4. 78° 46' 240.50 feet along same to a point;
 5. 12° 31' 61.80 feet along same to a point;
 6. 107° 47' 31.60 feet along the westerly edge of Kanemozala Gulch, along land owned by Hawaiian Commercial & Sugar Co., Ltd., to a point;
 7. 194° 18' 73.00 feet along same to a point;
 8. 171° 11' 71.22 feet along same to a point;
- Thence along the southerly boundary of the Hana Highway (PAP 532(3)) along a curve to the left with a radius of 3,324.55 feet, the azimuth and distance of the long chord being:
9. 277° 22' 12" 173.00 feet to the point of beginning and containing an area of 0.97 acre, more or less.

TOGETHER with a perpetual easement for ingress and egress to be used in common with all others entitled thereto over and across that certain parcel of land, 20 feet in width, extending from the southeasterly side of Lot 1 to the northerly boundary of the Hana Highway (PAP 532(3)). The westerly boundary of said easement is the easterly edge of Kanemozala Gulch as it runs on azimuth 347° 53' 220.00 feet from the southerly corner of Lot 1 to an intersection with the northerly boundary of the Hana Highway.

SUBJECT, HOWEVER, as to a triangular portion of Lot 1 on the northerly side containing an area of .01 acre, more or less, to an unrecorded lease dated as of January 1, 1934, to Maui Pineapple Company, Limited, up to and including December 31, 1934, with the right in said lease up to and including said date to enter upon said leased premises to cultivate and care for its crops and to harvest its pineapples from the area under lease to it.

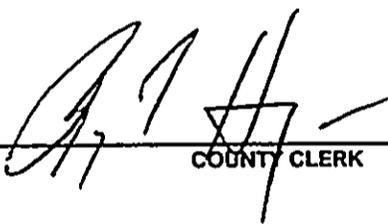
COUNCIL OF THE COUNTY OF MAUI

WAILUKU, HAWAII 96793

CERTIFICATION OF ADOPTION

It is HEREBY CERTIFIED that RESOLUTION NO. 04-151 was adopted by the Council of the County of Maui, State of Hawaii, on the 15th day of October, 2004, by the following vote:

MEMBERS	Dain P. KANE Chair	Robert CARROLL Vice-Chair	G. Riki HOKAMA	Jo Anne JOHNSON	Dennis A. MATEO	Michael J. MOLINA	Wayne K. NISHIKI	Joseph PONTANILLA	Charmaine TAVARES
ROLL CALL	Excused	Aye	Aye	Aye	Aye	Aye	Excused	Aye	Aye



COUNTY CLERK

Appendix B

***Planning and Land Use
Committee Report
No. 04-184***

COUNCIL OF THE COUNTY OF MAUI
PLANNING AND LAND USE COMMITTEE

October 15, 2004

Committee
Report No. 04-184

Honorable Chair and Members
of the County Council
County of Maui
Wailuku, Maui, Hawaii

Chair and Members:

Your Planning and Land Use Committee, having met on September 28, 2004, makes reference to County Communication No. 00-289, from the Department of the Corporation Counsel, transmitting the following:

1. A proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE PAIA-HAIKU COMMUNITY PLAN LAND USE MAP FROM PARK TO PUBLIC/QUASI-PUBLIC FOR PROPERTY SITUATED AT HAIKU, MAUI, HAWAII".

The purpose of the proposed bill is to enact a Community Plan Amendment from Park to Public/Quasi-Public for approximately 0.97 acres at 20 Pauwela Road in Haiku, owned by the Makawao Hongwanji Mission.

2. A proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM URBAN RESERVE DISTRICT TO P-1 PUBLIC/QUASI-PUBLIC DISTRICT FOR PROPERTY SITUATED AT HAIKU, MAUI, HAWAII".

The purpose of the proposed bill is to enact a Change in Zoning from Urban Reserve District to P-1 Public/Quasi-Public District for approximately 0.97 acres at 20 Pauwela Road in Haiku, owned by the Makawao Hongwanji Mission.

3. A proposed resolution entitled "REFERRING TWO PROPOSED BILLS RELATING TO A CHANGE IN ZONING AND A COMMUNITY PLAN AMENDMENT TO THE MAUI PLANNING COMMISSION".

The purpose of the proposed resolution is to refer the proposed bills to the Maui Planning Commission.

COUNCIL OF THE COUNTY OF MAUI
PLANNING AND LAND USE COMMITTEE

October 15, 2004
Page 2

Committee
Report No. 04-184

Your Committee notes that County Communication No. 00-289 was referred to the prior Council's Land Use Committee at the Council meeting of January 12, 2001 (County Communication No. 01-7).

At its meeting of January 10, 2003, the Council referred County Communication No. 00-289 to your Planning and Land Use Committee (County Communication No. 03-10).

By correspondence dated September 9, 2004, Andrew Hirose, Member, Makawao Hongwanji Mission, requested that your Committee schedule a meeting to consider the land use designations for the subject property.

By correspondence dated September 9, 2004, Floyd Nagoshi, President, Makawao Hongwanji Mission Kyodan Board, and Reverend Ron Kobata, Resident Minister, Makawao Hongwanji Mission, requested that your Committee schedule a meeting to consider the land use designations for the subject property. They also transmitted correspondence dated October 23, 2000, from Councilmembers Mike Davis, John Wayne Enriques, Rick Hokama, Dennis Nakamura, and Wayne Nishiki, to Janie Karimoto, advising that the Council would initiate a Community Plan Amendment (from Park to Public/Quasi-Public) and Change in Zoning (from Urban Reserve to Public/Quasi-Public) for the subject property. In addition, they advised that Makawao Hongwanji Mission is now seeking a Single Family Residential community plan designation and an R-3 Residential District zoning designation.

