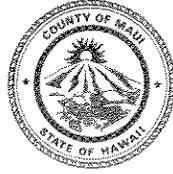


ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

January 24, 2006

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

Dear Ms. Salmonson:

RE: Final Environmental Assessment (DEA) for the
Loughead Residence located at 433 Front Street, Tax Map
Key: 4-6-002:005, Lahaina, Island of Maui, Hawaii (EA 2005/0012)

The Maui Planning Commission at its regular meeting on January 24, 2006, 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 **February 8, 2006**, 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: Kivette A. Caigoy, Environmental Planner
Thorne Abbott, Staff Planner
Raymond Cabebe, Chris Hart & Partners
EA Project File
General File

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FINAL
HRS CHAPTER 343
ENVIRONMENTAL ASSESSMENT

LOUGHEAD RESIDENCE

*433 · Front Street
Lahaina · Maui · Hawaii
TMK: (2) 4-6-002:005*

Prepared for:
Loughead Management, LLC
185 Naomi Street
Shell Beach, California 93449

Submitted by:
Chris Hart and Partners
Landscape Architecture and Planning
1955 Main Street, Suite 200
Wailuku, Hawaii 96793
Phone: 242-1955
Fax: 242-1956

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DECEMBER 2005



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I. PROJECT INFORMATION

A. PURPOSE OF THE REQUEST

The purpose of this environmental assessment is to analyze the potential impacts related to the construction of a single family residence with a garage, along with a swimming pool, and landscape planting. Preparation of an Environmental Assessment is in compliance with the provisions of HRS Chapter 343, since the proposed action involves a property within the Lahaina National Landmark District and the area of the residence is greater than 3,500 square feet.

The subject property is situated at the south end of Lahaina on Front Street at tax map key (2) 4-6-002:005. The site is presently zoned *R-3 Residential* and the West Maui Community Plan's designation is *Single Family Residential*. The site is located within the *Special Management Area (SMA) District*.

B. PROJECT PROFILE

Proposed Project: Loughead Residence
Project Address: 433 Front Street, Lahaina, Maui
Project TMK: 4-6-002:005
Parcel Size: 15,746 square feet
Existing Land Use: Vacant
Access: Front Street between Shaw Street and Kauaula Road

C. IDENTIFICATION OF THE APPLICANT

Land Owner: Loughead Management, LLC
Contact: Richard & Maureen Loughead
Address: 185 Naomi Street
Shell Beach, CA 93449
Phone: Voice: (805) 773-5706
Facsimile: (805) 773-5761

D. CONSULTANTS

Land Use Planner & Landscape Architect: Chris Hart & Partners, Inc.
1955 Main Street, Suite 200
Wailuku, Maui, Hawaii 96793-1706
Phone: Voice: (808) 242-1955
Facsimile: (808) 242-1956
Contact: Mr. Christopher L. Hart, ASLA

Architect: Harmon Architects
Lahaina, Maui, Hawaii 96761
Phone Voice: (808) 665-1400
Facsimile: (808) 665-
Contact: Mr. Dennis Harmon

E. ACCEPTING AGENCY

Agency: Maui Planning Commission
c/o Department of Planning, County of Maui
250 South High Street
Wailuku, Maui, Hawaii 96793
Phone: Voice: (808) 270-7735
Facsimile: (808) 270-7634
Contact: Mr. Michael W. Foley

F. MAJOR LAND USE, DEVELOPMENT AND CONSTRUCTION APPROVALS

1. Special Management Area Use (SMA) Permit that includes a Public Hearing and Recommendation by the Maui Planning Commission.
2. Grading/Grubbing Permit approval from the Department of Public Works and Environmental Management (DPWEM), County of Maui.
3. Building, Electrical and Plumbing Permits for the structures from the DPWEM.
4. Special Flood Hazard Area Development Permit from Department of Planning.

G. PRE-CONSULTED AGENCIES & PRIVATE INTERESTS

COUNTY OF MAUI

1. Department of Planning
2. Department of Public Works and Waste Management
3. Department of Water Supply

STATE OF HAWAII

2. Department of Land & Natural Resources, Historic Preservation Division

PRIVATE INTERESTS (See: Appendix "C", "Notice of Application")

1. Neighboring property owners

H. CONSULTED PUBLIC AGENCIES AND PRIVATE INTERESTS

The Draft Environmental Assessment for the Loughead Residence was published on October 8, 2005. Publication initiated a 30-day public review period ending on November 7, 2005. The Draft EA was mailed to agencies below and all comment letters and responses are found in Appendix J.

PUBLIC AGENCIES:

Federal

1. Natural Resource Conservation Services
2. U.S. Army Corp of Engineers

State

1. Department of Health
2. Department of Land and Natural Resources
3. Historic Preservation Division

-
- 
4. Office of Environmental Quality Control
 5. Office of Hawaiian Affairs
 6. Sea Grant Extension Service, University of Hawaii

County

1. Department of Planning
2. Department of Public Works and Environmental Management
3. Department of Water Supply
4. Fire Department
5. Police Department

PRIVATE INTERESTS:

1. Maui Electric Company

II. DESCRIPTION OF THE PROPERTY AND PROPOSED ACTION

A. PROPERTY LOCATION

The subject property is located at 344 Front Street, between Shaw Street and Kauaula Road in Lahaina, Maui (TMK 4-6-002:005). Two vacant parcels to the north, Front Street to the east, a parcel with a 1,316 square foot residence to the south and the Pacific Ocean to the west bound the subject property. (See: Figure No. 1, "Regional Location" & No. 2, "Tax Map")

B. EXISTING LAND USE

Front Street, in the area of the proposed project, has been in residential use since pre-annexation (*Lahaina Historical Restoration & Preservation, Community Planning Inc., 1961*). The subject property is within the State Urban District and has been in residential use since at least around 1912 when a 1,936 square foot residence was constructed. The historic structure was removed and relocated to TMK: 4-7-004:001 in 2000. Landscape planting associated with the former residence consists of an open lawn with shoreline coconut palms, bougainvillea, hau, plumeria, and royal poinciana trees.

An existing concrete rubble masonry (CRM) rock wall, constructed prior to 1919 (as referenced on shoreline survey), runs along the western boundary adjacent to a beach



Negative Impacts: A delay in commencing development would result in uncertainties related to market conditions, interest rates, construction costs, and availability of infrastructure. These considerations along with the carrying costs of the property would be financially burdensome for the landowner.

3. Alternative Site: This option would require that the applicant find and develop another property.

Positive Impacts: The impacts associated with construction would be avoided.

Negative Impacts: The applicant does not own another suitable site and the land costs involved in acquiring a suitable site could be high.

4. Smaller Structure: This project would include a structure smaller than the 8,155 square foot single family residence proposed.

Positive Impacts: The project would result in a scaled down structure possibly allowing for a more generous *makai* viewplane.

Negative Impacts: The project would generate lower real property tax revenues for the County, in comparison with a larger residential structure. The landowner would not be able to maximize the usage of the property and enjoy the comforts of a more spacious home.

5. Larger Structure: This project would include a structure larger than the 8,155 square foot single family residence proposed. The applicant initially proposed an approximately 8,300 square foot residence.

Positive Impacts. The project would generate greater real property tax revenues for the County. The land owner would be able to maximize the usage of the property and enjoy a spacious home.

Negative Impacts. The project would intensify impacts to the environment, especially views and would not be complementary to the scale of the neighborhood.



(See: Figure No. 10.1 and Appendix "D"). On April 27, 2004, the shoreline along the western boundary of the subject parcel was certified by the Board of Land and Natural Resources. The certified map shows the shoreline following the "base of the existing concrete and rock wall as shown on Land Court Application 404 (Map 1) dated April 23, 1919 ..."

C. LAND USE DESIGNATIONS

State Land Use Classification: Urban
West Maui Community Plan: Single Family
(See: Figure No. 4, "Community Plan")
County Zoning: R-3 Residential
(See: Figure No. 5, "County Zoning")
Flood Zone Designation: V12, A12 & B
(See: Figure No. 6, "Flood Map")
Special Designations: Special Management Area (SMA)

D. ALTERNATIVES

The following alternatives were considered:

1. No Action: This alternative would forego improvements to the project.

Positive Impacts: By leaving the property in its existing undeveloped state, the impacts associated with construction would be avoided.

Negative Impacts: The County would not realize higher tax revenues associated with development of the property. Businesses and services in Lahaina Town and on the island would not benefit from spending by occupants of the development on the property. The high carrying costs of the property would be a burden for the landowner to absorb for an indefinite period of time and likely result in the sale of the property.

2. Deferred Action: This alternative would delay development to a later time.

Positive Impacts: There would be no immediate construction-related impacts associated with development.



E. DESCRIPTION OF PROPOSED ACTION

The owners desire to construct an approximately 8,155 square foot, two-story single-family main residence, with attached carport, covered lanais, a swimming pool and spa, related landscape planting and site amenities (See: Figure Nos. 10.1-10.7, "Architectural Concept Plans").

Approximate Floor Area (square feet)

	Gross Living	Covered Lanai	Carport/Storage	Covered Entry
First Floor	2,715	708	630	221
Second Floor	2,897	984		
Total	5,612	1,692	630	221

The overall depth of the dwelling is approximately 97 feet and its width is approximately 71 feet on the *makai* side and 50 feet on the *mauka* side. The highest point of the structure is approximately 30 feet above grade.

The proposed residence consists of 6 bedrooms, 5 bathrooms, 1 powder room, kitchen, great room, office, exercise room, game room, and a two-car carport. Also included is a 483 square foot caretaker's unit above the carport. The approximately 52-foot long swimming pool will be between 9 feet and 16 feet wide.

The Loughead Residence is designed to blend in with the existing architectural style of Lahaina Town. The open floor plan with courtyards, the indoor/outdoor living, and the exterior materials were all selected for their "Hawaiian" feel. The finish materials include: natural blue rock base at the first floor, stucco finish on the second floor, copper windows with patina finish, open roof rafter tails at soffits with wood decking, copper gutters and downspouts with patina finish, and green cementitious slate roof tiles. The bedrooms, office, great room and game room all open to the lanais through glass sliding doors. The 2-car carport opens to concrete motor courtyard leading to an exit driveway.

The proposed swimming pool will be constructed with exterior plaster on shot-crete with steel reinforcing. The pool coping will be a natural stone on top of poured-in-place concrete with ceramic water line tile. Back wash for the pool will be a concrete drywell ring, with 12" gravel surround on both sides and a 2-inch gravel bottom.

The landscape planting and lava rock wall along Front Street will be modified to accommodate the driveway entrance. The rest of the existing perimeter lava rock wall, varying in height from 2 to 6 feet, will be retained.



The shoreline was certified on October 28, 1998 and resurveyed on February 4, 2004. The map indicated that the shoreline is fixed at the base of a CRM rock wall, constructed prior to 1919, that runs along the *makai* boundary of the subject property and adjoining properties.

Conclusion: Front Street, in the area of the proposed project, has been in residential use since pre-annexation (*Lahaina Historical Restoration & Preservation, Community Planning Inc., 1961*). The present residential neighborhood was developed beginning in the early 1900s and continued through the 1950s to the present with mature landscape planting and fencing which typically block any possible public beach views.

Since the project involves the *Construction of a single-family residence that is not part of a larger development*, it would qualify as an action which is exempt from SMA permitting requirements, provided that it is determined that the action would not have a *cumulative impact, or a significant environmental or ecological impact on the special management area (205A-22, HRS)*. However, since the subject property is located within the Lahaina National Landmark District and the floor area of the residence exceeds 3,500 square feet, a Chapter 343 (HRS) Environmental Assessment and Special Management Area Use Permit is required.