By correspondence dated September 15, 2004, Floyd Nagoshi, President, Makawao Hongwanji Mission Kyodan Board, and Reverend Ron Kobata, Resident Minister, Makawao Hongwanji Mission, transmitted maps depicting the subject property and nearby properties.

By correspondence dated September 16, 2004, the Chair of your Committee requested that the Corporation Counsel revise the proposed bills and resolution to correspond to Makawao Hongwanji Mission's current request for a Single Family Residential community plan designation and an R-3 Residential District zoning designation.

By correspondence dated September 20, 2004, the Department of the Corporation Counsel transmitted the following:

COUNCIL OF THE COUNTY OF MAUI
PLANNING AND LAND USE COMMITTEE

October 15, 2004
Page 3

Committee
Report No. 04-184

1. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM PARK DISTRICT TO R-3 RESIDENTIAL DISTRICT FOR PROPERTY SITUATED AT HAIKU, MAUI, HAWAII FOR THE MAKAWAO HONGWANJI MISSION".

The purpose of the revised proposed bill is to enact a Change in Zoning for the subject property from Park District to R-3 Residential District.

2. A revised proposed bill entitled "A BILL FOR AN ORDINANCE TO AMEND THE PAIA-HAIKU COMMUNITY PLAN AND LAND USE MAP FROM PARK TO SINGLE FAMILY RESIDENTIAL FOR PROPERTY SITUATED AT HAIKU, MAUI, HAWAII FOR THE MAKAWAO HONGWANJI MISSION".

The purpose of the revised proposed bill is to enact a Community Plan Amendment for the subject property from Park to Single Family Residential.

3. A revised proposed resolution entitled "REFERRING TWO PROPOSED BILLS RELATING TO A CHANGE IN ZONING AND A COMMUNITY PLAN AMENDMENT FOR THE MAKAWAO HONGWANJI MISSION, SITUATED AT HAIKU, MAUI, HAWAII, TO THE MAUI PLANNING COMMISSION".

The purpose of the revised proposed resolution is to refer the revised proposed bills to the Maui Planning Commission.

By correspondence dated September 26, 2004, Floyd Nagoshi, President, Makawao Hongwanji Mission Kyodan Board, and Reverend Ron Kobata, Resident Minister, Makawao Hongwanji Mission, thanked your Committee for scheduling a meeting to consider the land use designations for the subject property.

At its meeting, your Committee met with the Planning Program Administrator of the Department of Planning; the Corporation Counsel; and Gwen

COUNCIL OF THE COUNTY OF MAUI
PLANNING AND LAND USE COMMITTEE

October 15, 2004
Page 4

Committee
Report No. 04-184

Ohashi Hiraga, Munekiyo & Hiraga, Inc., land use consultant for Makawao Hongwanji Mission.

Your Committee received testimony in support of the proposed resolution from Andrew Hirose and Glenn Kosaka, Members, and Reverend Ron Kobata, Resident Minister, Makawao Hongwanji Mission.

Reverend Kobata provided a brief history of the Makawao Hongwanji Mission, which will celebrate its centennial in 2007. He also read a letter in support of the proposed resolution from Bishop Chikai Yosemori of the Honpa Hongwanji Mission of Hawaii.

Mr. Hirose distributed photographs and a map depicting the subject property and nearby properties.

Mr. Kosaka said that it would be appropriate to approve land use designations for the subject property because it has been in continuous residential use for approximately 30 years and is located in a residential area. He said that the existing designations were established in 1993 as part of a comprehensive rezoning project by the County, without specific notice to Makawao Hongwanji Mission. This history justifies the Council's initiation of the proposed land use changes, according to Mr. Kosaka. He further stated that Makawao Hongwanji Mission intends to sell the subject property and that the property's marketability would be enhanced by approval of the residential land use designations. Mr. Kosaka, an attorney, noted that he and Ms. Hiraga were not being compensated for their appearance before your Committee.

The Planning Program Administrator of the Department of Planning advised that an environmental assessment would be needed before the proposed Community Plan Amendment could be approved.

Your Committee voted to further revise the revised proposed resolution to incorporate a correction to the attached revised proposed zoning bill by reflecting the subject property's current Urban Reserve zoning designation.

Your Committee voted to recommend adoption of the revised proposed resolution, as further revised.

COUNCIL OF THE COUNTY OF MAUI
PLANNING AND LAND USE COMMITTEE

October 15, 2004
Page 5

Committee
Report No. 04-184

Your Committee is in receipt of a revised proposed bill, entitled "A BILL FOR AN ORDINANCE TO CHANGE ZONING FROM URBAN RESERVE DISTRICT TO R-3 RESIDENTIAL DISTRICT FOR PROPERTY SITUATED AT HAIKU, MAUI, HAWAII FOR THE MAKAWAO HONGWANJI MISSION", and a revised proposed resolution incorporating your Committee's revisions.

Your Planning and Land Use Committee RECOMMENDS that Resolution No. _____, as revised herein and attached hereto, entitled "REFERRING TWO PROPOSED BILLS RELATING TO A CHANGE IN ZONING AND A COMMUNITY PLAN AMENDMENT FOR THE MAKAWAO HONGWANJI MISSION, SITUATED AT HAIKU, MAUI, HAWAII, TO THE MAUI PLANNING COMMISSION", be ADOPTED.

Adoption of this report is respectfully requested.

plu:cr.0401aa:dmr

COUNCIL OF THE COUNTY OF MAUI
PLANNING AND LAND USE COMMITTEE

October 15, 2004
Page 6

Committee
Report No. 04-184

WAYNE K. NISHIKI Chair

G. RIKI HOKAMA Vice-Chair

ROBERT CARROLL Member

JO ANNE JOHNSON Member

DAIN P. KANE Member

DANNY A. MATEO Member

MICHAEL J. MOLINA Member

JOSEPH PONTANILLA Member

CHARMAINE TAVARES Member

Appendix C

***Archaeological
Assessment Report***

**XAMANEK RESEARCHES
P.O. BOX 880131
PUKALANI, MAUI, HI 96788
Phone/Fax: 572-8900
Phone/Fax: 572-6118**

**State Historic Preservation Division Maui Office
Department of Land and Natural Resources Annex
Wailuku, Maui
Fax: 243-5838/692-8020**

**Attn.: Dr. Melissa Kirkendall, SHPD Maui Office
Ms. Cathleen Dagher, SHPD Oahu Office**

25 January 2005

Subject: Letter report on an archaeological field inspection of a portion of land in Ha'iku, Ha'iku *Ahupua'a*, Makawao District, Maui owned by the Makawao Hongwanji Mission (TMK: 2-7-04: 021).

Per our recent conversation, I am providing you with a letter report on the field inspection that I conducted of the subject parcel in Ha'iku, Maui last week (TMK: 2-7-007: 021). This field inspection has been carried out because the owner of this 0.98-acre parcel—Makawao Hongwanji—wishes to change the zoning of the property. No subdivision or construction is proposed at this time. Due to some previous errors, this action requires a change in zoning as well as a community plan amendment. The following summarizes the results of my field inspection of the parcel on 12 January 2005.

The subject parcel is located in a residential neighborhood of the community of Ha'iku, along Pauwela Road, and lies adjacent to and *mauka* of the Hana Highway (Figures 1 and 2). The highway, a portion of the County of Maui community recycling station, and a private residence border the study area. An existing structure on the subject parcel is over 50 years of age (Photographs 1, 2, 4 and 6).¹ A marked cemetery lies an estimated 80 meters to the northwest of the study area (Photographs 5 and 7). It is estimated that the project area is located about 500 meters east of the shoreline. The parcel lies an estimated 100-110 feet AMSL. The study area contains an older home, a garage, three sheds, and a concrete pad. A tenant presently occupies the property.

The study area was walked over during the field inspection and visibility was generally good. There was no surface evidence of significant material culture remains noted during the inspection of the parcel. There was no subsurface investigation carried out in conjunction with this field inspection. However, it is important to point out that this portion of land is located next to a gulch (Photograph 3), which contains several Land Commission Awards along its length. A portion of the project area is contained

¹ It appears that this home was built around 1938. It was used by the Minister as a residence for an undetermined amount of time.

within Grant 137 to Nahinu. In addition, previously identified precontact habitation sites and human burials have been located to the southwest of the parcel on Maliko Point.

In summary, there were no significant material culture remains noted during the surface inspection of this developed parcel. No further archaeological work is recommended for the change in zoning request and the change to the Community Plan. However, given the presence of several LCAs, it is recommended that an archaeological inventory/assessment survey be carried out prior to development/subdivision of the project area. This recommendation is deemed appropriate, because habitation and agricultural sites as well as human burials have been located in the general area in the past. In addition, the State Historic Preservation Division Architecture Branch as well as the County of Maui Planning Department should be contacted about the status of the structure, which is over 50 years old.

Please feel free to contact me @ 572-6118 should you have any questions or need additional information about this field inspection of TMK: 2-7-007: 021.

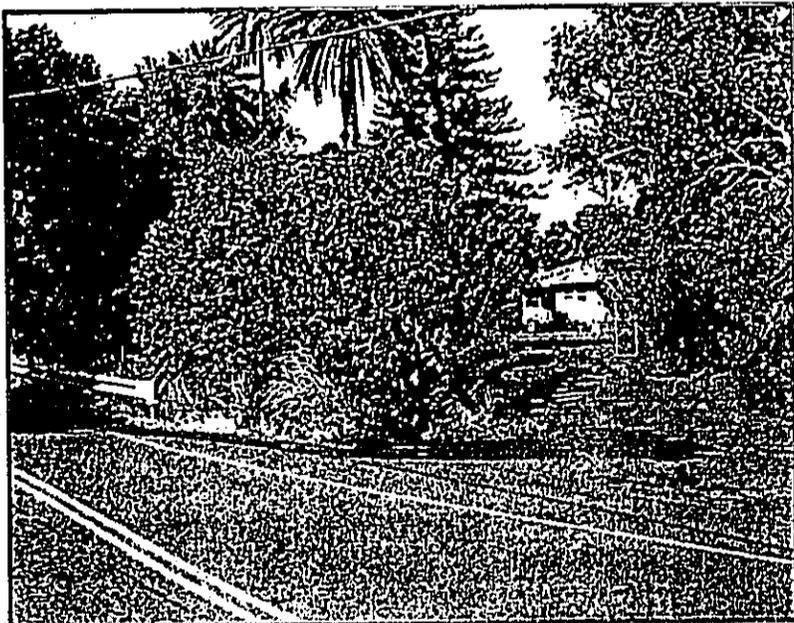
Sincerely,



Erik M. Fredericksen

c. Ms. Cathleen Dagher, SHPD O'ahu office (Fax: 808-692-8020)
Mr. Michael Munekiyo, Munekiyo & Hiraga, Inc. (Fax: 244-8729)

Photographs



Photograph 1 – View to the southwest of entrance to the parcel off Pauwela Road.