F. SHORELINE SETBACK ASSESSMENT.

Using the Average Lot Depth (ALD) method, the shoreline setback is calculated as follows:

Average Lot Depth:	173.72
	163.60
	<u>+157.04</u>
	494.36
	$494.36 / 3 = 164.79$ feet
Setback:	$164.79 \times .25 = 41.20$ feet

Using the Annual Erosion Hazard Rate (AEHR) method, the shoreline setback is calculated as follows (See: Figure No. 9):

<u>Transect</u>	<u>AEHR</u>		<u>Setback</u>
105	0.0	$\times 50 + 20$ feet	20.0 feet
106	0.0		20.0 feet

The certified shoreline is fixed by an artificial nonconforming structure for which engineering drawings exist locating the interface between the shoreline and the structure

LOUGHEAD RESIDENCE



(See: Appendix "D", "Certified Shoreline Map") . Thus, the AEHR ceases at the interface. (12-203-4, "Definitions", *Shoreline Rules for the Maui Planning Commission*)

In any case, since the ALD setback is greater, the shoreline setback for the subject property is 41.20 feet.

The proposed residence is sited approximately 52 feet *mauka* of the certified shoreline which coincides with the southwest boundary. The swimming pool and deck are sited 41.2 feet from the certified shoreline.

III. DESCRIPTION OF THE EXISTING ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Land Use

Existing Conditions. The subject property is located within historic Lahaina town on Front Street between Shaw Street and Kauaula Road. Lahaina is pedestrian and bicycle friendly and contains regional commercial services; major civic facilities and spaces; tourist oriented hotels, attractions and services; and multi-family and single-family residential neighborhoods. The town's significant features - it's historic character, compact small-town scale, and its vitality - are embodied in the Front Street environs.

The following is a description of zoning, community plan designations, and existing land uses adjacent and in close proximity to the subject property:

North:

Zoning: R-3 Residential; Historic District

Community Plan: Single Family

State Land Use: Urban

Existing uses. Single-Family Residences; Vacant



South: Zoning: R-3 Apartment
 Community Plan: Single Family
 State Land Use: Urban
 Existing uses. Single-Family Residences

East: Zoning: R-2 Residential
 Community Plan: Single-Family
 State Land Use: Urban
 Existing uses. Single-family residences

West: Zoning: N/A
 Community Plan: Open Space
 State Land Use: Conservation
 Existing uses. Lateral beach access

The subject property has been in residential use since around 1919 when a 1,936 square foot residence was constructed. The house was used at one time as residence for the Pioneer Mill manager. A 590 square foot cottage was also built in 1920. The historic structure was removed and relocated to TMK: 4-7-004:001 in 2001. Landscape planting associated with the former residence consists of an open lawn with shoreline coconut palms, bougainvillea, hau, plumeria, and royal poinciana trees. (See: Figure Nos. 3.1-3.3).

Potential Impacts and Mitigation Measures. The site of the proposed project is located within an area that is zoned and community planned for single family residences. The proposed long-term residential use of the property is permitted within the zoning district. The proposed action will not increase the density or intensity of land use in relation to its former use and will therefore not impact public infrastructure and service systems. In the context of the West Maui Community Plan, which was adopted in order to guide future development in the area, the proposed project is consistent with existing use.

2. Topography and Soils

Existing Conditions. The project site generally level averaging around 7 feet above mean sea level (MSL). According to the Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, prepared by the United States Department of Agriculture, Soil Conservation Service, August 1972, the soil classification found on the project site is the Ewa silty clay loam (EaA), 0 to 3 percent slopes (See: Figure No. 7, "Soils Map"). Ewa silty clay loam is derived from basic igneous rock. Permeability is moderate and runoff is very slow.

Potential Impacts and Mitigation Measures. The site is suitable for the proposed action as it has been previously developed with residential uses.

3. Flood and Tsunami Zone

According to Panel Number 150003 0163C dated August 3, 1998, of the Flood Insurance Rate Map, prepared by the United States Federal Emergency Management Agency, the project site is situated within Zones V12, A12 & B (See: Figure No. 6, "Flood Insurance Rate Map"). Approximately 47 feet from the shoreline is designated Zone V12, an area of 100-year coastal flood with a wave action velocity. A small part of the parcel is designated Zone A12 which is also an area of 100-year flood with flood hazard factors determined. The base flood elevation for both zones is 8 feet. The majority of the lot is designated Zone B, an area subject to 100-year flooding with average depths less than 1 foot.

Potential Impacts and Mitigation Measures. The enclosed areas of the proposed project is being constructed entirely in the Zone B portion of the property and portions of the open lanais will be in Zone A12. The proposed pool and deck will be in both the A12 and V12 Zones. Construction within the Special Flood Hazard Area (A12) and Coastal High Hazard Area (V12) will comply with standards set forth in Chapter 19.62 "Flood Hazard Areas" of the Maui County Code (MCC). The proposed project should not be affected by or have adverse impacts upon its neighbors with regards to flood hazard potential. There are no properties downstream of the project site. See Section III.D.3 for a discussion on drainage.

As required by Chapter 19.62 "Flood Hazard Areas" of the Maui County Code (MCC), construction within the Special Flood Hazard Area (A12 & V12):

- shall be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- shall be constructed with materials and utility equipment resistant to flood damage
- shall be constructed using methods and practices that minimize flood damage.
- shall be constructed with electrical, heating, ventilation, plumbing, air conditioning, and other service facilities that are designed or located so as to prevent the entry and accumulation of floodwater.
- shall have the lowest floor, including basement, elevated to, or above, the base flood elevation.

Construction within the Coastal High Hazard Area (V12):

-
- 
- shall be elevated on adequately anchored pilings or columns and securely anchored to such pilings or columns so that the lowest horizontal portion of the structural members of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level.
 - shall be located on the landward side of the reach of mean high tide.

According to the National Oceanic and Atmospheric Administration's (NOAA) West Coast & Alaska Tsunami Warning Center website, the run up (maximum vertical elevation wave reached above sea level) for the 1946 Tsunami in Lahaina was 2.0 meters (6.6 feet). The 1960 Tsunami recorded a slightly higher run up of 2.1 meters (6.9 feet). The subject property is relatively flat with an elevation of seven (7) feet above mean sea level.

4. Terrestrial Biota (Flora and Fauna)

Existing Conditions. The U.S. Army Corps of Engineers Wetland Maps do not indicate the presence of wetlands in or around the subject property. Existing vegetation on the property primarily consists of lawn and native and non-native landscape planting. No wetland indicator plants were found on the property. Avifauna typically found in the area includes the common myna, several species of dove, cardinal, house finch, and house sparrow. Mammals common to this area include cats, dogs, rats, mice, and mongoose. No known rare, endangered, or threatened species of flora or fauna were discovered on the subject property.

Potential Impacts and Mitigation Measures. There are no known significant habitats of rare, endangered or threatened species of flora and fauna located on the subject property. Thus, rare, endangered, or threatened species of flora and fauna will not be impacted by the proposed project.

5. Air Quality

Existing Conditions. Air quality refers to the presence or absence of pollutants in the atmosphere. It is the combined result of the natural background and emissions from many pollution sources. The impact of land development activities on air quality in a proposed development's locale differs by project phase (site preparation, construction, occupancy) and project type. In general, air quality in Lahaina is considered relatively good. Non-point source emissions (automobile) are not significant to generate a high concentration of pollutants. The relatively high quality of air can also be attributed to the region's exposure to wind, which quickly disperses concentrations of emissions. The Lahaina area is currently in attainment of all criteria pollutants established by the Clean Air Act, as well as, the State of Hawaii Air Quality Standards.



Potential Impacts and Mitigation Measures. Air quality impacts attributed to the proposed project could include dust generated by the short-term construction related activities. Site work such as grading and building construction, for example, could generate airborne particulate. Adequate dust control measures that comply with the provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33, Fugitive Dust, will be implemented during all phases of construction. Some of these measures will include:

- Providing adequate water source on site prior to start-up of construction activities.
- Landscaping and rapid covering of bare areas, including slopes, beginning with the initial grading phase.
- Controlling of dust from shoulders, project entrances, and access roads.
- Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities.
- Controlling of dust from debris hauled away from project site.

The proposed project is not expected to increase the volume of traffic in the region, which would increase vehicular emissions such as carbon monoxide. Thus, the proposed project is not anticipated to be detrimental to local air quality.

6. Noise Characteristics

Existing Conditions. The noise level is an important indicator of environmental quality. In an urban environment, noise is due primarily to vehicular traffic, air traffic, heavy machinery, and heating, ventilation, and air-conditioning equipment. Ramifications of various sound levels and types may impact health conditions and an area's aesthetic appeal. Noise levels in the vicinity of the project area are generally low. Traffic noise from Front Street and noise associated with the businesses and residential uses nearby are the predominant source of background noise in the vicinity of the subject property.

Potential Impacts and Mitigation Measures. In the short-term, the proposed project could generate some adverse impacts during construction. Noise from heavy construction equipment, such as material-carrying trucks and trailers, would be the dominant source of noise during the construction period. To minimize construction related impacts to the surrounding neighbors, the developer will limit construction activities to normal daylight hours, and adhere to the Department of Health's Administrative Rules, Chapter 11-46, Community Noise Control." In the longer-term,

the proposed project should not significantly impact existing noise conditions in the area due to the relatively small increase in traffic generated by the project.

7. Archaeological/Historical Resources

Existing Conditions. As previously noted, the subject property and surrounding area has been in residential use since pre-annexation and is in the Lahaina National Landmark District. A house was constructed in 1919 and was once used as the Pioneer Mill manager's residence. In general, Lahaina has been considered a sensitive area for cultural deposits and burial sites.

Potential Impacts and Mitigation Measures. An archaeological inventory survey was conducted at the property by Archaeological Services Hawaii, LLC. The survey report was submitted to the State Historic Preservation Division (SHPD), Department of Land and Natural Resources in January, 2005 and accepted on April 7, 2005 (See: Appendix "E"). The survey identified two features: the seawall constructed prior to 1919 and a cesspool remnant associated with the former Pioneer Mill manager's residence previously located on the site. No further work is warranted, although the SHPD believes that the seawall should be preserved "as is". The cesspool does not need to be preserved, however precautionary archaeological monitoring is warranted. An archaeological monitoring plan has been prepared (See: Appendix "F") and accepted by the SHPD.

8. Visual Resources

Existing Conditions. The subject property is situated along the *makai* side of Front Street within a residential area of historic Lahaina town. The parcel maintains approximately 96 feet of frontage along Front Street and has an average lot depth of approximately 164 feet deep. The approximately 95 foot rear boundary of the property abuts the certified shoreline. The subject property is relatively flat.

Lahaina offers sweeping views of the Pacific Ocean, and the West Maui Mountains. Public views of these resources exist in various locations from Honoapiilani Highway and Front Street. *Mauka* and *makai* views along Front Street are limited in the vicinity of the property due to existing development and vegetation on neighboring parcels (See: Figure No. 3.4, Photo Nos. 12 & 13).

Potential Impacts and Mitigation Measures. Numerous scenic resources have been identified in Lahaina, which are identified and discussed in the Maui Scenic Coastal Resources Study, August 1990 (See: Figure No. 8, "Maui Scenic Coastal Resources



Study, Lahaina-Kaanapali Map"). The resource/inventory map in this report does not identify any unique scenic resources along Front Street in the area of the proposed project.

Since the former Pioneer Mill manager's house and cottage on the property obstructed any public views to the shoreline, the proposed residence is not expected to alter public views that existed prior to 2000. In accordance with Condition No. 5 of an SMA Minor Permit (SM2 2002/0114) for a privacy wall on the subject property, a 16-foot driveway and corridor along the northwest boundary will be kept free of solid structures (See: Appendix "H"). The driveway gate will be constructed of wrought iron or similar material providing a public view to the shoreline. As such, the proposed project is not anticipated to significantly impact public view corridors, or the visual character of the site and its immediate environs.