Photograph 2 – View of the existing home on subject parcel.



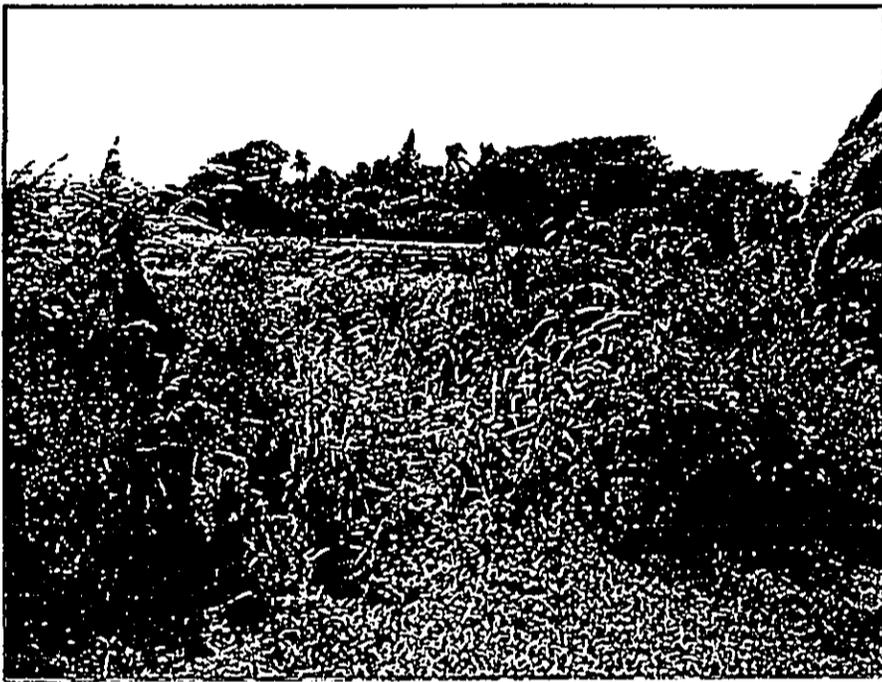
Photograph 3 – General view of vegetation along top of gulch area.



Photograph 4 – View of the County of Maui Recycling station with project area in background. Note house in center.



Photograph 5 – View to the *makai* of Hana Highway (and project area), with cemetery in background center.



Photograph 6 – View of the project area well *mauka* of the cemetery.



Photograph 7 – General view of the cemetery *makai* of Hana Highway.

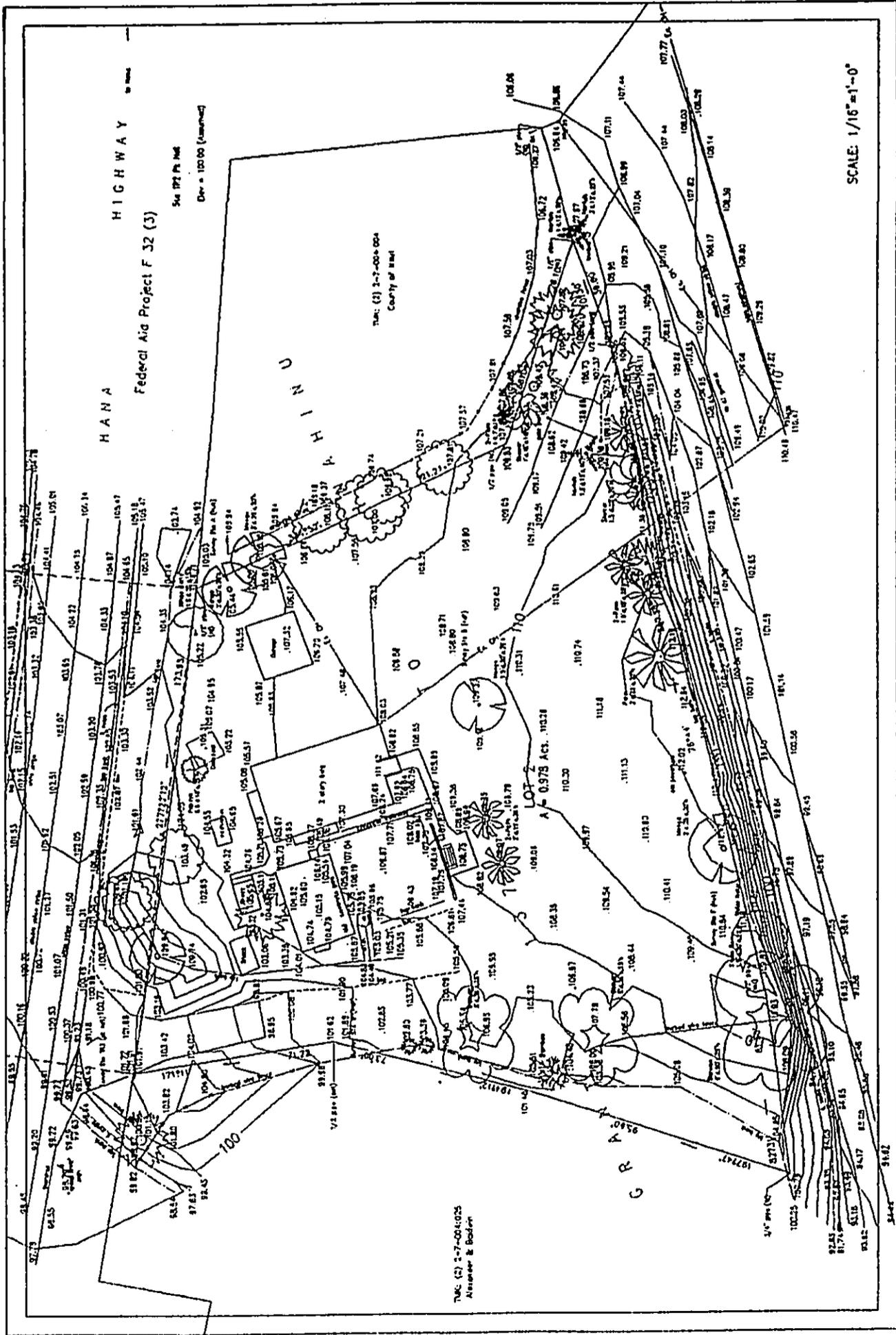


Figure 1—Topographic map of the project area (TMK: (2) 2-7-04: 021).

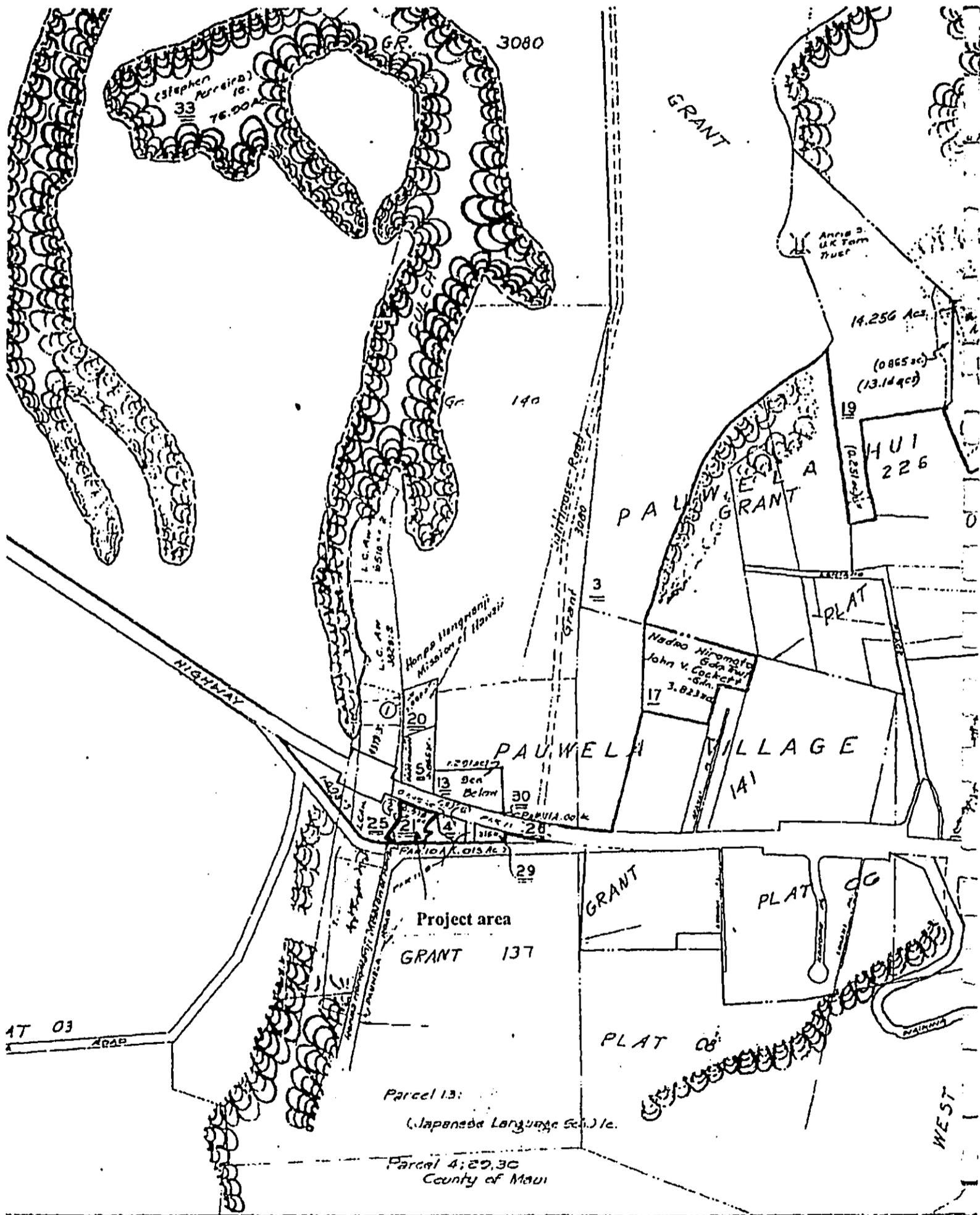


Figure 2—State Tax Map, including the project area, TMK: (2) 2-7-04: 021.

Appendix D

Preliminary Engineering Report

**Engineering Report
for the
Proposed Changes to Land Use Designation
Pauwela Hongwanji Property
Haiku Maui, Hawaii
TMK 2-7-04:021,**

Introduction

In 1974, the Makawao Hongwanji Mission and the Pauwela Hongwanji Temple merged and all activities were moved to Makawao. The temple structure was removed but the minister's residence remains. An amendment to the Paia-Haiku Community Plan from "Park" to "Single Family" and a Change in Zoning from "Urban Reserve" to "R-3, Residential" designation for the Pauwela property. This engineering report assesses the impact of the project on public works improvements on the area.

Property Location and Use

The 0.978 acre property is located in Haiku, Maui, Hawaii bounded by Hana Highway on the north, County recycling drop-off to the east, Pauwela Road on the south and Kanemoeala Gulch along the west. Presently the site has an existing occupied residence and garage. A chain link fence separates the County recycling drop-off from the property.