B. SOCIO-ECONOMIC ENVIRONMENT

The proposed renovations and new structures will not cause an increase in the population of Lahaina. On a short-term basis, the project will support construction and construction-related employment.

Potential Impacts and Mitigation Measures. Because of the limited scope of this project, impacts on the socio-economic environment will be minimal.

C. PUBLIC SERVICES

Potential Impacts and Mitigation Measures. Due to its location within an existing residential area and limited scope, the proposed project will not extend existing public services (recreational facilities, police and fire protection, schools, medical facilities and solid waste) limits; therefore, the impact on public services will be minimal.

D. INFRASTRUCTURE

1. Water

The Lahaina region is part of the West Maui Water System, which provide services from Lahaina to the communities of Honokowai, Kahana and Napili to the north. The Lahaina town area is supplied by surface water from the Kanaha Stream which is treated



at the Lahaina Water Treatment Facility and blended with water that is pumped from the Kanaha and Waipuka Wells.

The subject property is serviced by a 5/8" water meter. A 4" water line runs along Front Street fronting the property from a 12" water line to the north. There are two (2) fire hydrants (No. 33 and No. 291) on Front Street in the vicinity of the project site, each connecting to the 4" line and 12" line, respectively.

Potential Impacts and Mitigation Measures. Low flow fixtures, drought tolerant plants, and efficient irrigation, such as drip, will be implemented in order to conserve water. It is anticipated that the existing water meter will be adequate for the proposed project. Since the previous residence was served by the existing water meter, the proposed project will not create additional demand on the West Maui Water System.

The Department of Water Supply uses the Insurance Services Office's (ISO) Guide for Determination of Required Fire Flows. The Guide specifies a minimum fire flow requirement for Residential District of 1,000 gallons per minute (gpm) for two hours. The proposed structure is also within 350 feet of the fire hydrants meeting the radius and spacing requirements. Estimated flow at the fire hydrants is expected to meet fire protection requirements for residential areas.

2. Sewer

The existing uses onsite are connected to the Lahaina Wastewater Treatment System via a collector that runs near the property. The treatment plant provides secondary treatment of sewage and features an activated sludge biological treatment process, secondary clarification and filtration. The principal solids treatment and handling processes are aerobic digestion and centrifuge dewatering. The dewatered cake is currently disposed of in a landfill. Existing sewer lateral connect to an 8 inch sewer line running along Front Street and to a pump station at Malu-ulu-o-lele Park to the north. Sewage is then transported through a series of 12 inch and 18 inch transmission systems to the Mala Wharf pump station and on to the Lahaina Wastewater Reclamation Facility.

Potential Impacts and Mitigation Measures. Since the previous residence was connected to the wastewater system, it is expected that there will be no significant impact on the wastewater system.

3. Drainage

According to the *Maui County Data Book 2004* (Office of Economic Development, County of Maui, December 2004), since 1949, Lahaina averages the lowest annual rainfall for the whole island at 14.62 inches. This compares to Hana at 80.62 inches and Kahului at 19.94 inches. The Lahaina region averages the least number of days per year of precipitation of any area (33 days). This compares to Hana at 269 days and Kahului at 97 days.

Runoff from properties along Front Street flows naturally in a northerly direction. The subject property will be graded to allow runoff to flow to the road. The subject property is relatively flat and runoff currently flows east to Front Street and west to the beach reserve. There is no drainage system in the vicinity along Front Street.

Potential Impacts and Mitigation Measures. The footprint of proposed project will be approximately 4,277 square feet or about 27% of the total development area (15,747 square feet). Downspouts will be directed to vegetated areas. As noted previously, the soil classification (Ewa silty clay loam) indicates that the soil is moderately permeable and runoff is very slow. Given the low annual average rainfall, soil properties and the previous development on the subject property, the proposed project is not expected to significantly increase runoff.

The following measures may be instituted to control erosion during the site development period:

1. Minimize time of construction.
2. Retain existing ground cover until latest date to complete construction.
3. Use temporary area sprinklers in non-active construction areas when ground cover is removed.
4. Use temporary berms and cut-off ditches, where needed, for control of erosion.
5. Thoroughly water graded areas after construction activity has ceased for the day and on weekends.
6. Sod or plant all cut and fill slopes immediately after grading work has been completed.
7. Install silt screens wherever appropriate.

With ultimate ground cover and extensive landscaping, any appreciable onsite erosion will be precluded. With these erosion control measures, the proposed development will not have a significant impact on the ocean and its beaches.

4. Roadway



Front Street, which provides access to the project site, is the main two-way north-south road in Lahaina Town. It is an approximately 40 foot right-of-way that traverses along the northeastern boundary of the subject parcel and intersects Shaw Street to the northwest and Kauaula Road to the southeast. These roadways provide access to Honoapiilani Highway, the primary link to points outside of Lahaina town.

Potential Impacts and Mitigation Measures. The proposed project is in an area that has been in residential use since pre-annexation and replaces an existing residence that was relocated in 2000. Since the proposed project is a single family dwelling and the total number of dwellings on the property does not exceed three, the project is exempt from Section 16.26.3304 "Improvements to Public Streets", Maui County Code (MCC). It is anticipated that there will be short term impacts during construction which will be minimized by taking precautions to limit impediment of traffic on Front Street. There will be no significant long term impacts on traffic on Front Street because of the limited scope of the project.

5. Electrical, Telephone, Cable and Data Systems

There are overhead electrical, telephone, and cable lines along Front Street. Service was previously provided to the property and will be restored at appropriate times. Any additional onsite electrical, telephone, and cable facilities will be designed to meet the requirements of the utility companies.

Potential Impacts and Mitigation Measures. The proposed project is not anticipated to significantly impact electrical, telephone, and cable service in the area.

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IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE LAW

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes four major land use districts into which all lands in the State are placed. These districts are designated Urban, Rural, Agricultural, and Conservation. The subject property is within the Urban District. The proposed project is permitted within the Urban District.

B. MAUI COUNTY ZONING

The subject property is situated within the County of Maui's R-3, Residential District (See: Figure No. 5). The proposed project is an allowable uses within the R-3 district. Yard and shoreline setback requirements will be adhered to.

C. GENERAL PLAN OF THE COUNTY

The General Plan of the County of Maui (1990 update) provides long-term goals, objectives, and policies directed toward improving living conditions in the County. The following General Plan Themes, Objectives and Policies are applicable to the proposed project:

Theme No. 5: Provide for Needed Resident Housing

Amendments to the General Plan address the development of resident housing as a major social need in our community.

I.A. Population

Objective No. 2.: To use the land within the County for the social and economic benefit of all the County's residents.

Policies:

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



III. Housing and Urban Design

A. HOUSING

Objective No. 1: To provide a choice of attractive, sanitary and affordable homes for all our residents.

Policies:

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

D. WEST MAUI COMMUNITY PLAN

Nine community plan regions have been established in Maui County. Each region's growth and development is guided by a community plan, which contains objectives and policies in accordance with the Maui County General Plan. The purpose of the community plan is to outline a relatively detailed agenda for carrying out these objectives.

The subject property is located within the West Maui Community Plan region and has a SF Single Family designation (See: Figure No. 4). The Community Plan was adopted by ordinance No. 2476 on February 27, 1996.

The following West Maui Community Plan goals, objectives, and policies are applicable to the proposed action:

Goal: Land Use. An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the stable social and economic well-being of residents and the preservation and enhancement of the region's open space areas and natural environmental resources.

Objectives and Policies for Lahaina Town:

- 10. Preserve the remaining single family residential uses north of Kapunakea Street; between Ala Moana and Papalaua Streets and south of Shaw Street.



Analysis. The proposed project is south of Shaw Street and maintains the previous single family residential use. The proposed use is consistent with land use objectives.

Goal: **Environment.** A clean and attractive physical, natural and marine environment in which man-made developments on or alterations to the natural and marine environment are based on sound environmental and ecological practices, and important scenic and open space resources are preserved and protected for public use and enjoyment.

Analysis: As described in Section III of this report, West Maui's unique and fragile environmental resources, including its shoreline, near and off-shore water quality, drinking water, visual resources, archeological resources, and endangered species of flora and fauna, will not be impacted by this project.

Goal: **Housing.** A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for a broad cross section of residents.

Analysis: The proposed project serves the community's objective by returning the subject property to the supply of housing in Lahaina.

Goal: **Urban Design.** An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design at the resort destinations of Kaanapali and Kapalua, defines a unified landscape planting and beautification theme along major public roads and highways, watercourses, and at major public facilities, and recognizes the historic importance and traditions of the region.

Objectives and Policies for Lahaina Town:

1. *Maintain the scale, building massing and architectural character of historic Lahaina town.*
7. *Landscape Character:*
 - c. *Front Street landscape planting should provide canopy shade trees, compatible in scale and subordinated to adjacent buildings. These trees should not obscure the continuous facades of the commercial district; they should allow views of storefronts and the ocean.*

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8. **Building Character:**
- a. *New building and renovation of existing buildings in Lahaina town should respect the scale, texture, materials, and facades of existing structures in the Lahaina Historic District.*
 - b. *Building heights should reflect the context of existing building heights and massing in the Lahaina Historic District. The maximum building heights shall be two stories or 35 feet with a mixture of one- to two-story building heights encouraged.*
 - c. *Building design should complement the pedestrian character of Lahaina town. Restraint and harmonious relationships with natural and man-made surroundings should characterize building form; harsh forms or shapes should be avoided; sloped roofs should be encouraged. Design elements which relate to human scale should be emphasized. Design features should reflect prevalent town themes through traditional or contemporary means. Such themes may include:
 - 1) *First story awnings or covered walkways.*
 - 2) *Transom openings above windows and doorways.*
 - 3) *Multiple panes in storefront windows.*
 - 4) *Second story balconies.**
 - d. *Encourage the use of natural materials in existing or new buildings.*
 - e. *Emphasize contrasting earth-tone color schemes for buildings.*

Analysis: The architecture of the proposed new structures and additions will reflect the scale, texture, materials and facades of historic Lahaina Town. Planting inside and outside of the wall along Front Street provides privacy, creates a soft presence, and defines public and private open areas.

Goal: Infrastructure. Timely and environmentally sound planning, development, and maintenance of infrastructure systems which serve to protect and preserve the safety and health of the region's residents, commuters, and visitors through the provision of clean water, effective waste disposal and efficient transportation systems which meets the needs of the community.

Analysis: Section III of this report addresses the impact that the proposed project will have upon existing public infrastructure, facilities, and service systems. Based upon the analysis, public infrastructure and services currently have, or will have in the foreseeable future, adequate capacity to serve the development and will therefore not be



significantly impacted by the project. Thus, the necessary infrastructure, public facilities, and services will be available prior to and/or concurrent with development of the site.

V. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

The subject project is located within the Special Management Area (SMA). As such, the proposed improvements will require an SMA Use Permit. Pursuant to Chapter 205A, Hawaii Revised Statutes, and the Rules and Regulations of the Planning Commission of the County of Maui, projects located within the SMA are evaluated with respect to SMA objectives, policies, and guidelines. This section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A and the Rules and Regulations of the Planning Commission.

A. RECREATIONAL RESOURCES

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- (A) Improve coordination and funding of coastal recreation 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 placement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or require 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;

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- (v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having 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;
 - (viii) Encourage reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.

Analysis. The project site abuts the shoreline, however the proposed project will not have a direct impact on the public's use or access to the shoreline area. The proposed structure will be setback approximately 52 feet which is outside of the 41.2 foot shoreline setback.