Generally, the terrain slopes at about 5% in the south to north direction. Steeper slopes occur along the northern boundary and southern boundary where existing roads are lower than the property. The west side of the property runs along the top of Kanemoeala Gulch. The location and topography of the property is shown in Figure 1.

A preliminary layout of a proposed subdivision showing three (3) 10,000 square feet minimum lots has been made to better assess the property. The layout is attached in Figure 2.

Boundary and Access

There are no deeded access restrictions along Pauwela Road or from Hana Highway. The existing driveway access is from Pauwela Road. A guardrail along Pauwela Road limits access to the east corner of the site which makes access to the site from other locations difficult. A 12-foot wide by 70 feet long paved driveway has been provided from Hana Highway. Street improvements along road frontages of the property will be considered as part of the subdivision process.

Storm Drainage

Storm runoff from the property general sheet flows northwest toward Hana Highway and Kanemoeala Gulch. Kanemoeala Gulch is relatively large and well defined from the site to the ocean. , It is not anticipated that large amounts of grading activity will occur due to subdivision improvements because the site has mild slopes. Increase in storm runoff is anticipated to be minimal due to the small area (less than one acre) and the property is already being used for residential purposes. Improvements that may be required for subdivision are not expected to create any adverse impact on adjacent or downstream properties.

The Federal Emergency Management Agency (FEM) Flood Insurance Rate Map, March 16, 1995, shows the site to be in an area of minimal flooding designated as Flood Zone C as shown in Figure 3.

Water

Water service will be obtained from the municipal water system. An 8-inch waterline currently runs along Pauwela Road fronting the property. The lot has 5/8 inch water meter for the residential structure on site.

If subdivided, then additional meters will have to be secured from the County water system from the existing 8-inch water line along Pauwela Road. Water meters for new lots will be available when its turn comes up in the priority list for new meters in Up Country service areas under the current

The Department of Water Supply uses an average domestic demand for residential subdivisions of 600 gallons per lot per day or 3,000 gallons per day per acre. However, actual water consumption averaged about 380 gallons per day during 2004, which is slightly lower than the average demand of 600 gallons per day.

The domestic demand of 3,000 gallons per acre applies to all single family and duplex use, i.e. R-1, R-2, R-3 zoning. Whereas, the subject request for zoning is R-3, the least dense land use. Based upon the proposed three lot subdivision, the water requirements for the project would be an additional 1200 gallons per day for the two additional lots.

Fire Protection

An existing fire hydrant is directly across the site on Pauwela Road. The fire hydrant is connected to the 8-inch waterline providing adequate protection for the existing structure. According to Department of Water Supply Standards, fire hydrant spacing for residential subdivisions is 350 feet. Adequate fire protection verification is normally made during the subdivision process depending upon lot layout and access. In addition, the Fire

Preliminary Engineering Report
TMK (2) 2-7-04: 021
Makawao Hongwanji Mission
Page 3 of 3

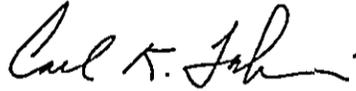
Prevention Bureau of the Maui Fire Department may recommend additional fire hydrants based upon distance from hydrant accessibility to proposed structures.

Wastewater

There is no County or public wastewater treatment facilities. Currently, wastewater disposal is by individual wastewater disposal systems. Department of Health regulations permit an individual wastewater disposal system for lots over ten thousand square feet. The request for rezoning to R-3 assures that the lots that may be created will have a minimum of 10,000 square feet in compliance the Department of Health wastewater disposal regulations.

Respectfully submitted:

C. Takumi Engineering, Inc.



Carl K. Takumi, P.E.

0878

Notes:
 Record coordinates and azimuths are referred to Government Survey
 Triangulation Station "Kopua". Δ
 Owners of adjoining lots are from Tax Map Records.
 This map is based on a field survey performed from December 1 through December 4, 2000.
 Elevations are relative and based on an assumed elevation of 100 at Survey Station TR2
 a PK nail at the northwest corner of the Hana Highway/ Haku Road intersection adjacent
 to TMK (2) 2-7-004: 004, the County Recycling Center.

HANA HIGHWAY
 Federal Aid Project F 32 (3)

Sta TR2 Pk Nail
 Elev = 100.00 (Assumed)