B. HISTORICAL/CULTURAL 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 structures.

Analysis. As discussed in Section III of this report, An archaeological inventory survey was conducted at the property by Archaeological Services Hawaii, LLC. The survey report was submitted to the State Historic Preservation Division (SHPD), Department of Land and Natural Resources in January, 2005 and accepted on April 7, 2005 (See: Appendix "E"). The survey identified two features: the seawall constructed prior to 1919 and a cesspool remnant associated with the former Pioneer Mill manager's residence previously located on the site. No further work is warranted, although SHPD believes that the seawall should be preserved "as is". The cesspool does not need to be

preserved, however precautionary archaeological monitoring is warranted. An archaeological monitoring plan was accepted by the SHPD on July 22, 2005 (See: Appendix "F"). As such, the proposed development supports the community's objective of insuring that new development does not disturb historic and prehistoric resources in the coastal zone management area that are deemed to be significant in Hawaiian and American history and culture.

C. 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
- (c) Encourage those developments that are not coastal dependent to locate in inland areas.

Analysis. As discussed in Section III of this report, numerous scenic resources have been identified in Lahaina, which are identified and discussed in the Maui Coastal Scenic Resources Study, August 1990 (See: Figure 8, "Maui Scenic Coastal Resources Study, Kihei Map"). The resource/inventory map in this report does not identify any unique scenic resources along Front Street in the area of the proposed project.

Since the former Pioneer Mill manager's house and cottage on the property obstructed any public views to the shoreline, the proposed residence is not expected to alter public views that existed prior to 2000. In accordance with Condition No. 5 of an SMA Minor Permit (SM2 2002/0114) for a privacy wall on the subject property, a 16-foot driveway will be kept free of solid structures (See: Appendix "H"). The driveway gate is designed to have a basket weave see-through grating consisting of 1/2" pickets or similar material providing a public view to the shoreline. As such, the proposed project is not anticipated to significantly impact public view corridors, or the visual character of the site and its immediate environs.



D. COASTAL ECOSYSTEMS

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

Policies:

- (a) Improve the technical basis for natural resource management;
- (b) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (c) 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
- (d) Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Analysis. As noted previously, the project site abuts the shoreline, however storm runoff will be directed toward Front Street and is not expected to increase significantly.

As mentioned in the project description, a dry well will be placed between the southern boundary and the proposed residence for the purpose of pool water discharge for maintenance/cleaning activities. As a mitigative measure prior to any discharge, dechlorinated pool water will be tested for safe ph and chlorine levels. Dechlorination will be accomplished chemically or by refraining from the addition of chlorine for a few of days.

Therefore, the proposed project is not anticipated to have a significant impact on the coastal ecosystem. Furthermore, the incorporation of mitigation measures during construction as identified in Section III.D.4 of this report will minimize the potential for short term adverse impacts.

E. 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;
- (c) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such development and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
- (i) Use of presently designated locations is not feasible;
 - (ii) Adverse environmental impacts are minimized; and
 - (iii) The development is important to the State's economy.

Analysis. The proposed single-family residential use of the property is consistent with the State's urban land use designation, as well as, the County's zoning and community plan designations. As such, the proposed project is within an area that has been planned for growth and development and provides the supporting infrastructure and services required to service this growth.

F. 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 non-point source pollution hazards;
- (b) Control development in areas subject to storm wave, tsunami, flood, erosion, subsidence, and point and non-point pollution hazards;
- (c) Ensure that developments comply with requirements of the Federal Flood Insurance Program;
- (d) Prevent coastal flooding from inland projects; and
- (e) Develop a coastal point and nonpoint source pollution control program.

Analysis. As discussed in Section III of this report, the project site is situated within Zones A12, V12 & B. However, the enclosed areas of the proposed structure will be constructed entirely within Zone B. Portions of the open lanais will be in Zone A12 and the proposed pool and deck will be in both the A12 and V12 Zones. Construction within the Special Flood Hazard Area (A12) and Coastal High Hazard Area (V12) will comply with standards set forth in Chapter 19.62 "Flood Hazard Areas" of the Maui County



Code (MCC). In addition, the shoreline is fixed by a CRM rock wall constructed prior to 1919.

According to the National Oceanic and Atmospheric Administration's (NOAA) West Coast & Alaska Tsunami Warning Center website, the run up (maximum vertical elevation wave reached above sea level) for the 1946 Tsunami in Lahaina was 2.0 meters (6.6 feet). The 1960 Tsunami recorded a slightly higher run up of 2.1 meters (6.9 feet). Since the subject property is relatively flat with an elevation of seven (7) feet above mean sea level, historical data does not indicate a tsunami hazard.

Thus, hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution is not expected to be significant.

G. MANAGING DEVELOPMENT

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

Policies:

- (a) Use, implement, and enforce existing laws 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 process and review process.

Analysis. The development of the subject property is being conducted in accordance with applicable State and County requirements. Opportunity for review of the proposed action is provided through the County's Special Management Area (SMA) permitting process.

H. PUBLIC PARTICIPATION

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

Policies:

- (a) Maintain a public advisory body to identify coastal management problems and to provide policy advise and assistance to the coastal zone management program.

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- (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-related issues, developments, and government activities; and
 - (c) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Analysis. In conjunction with the submittal of the Special Management Area application, a notice of application will be mailed to property owners within 500 feet (See: Appendix "C", "Notice of Application"). The mail-out describes the proposed project and solicit any issues or concerns that need to be addressed through the permitting process. A number of governmental agencies have also been consulted and copies of this application will be circulated to various agencies by the Department of Planning. During the scheduled public hearings, the public will have an opportunity to review and comment on the proposed project. Landowners located within 500 feet of the project will be notified of the scheduled public hearing dates. Public hearing dates and location maps will also be published in the Maui News on two separate occasions. The public will be allowed to participate in the public hearing portion of the Maui Planning Commission's review process. The Environmental Assessment process also provides an opportunity for public comment.

I. BEACH PROTECTION

Objective: Protect beaches for public use and recreation.

Policies:

- (a) Locate new structures inland from the shoreline setback to conserve open space and to 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.

Analysis. The certified shoreline is hardened with a rock seawall that was constructed prior to 1919 and has an erosion rate of zero (0) feet per year. Loss of improvements due



to erosion is remote. The construction of the proposed project on the subject property will not have a direct physical impact upon any public beaches.

J. MARINE RESOURCES

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

Policies:

- (a) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (b) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (c) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- (d) Assert and articulate the interest of the state as a partner with federal agencies in the sound management of the ocean resources within the United States exclusive economic zone;
- (e) Promote research, study, and understanding of ocean processes, marine life, and other ocean development activities relate to and impact upon the ocean and coastal resources; and
- (f) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Analysis. The proposed project does not involve the direct use or development of marine resources. In addition, with the incorporation of erosion and drainage control measures during construction and after construction as identified in this report, there should not be significant adverse impacts to nearshore waters from point and non-point sources of pollution. Therefore, the subject project will not produce any significant impacts on any coastal or marine resources.



VI. HRS CHAPTER 343 SIGNIFICANCE CRITERIA

A finding of no significant impact (FONSI) is anticipated and therefore an environmental impact statement will not be required for the proposed action. This determination has been made in accordance with the following significance criteria specified in Section 11-200-12 of the Department of Health rules relating to Environmental Impact Statements:

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

As documented in this report, the proposed project will not result in the loss or destruction of any natural or cultural resource.

- B. *Curtails the range of beneficial uses of the environment.*

The proposed project represents a continuation of the previous residential use and does not introduce a new use to the area. The project will not curtail the range of beneficial uses of the environment in the project vicinity.

- C. *Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.*

The project is being developed in compliance with the state's long term environmental goals. As documented in this report, adequate mitigation measures will be implemented to minimize the potential for negative impacts to the environment.

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

In the short term, the project will result in increased employment and business opportunities. As documented in this report, there will be no significant negative long term impacts to the socio-economic environment.

- E. *Substantially affects public health.*

There are no special or unique aspects of the project which will have an impact on public health.

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

The proposed project will not lead to a substantial impact on population levels due to the relatively small scale of the project. As documented in this report, the project will not result in a significant negative impact on public facilities.

- G. *Involves a substantial degradation of environmental quality.*

Mitigation measures will be implemented during construction to minimize negative short term impacts such as soil erosion and sedimentation. The project design will incorporate a drainage system that will minimize degradation of the environmental quality.

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

The project does not involve a commitment for larger actions on behalf of the applicant or any public agency. In terms of cumulative impacts, the project site is situated within the State Urban District and adjacent to developed residential areas. Infrastructure and utilities are adequate to service the proposed project. Therefore, the project will not result in cumulative negative impacts on the environment.

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

There are no known rare, threatened, or endangered species or habitat at the project site.

- J. *Detrimentially affects air or water quality or ambient noise levels.*

As documented, there will be short term impacts on air and water quality and ambient noise levels during construction; however, mitigation measures will be employed to minimize these impacts. As mentioned in the project description, a dry well will be placed between the southern boundary and the proposed residence for the purpose of pool water discharge for maintenance/cleaning activities. Adverse long-term impacts are not anticipated.

- K. *Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion prone area, geologically hazardous land, estuary, fresh water, or coastal waters.*

The project site is located within a flood plain and tsunami zone. However, the enclosed areas of the proposed structure will be constructed entirely in Zone B, an area subject to 100-year flooding with average depths less than 1 foot. Portions of the open lanais will be in Zone A12 and the proposed pool and deck will be in both the A12 and V12 Zones. Construction within the Special Flood Hazard Area (A12) and Coastal High Hazard Area (V12) will comply with standards set forth in Chapter 19.62 "Flood Hazard Areas" of the Maui County Code (MCC). The project site is along a shoreline which is fixed by a rock wall constructed around 1919. Since

the rock wall is a nonconforming structure that was lawfully existing prior to June 22, 1970, the erosion rate ceases at the rock wall.

- L. *Substantially affects scenic vistas and view planes identified in county or state plans or studies.*

As discussed in Section III.A.8, the proposed project will not negatively affect ocean views along Front Street nor obstruct major view corridors.

- M. *Requires substantial energy consumption.*

Construction of proposed structure will comply with Chapter 16.26.1300, "Energy Conservation", Maui County Code. Where practical and economically feasible, the proposed structure will exceed the building efficiency standard for the State of Hawaii. Energy consumption will likely be more than the previous structure; however given existing levels of usage in the area, increased building efficiency, and newer, more efficient equipment and appliances, the increase is considered insignificant.

VII. FINDINGS AND CONCLUSIONS

This Final Environmental Assessment examines the environmental and socio-economic impacts associated with the applicant's proposal to construct improvements in connection with the construction of a single family dwelling. The project site is a 15,474 square foot parcel located in Lahaina, Maui, Hawaii.

The proposed development is not anticipated to result in significant environmental impacts to surrounding properties, nearshore waters, natural resources, and/or archaeological and historic resources on the site or in the immediate area. Public infrastructure and services including roadways, sewer and water systems, medical facilities, police and fire protection, parks, and schools are adequate to serve the project and are not anticipated to be significantly impacted by the project. The proposed project is not anticipated to negatively impact public view corridors and is not anticipated to produce significant adverse impact upon the visual character of the site and its immediate environs.

The subject property is situated within the State's Urban District and is County zoned and community planned for single-family residential. Therefore, the proposed project is in conformance with State and County land use plans and policies including Chapter 205A, HRS, as well as the West Maui Community Plan Land Use Map.



This Final Environmental Assessment is consistent with applicable decision making criteria as identified in the Maui Planning Commission's rules and regulations relating to the Special Management Area HRS (Chapter 202) and with the criteria outlined in section §11-200-12 of the Department of Health's rules and regulations relating to environmental impact statements. The authority has considered all agency and public comments on the Draft Environmental Assessment.

Based on the foregoing analysis and conclusion, the proposed project will not result in significant impacts to the environment and is consistent with the requirements of HRS Chapter 343, and a Finding of No Significant Impact (FONSI) is warranted.

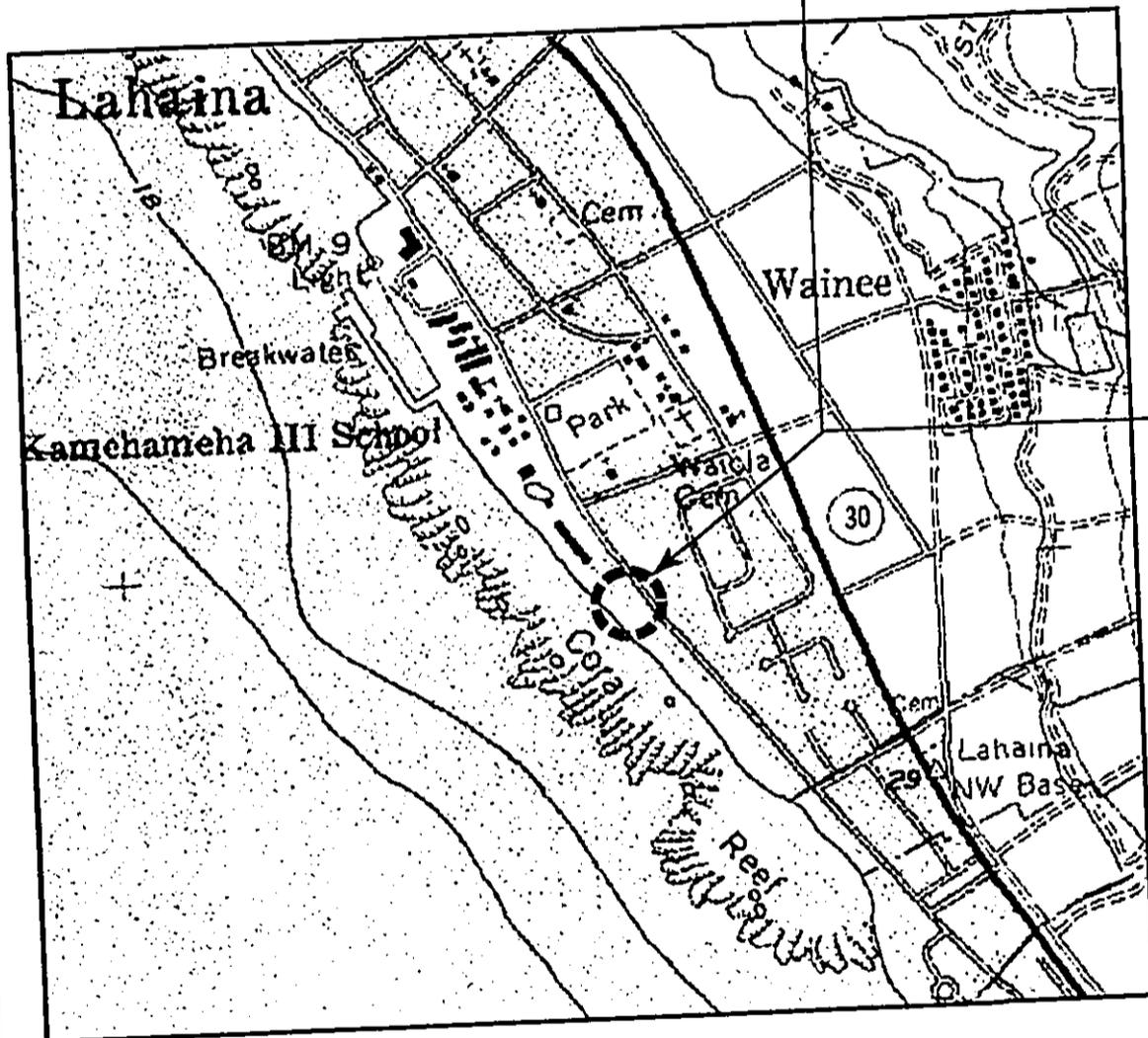
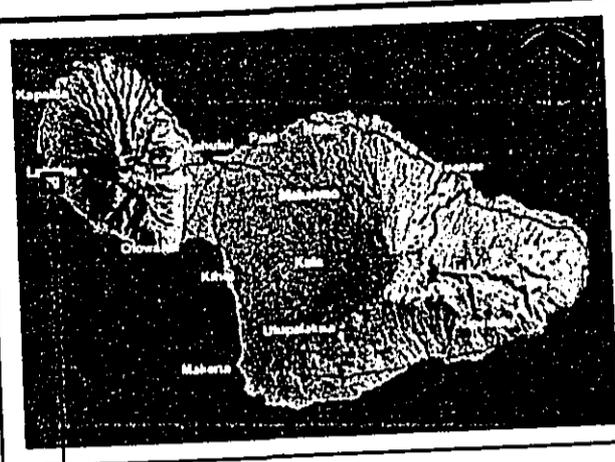




VIII. REFERENCES

- Community Planning Inc. 1961. *Lahaina Historical Restoration & Preservation*. Honolulu, Hawaii.
- County of Maui, Department of Planning. 1991. *The General Plan of the County of Maui, 1990 Update*. Wailuku, Hawaii.
- County of Maui, Department of Planning. 1996. *West Maui Community Plan*. Wailuku, Hawaii.
- County of Maui, Office of Economic Development. 2004. *Maui County Data Book*. Wailuku, Hawaii.
- Environmental Planning Associates. August 31, 1990. *Maui Coastal Scenic Resources Study*. Kihei, Hawaii.
- Federal Emergency Management Agency. Revised August 3, 1998. *Flood Insurance Rate Map*. Community Panel Map Number 150003 0163 C.
- National Geophysical Data Center, National Oceanic and Atmospheric Administration. 2005. *Natural Hazards Website: Tsunami Database*.
- U.S. Department of Agriculture, Soil Conservation Service in Cooperation with the University of Hawaii, Agricultural Experiment Station. 1972. *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*. Washington, D.C.

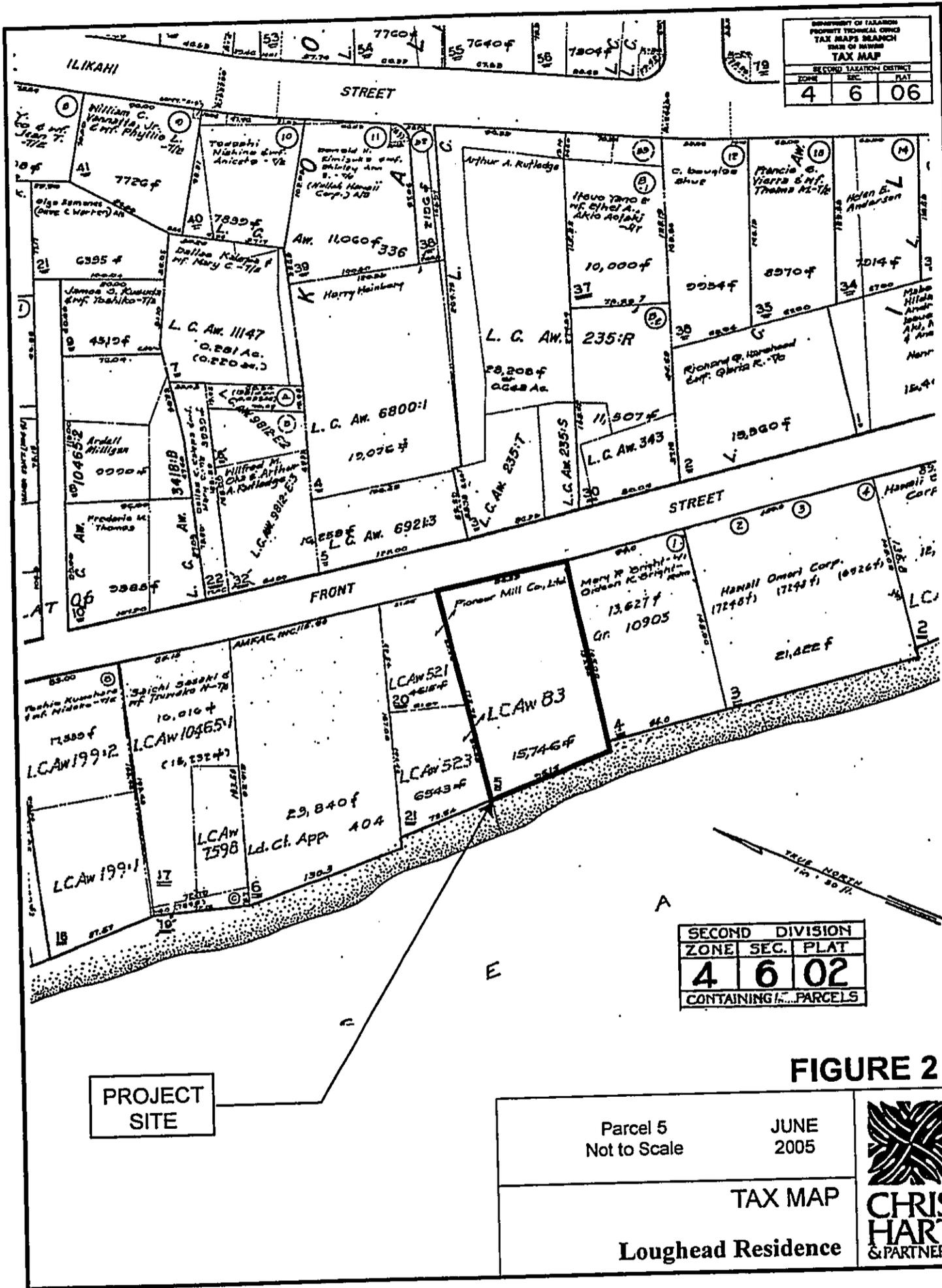
FIGURES



Project Location

FIGURE 1

Not to Scale	JUNE 2005	 CHRIS HART & PARTNERS
REGIONAL LOCATION Loughead Residence		



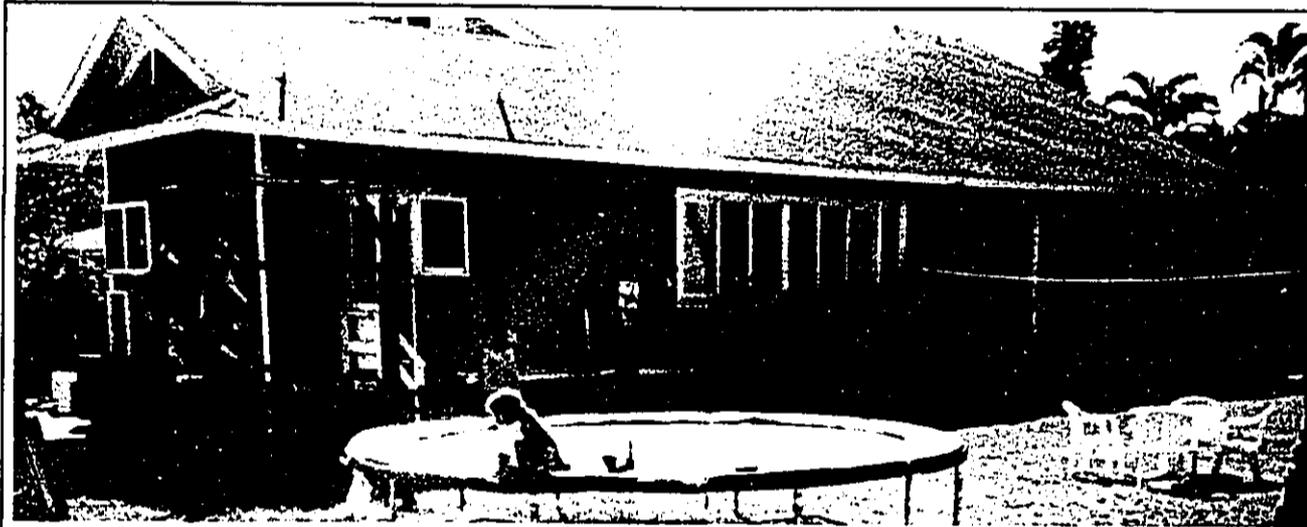


Photo 2: View of *makai* side of former manager's residence just prior to being dismantled.