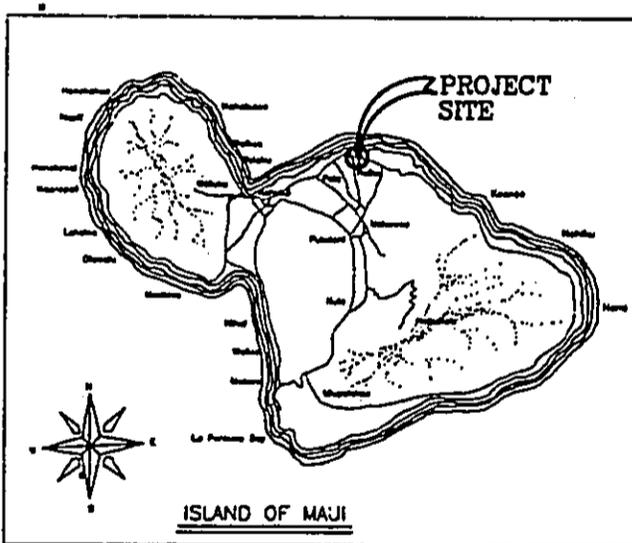
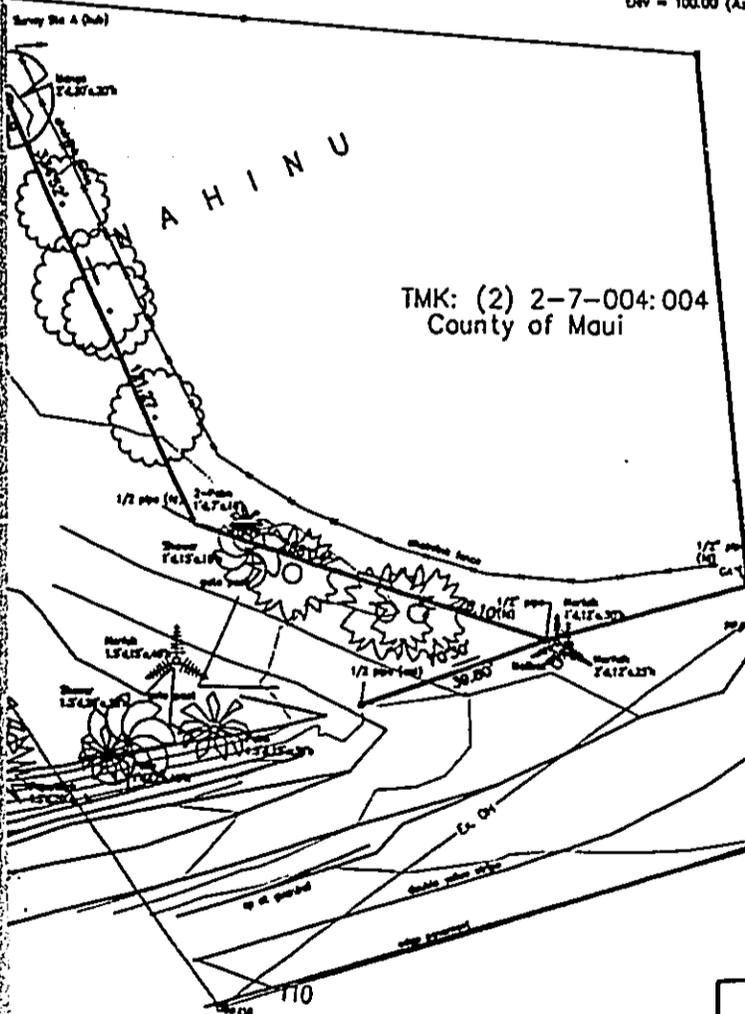


FIGURE 1
TOPOGRAPHIC MAP
 Scale: 1" = 40'

Topographic Map Prepared by:
 ANA AINA LAND SURVEYORS

uwela Hongwanji Property
 Maui, Hawaii
 2-7-04: 021

C. Takumi Engineering, Inc.
 18 Central Avenue
 Wailuku, HI 96793

This map is based on a field survey performed from December 1 through December 4, 2000.
 Elevations are relative and based on an assumed elevation of 100 at Survey Station TR2
 a PK nail at the northwest corner of the Hana Highway/ Haku Road intersection adjacent
 to TMK (2) 2-7-004: 004, the County Recycling Center.

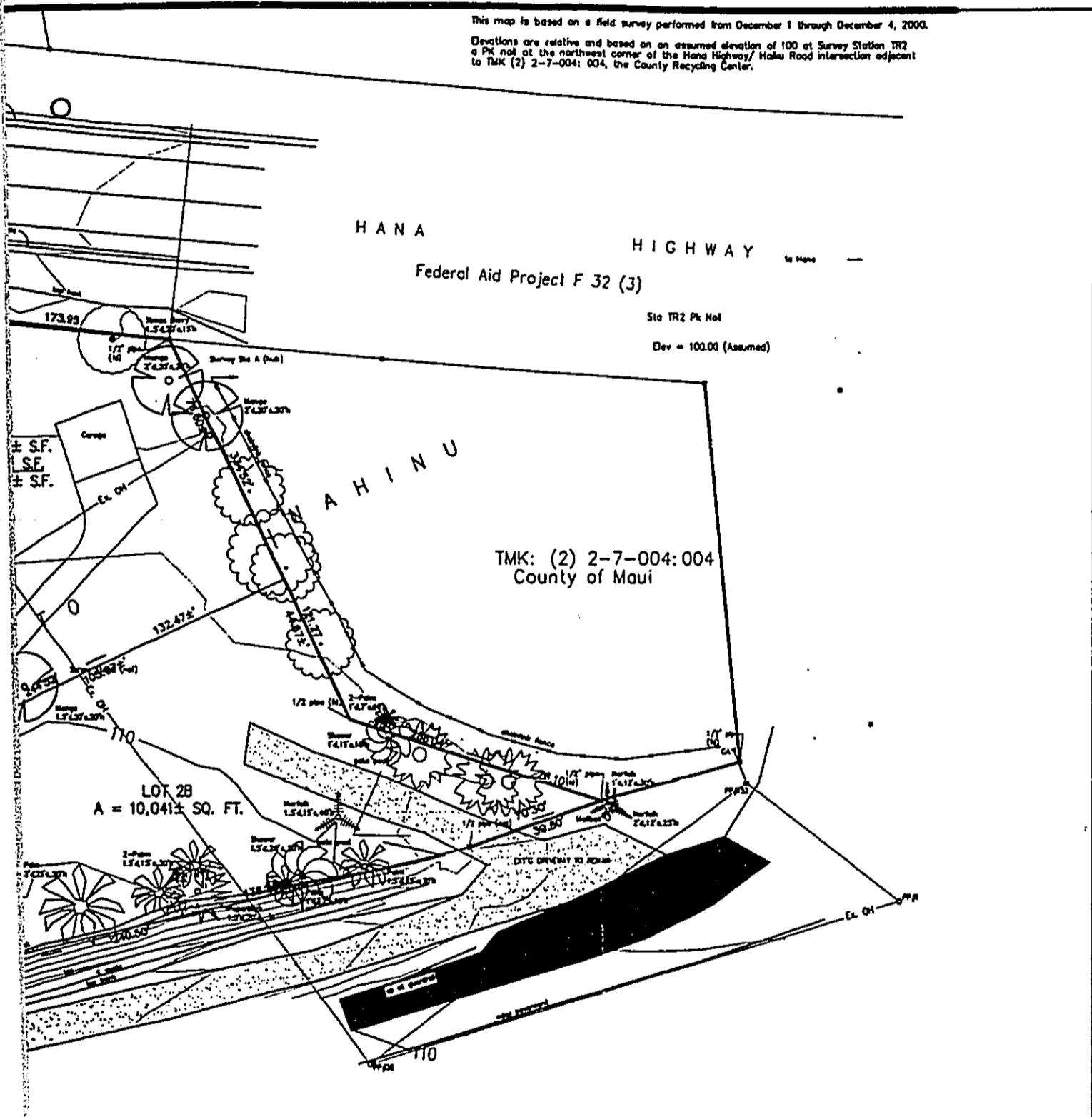
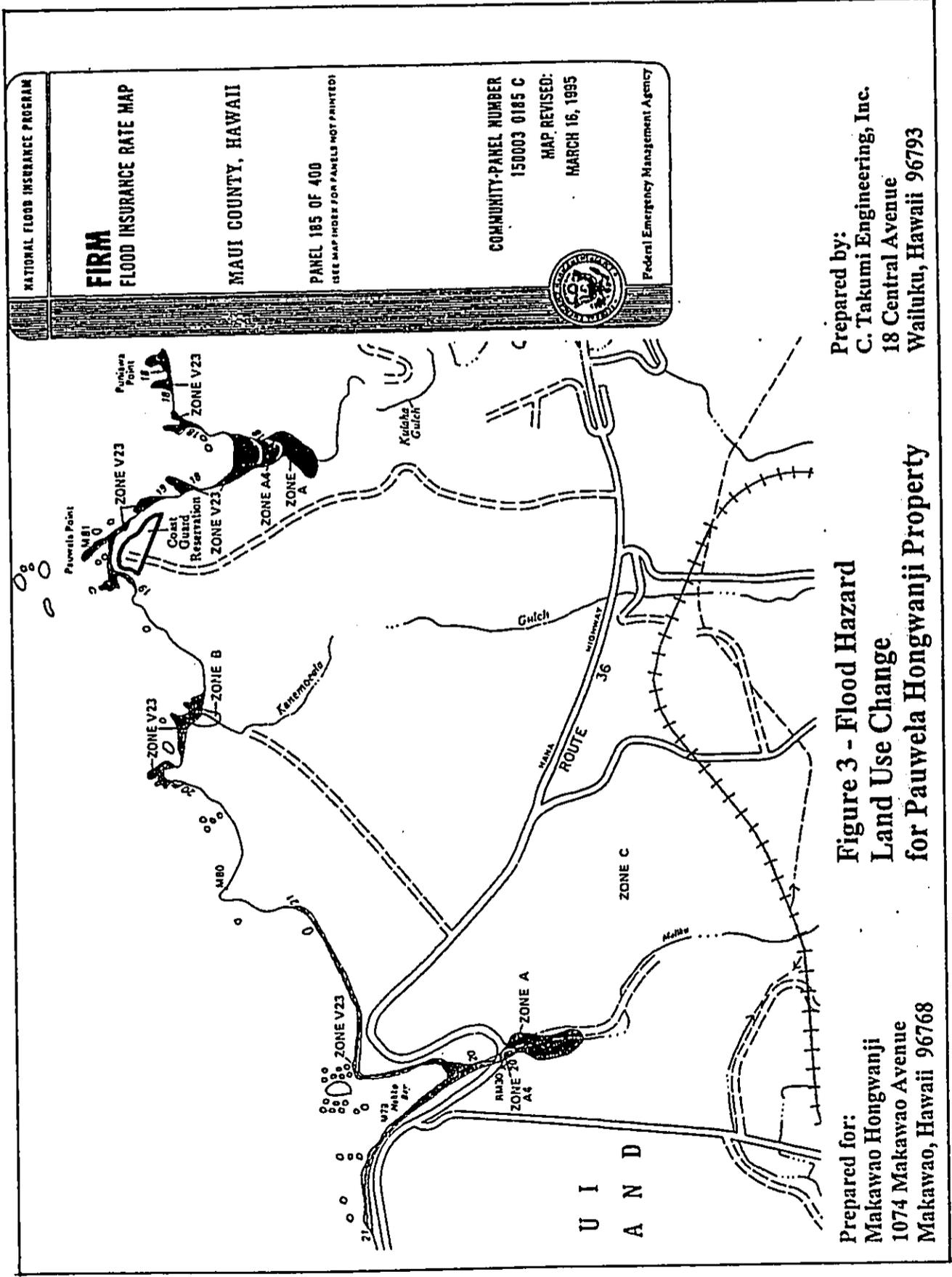


FIGURE 2
THEORETICAL SUBDIVISION

Scale: 1" = 40'

Huwela Hongwanji Property
 Maui, Hawaii
 -7-04: 021

C. Takumi Engineering, Inc.
 18 Central Avenue
 Wailuku, HI 96793



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 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 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100