Photo 3: View of structure after garage and kitchen portion of the residence was detached.

FIGURE 3.1

Photos taken in 1999
(Maui News photo undated)

JUNE
2005



PHOTOGRAPHS
Loughead Residence

**CHRIS
HART**
& PARTNERS



Photo 1: Photo of the house, formerly on the property, that was used as a Pioneer Mill manager's residence. This was the view from Front Street. (Maui News 3/18/1999, actual date of photo unknown)



Photo 2: View



Photo 3: View of structure showing garage and kitchen portion of the residence was de

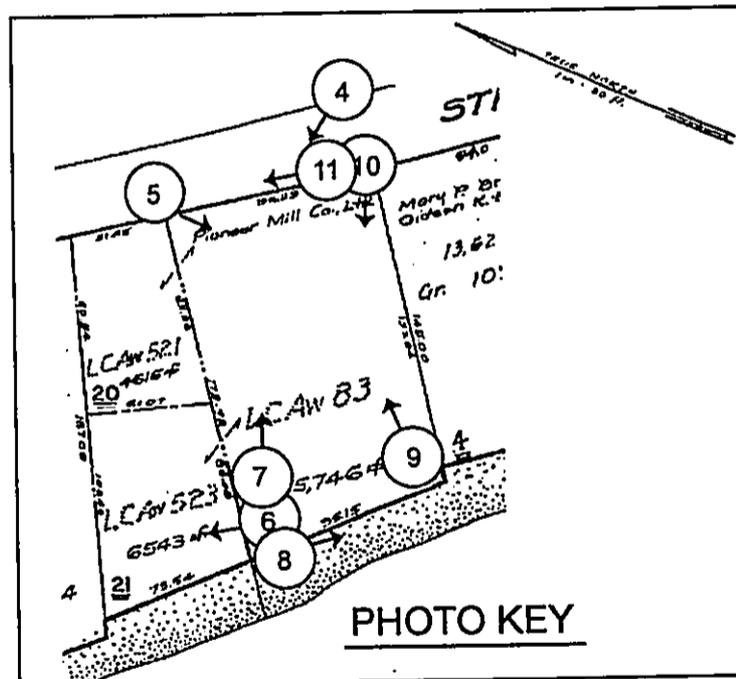


Figure 3.2

Taken 2/12/2004

JUNE
2005

PHOTOGRAPHS
Loughead Residence



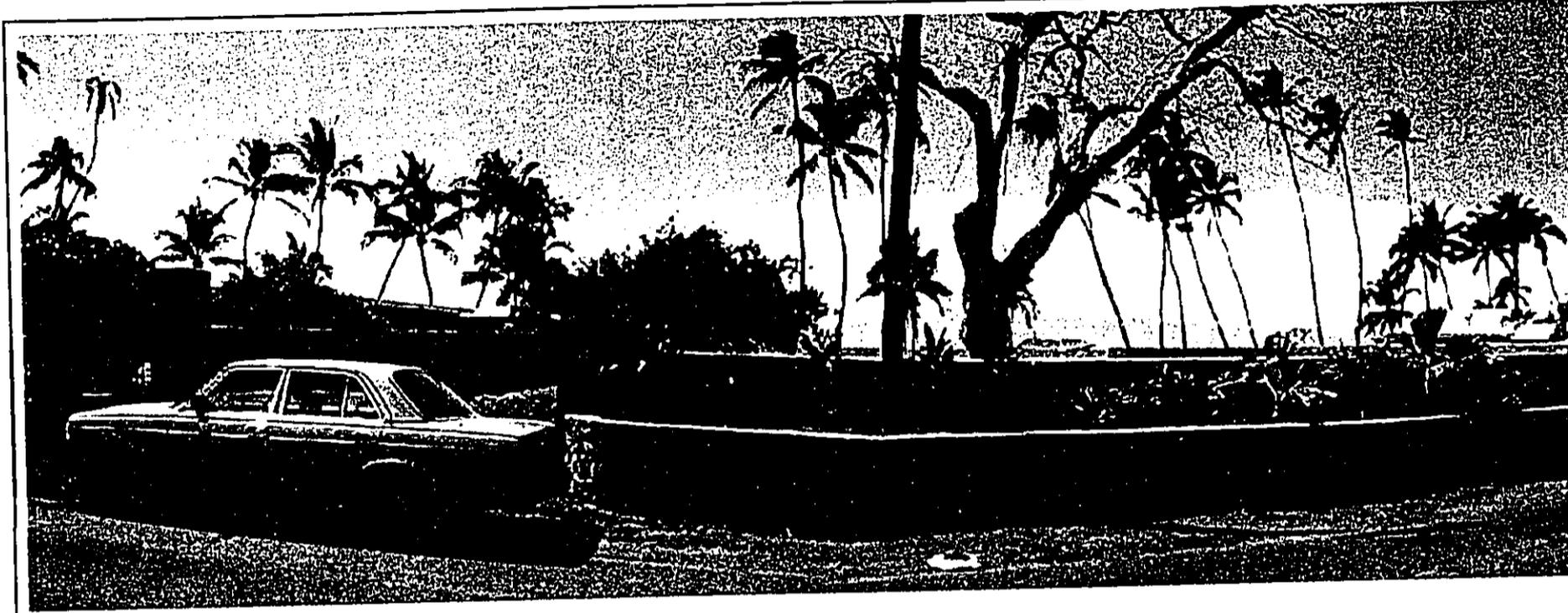


Photo 4: Looking west at rock wall along Front Street.

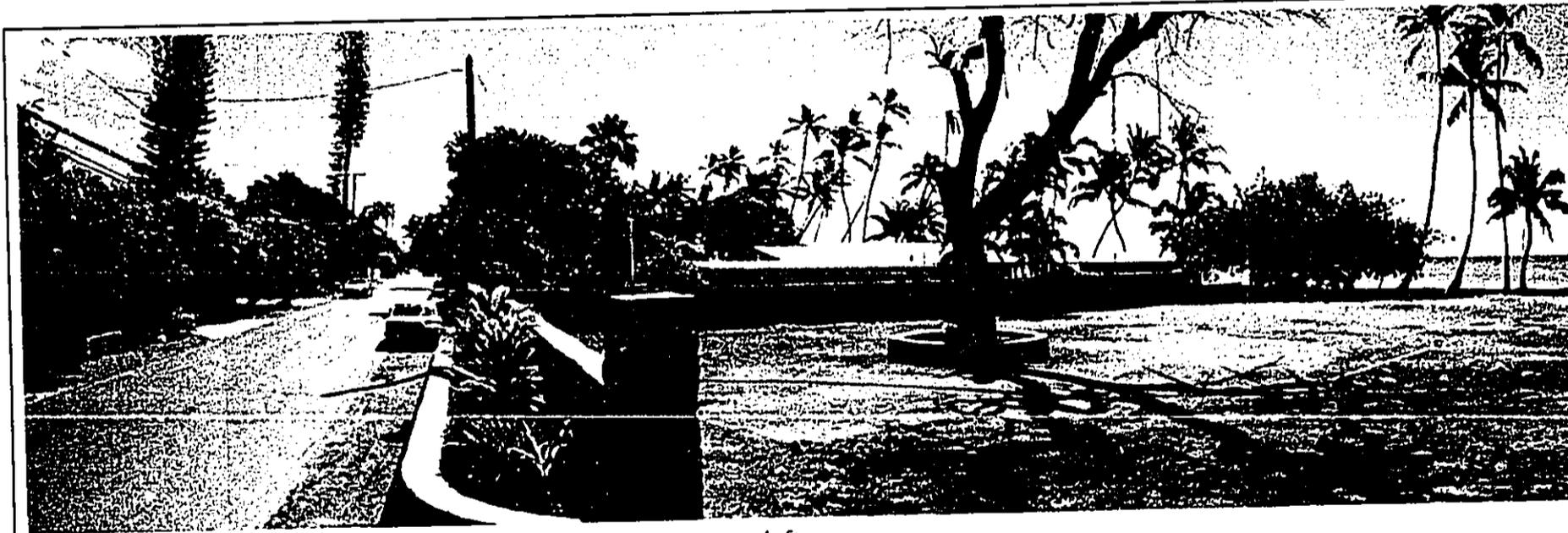


Photo 5: Looking south from northern corner. Front Street at left.



Photo 7: Looking east across parcel from western corner.



Photo 9: Looking northeast along southeast boundary.

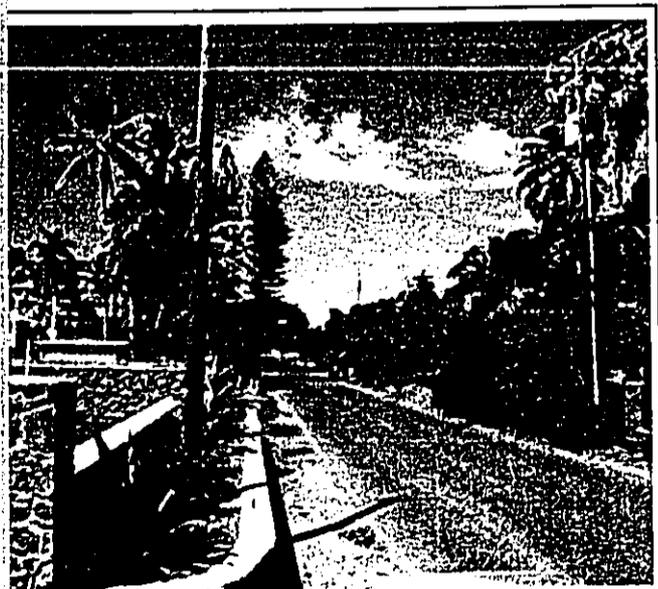


Photo 8: Looking northwest along Front Street boundary.

Figure 3.3

Taken 2/12/2004

JUNE
2005

PHOTOGRAPHS
Loughead Residence



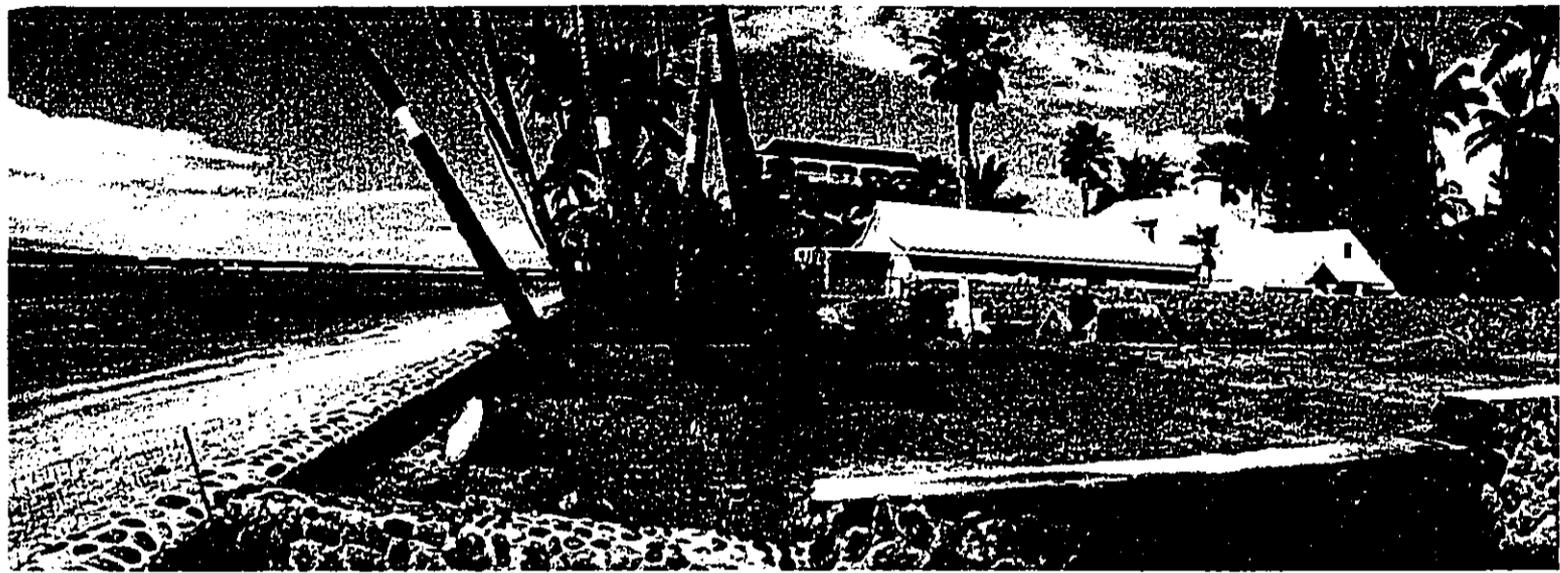


Photo 6: Looking northwest along shoreline towards Lot B. Western corner at bottom left.



Photo 8: Looking southeast along shoreline from western corner.



Photo 9: Looking n



Photo 10: Looking southwest from eastern corner.



Photo 11: Looking northwest along Front Street

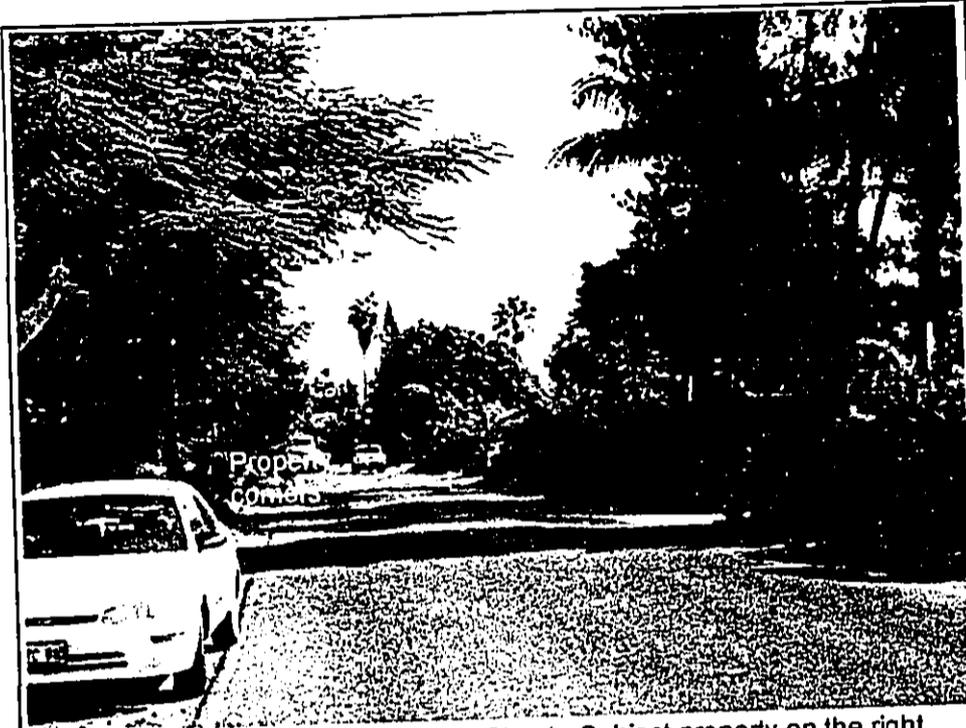


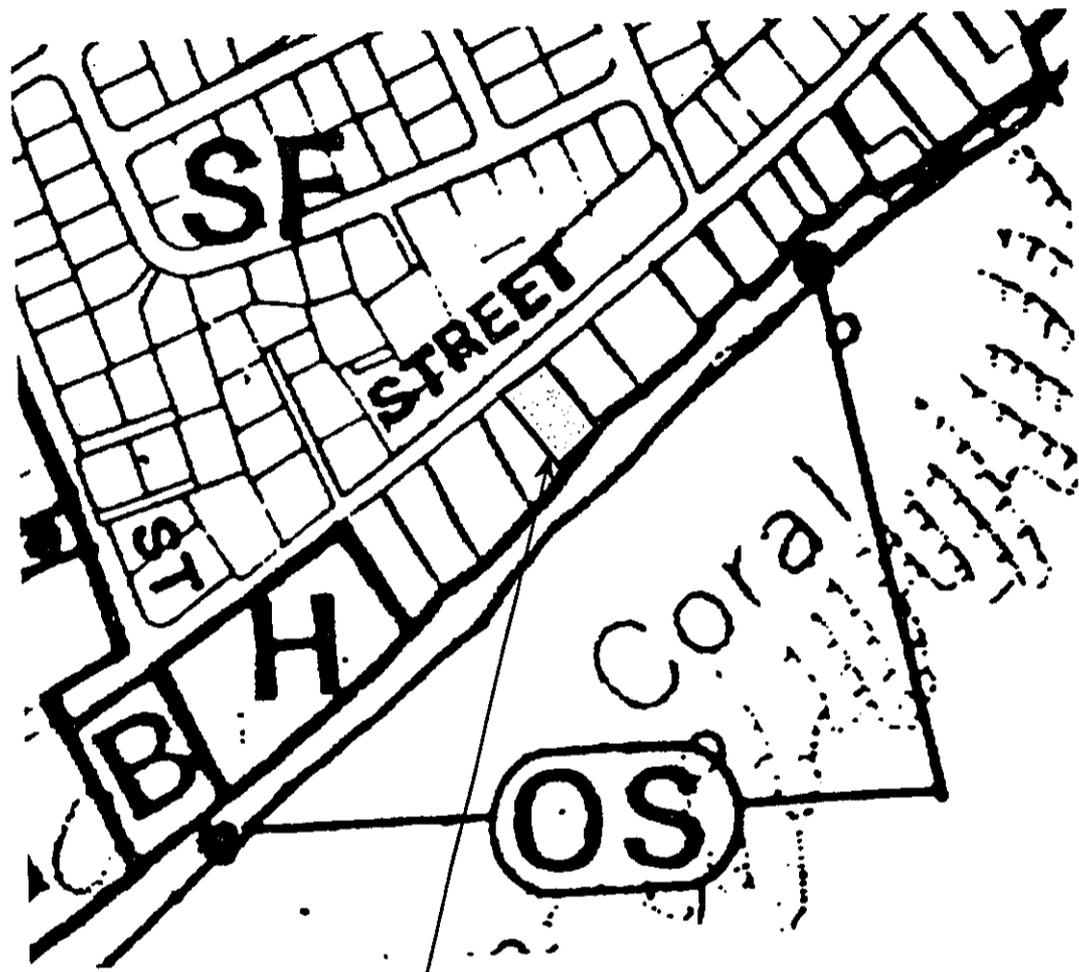
Photo 12: Looking south along Front Street. Subject property on the right.



Photo 13: Looking north along Front Street. Subject property on the left.

Figure 3.4

Taken 10/21/2004	JUNE 2005	 CHRIS HART & PARTNERS
Loughead Residence		

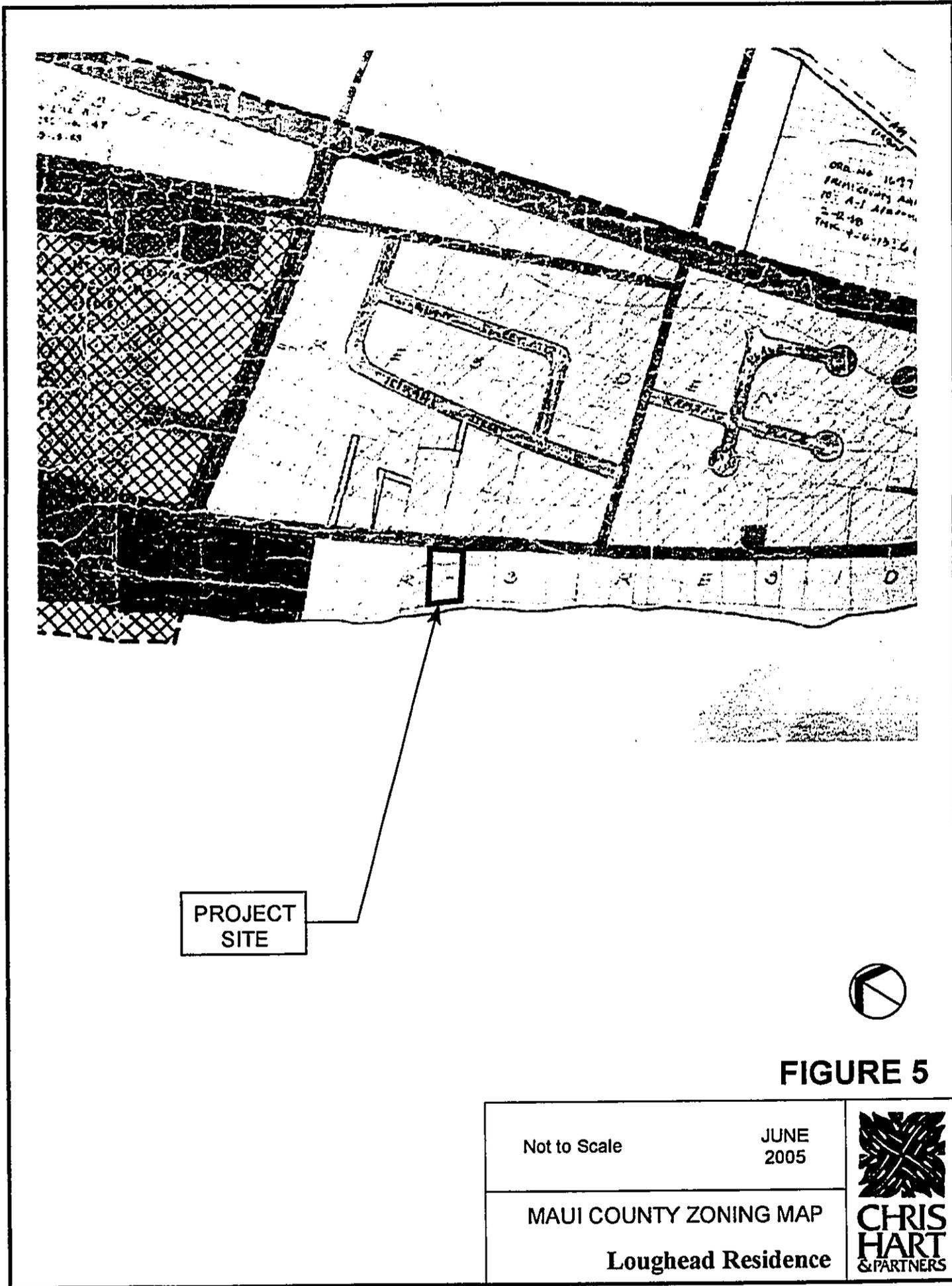


PROJECT
SITE



FIGURE 4

JUNE 2005	 CHRIS HART & PARTNERS
WEST MAUI COMMUNITY PLAN Loughead Residence	



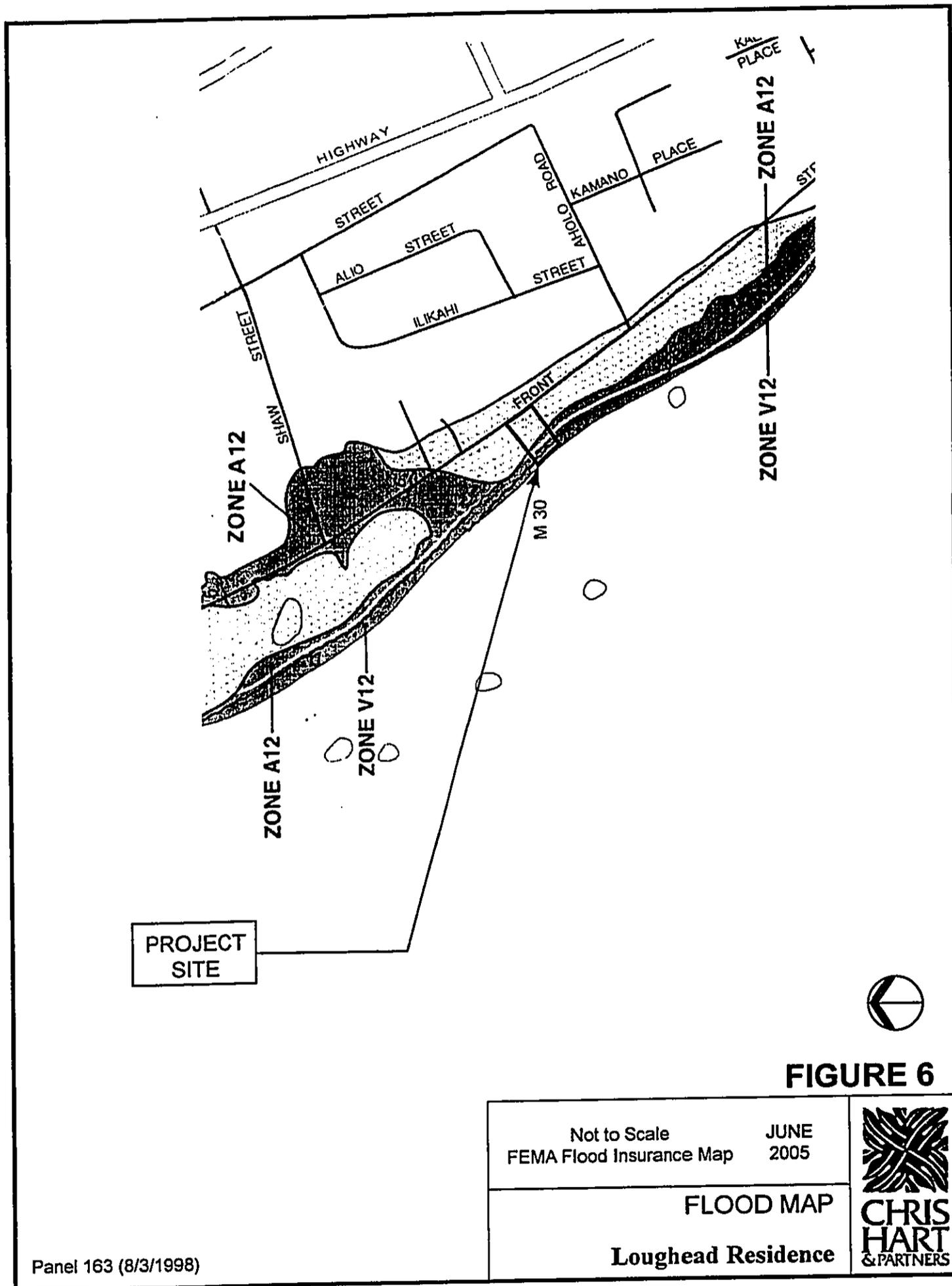


FIGURE 6

Not to Scale
FEMA Flood Insurance Map

JUNE
2005

FLOOD MAP

Loughead Residence



**CHRIS
HART
& PARTNERS**

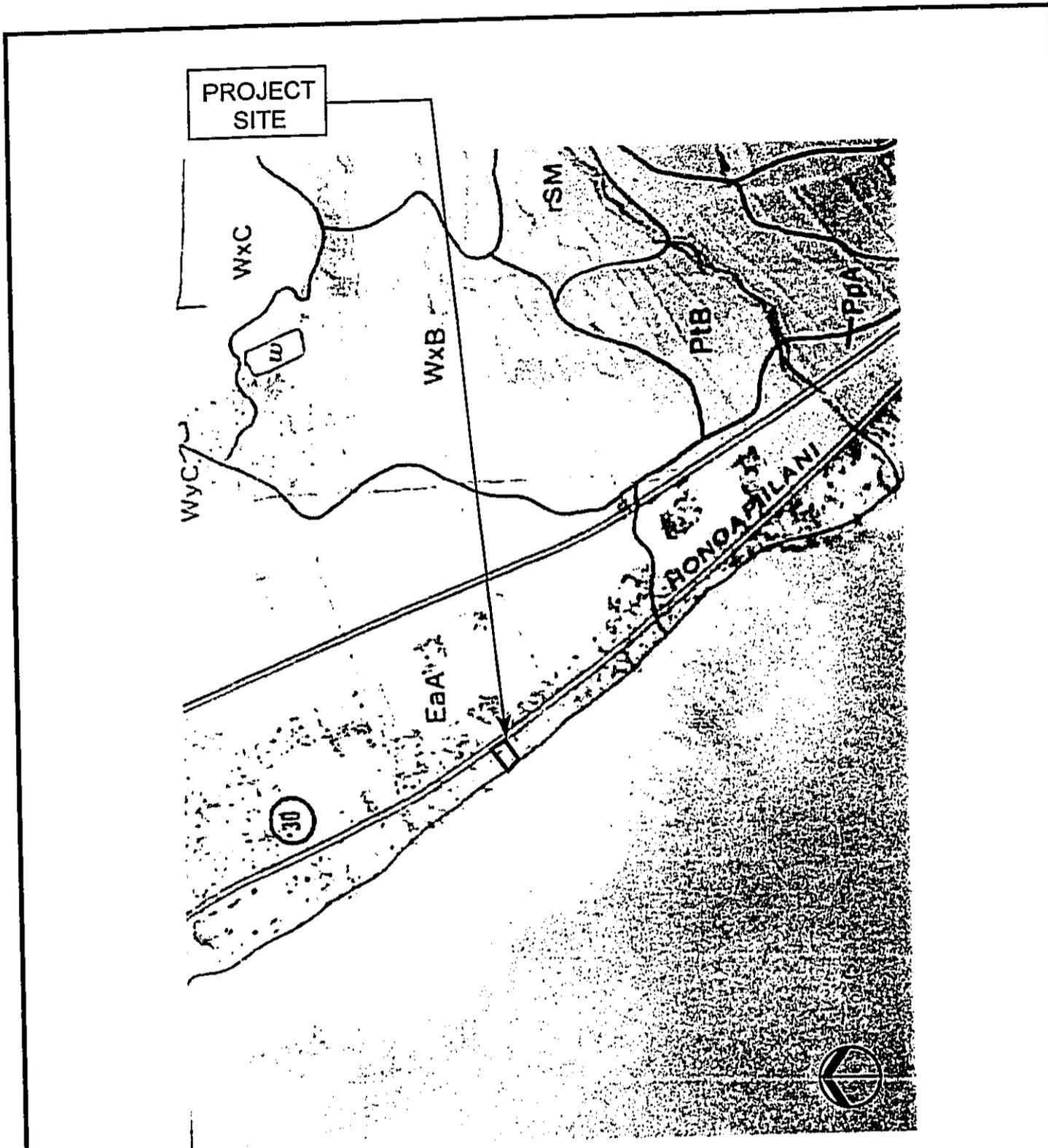


FIGURE 7

Not to Scale	JUNE 2005	
<p align="center">SOILS MAP Loughead Residence</p>		

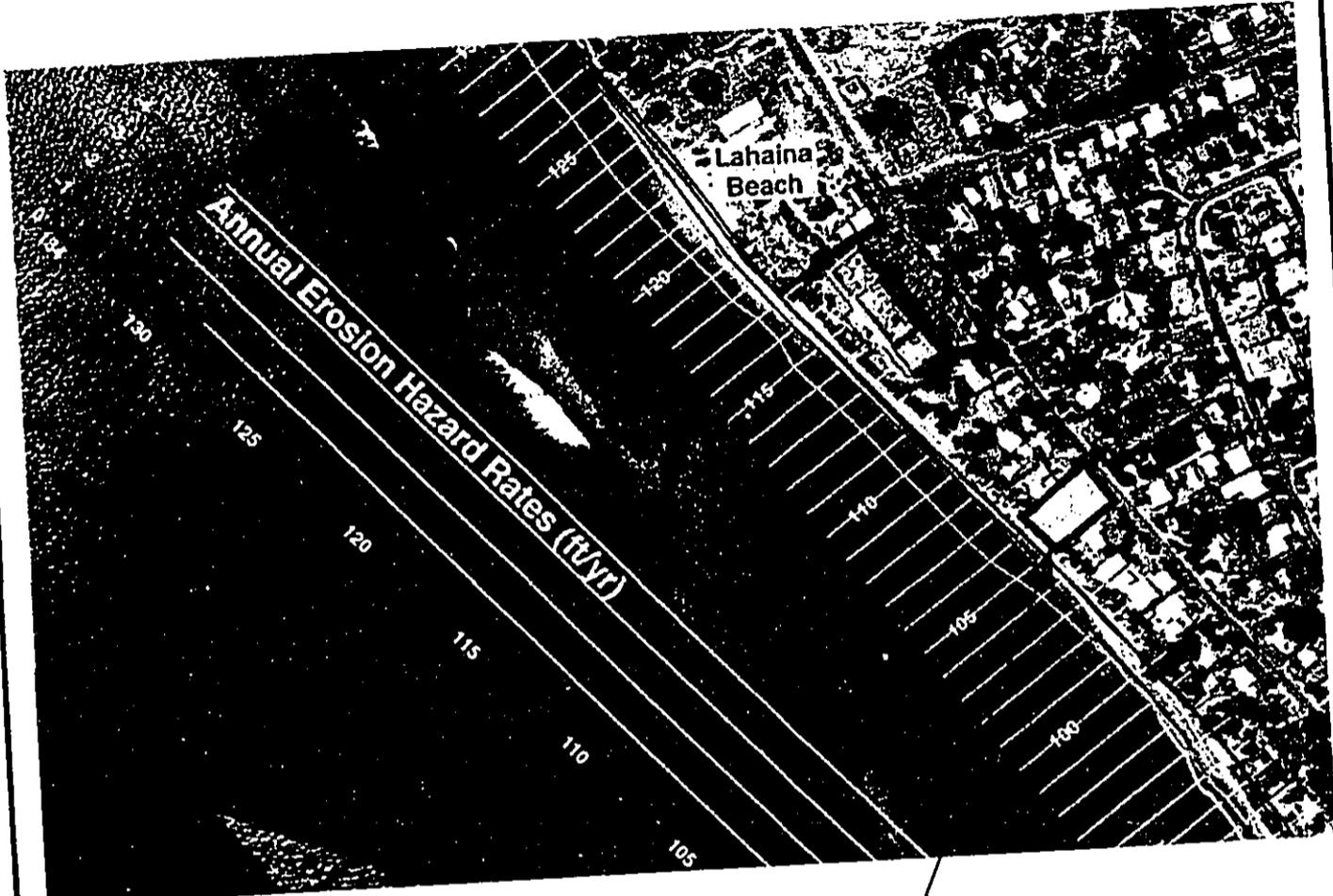


Figure 9

Not to Scale

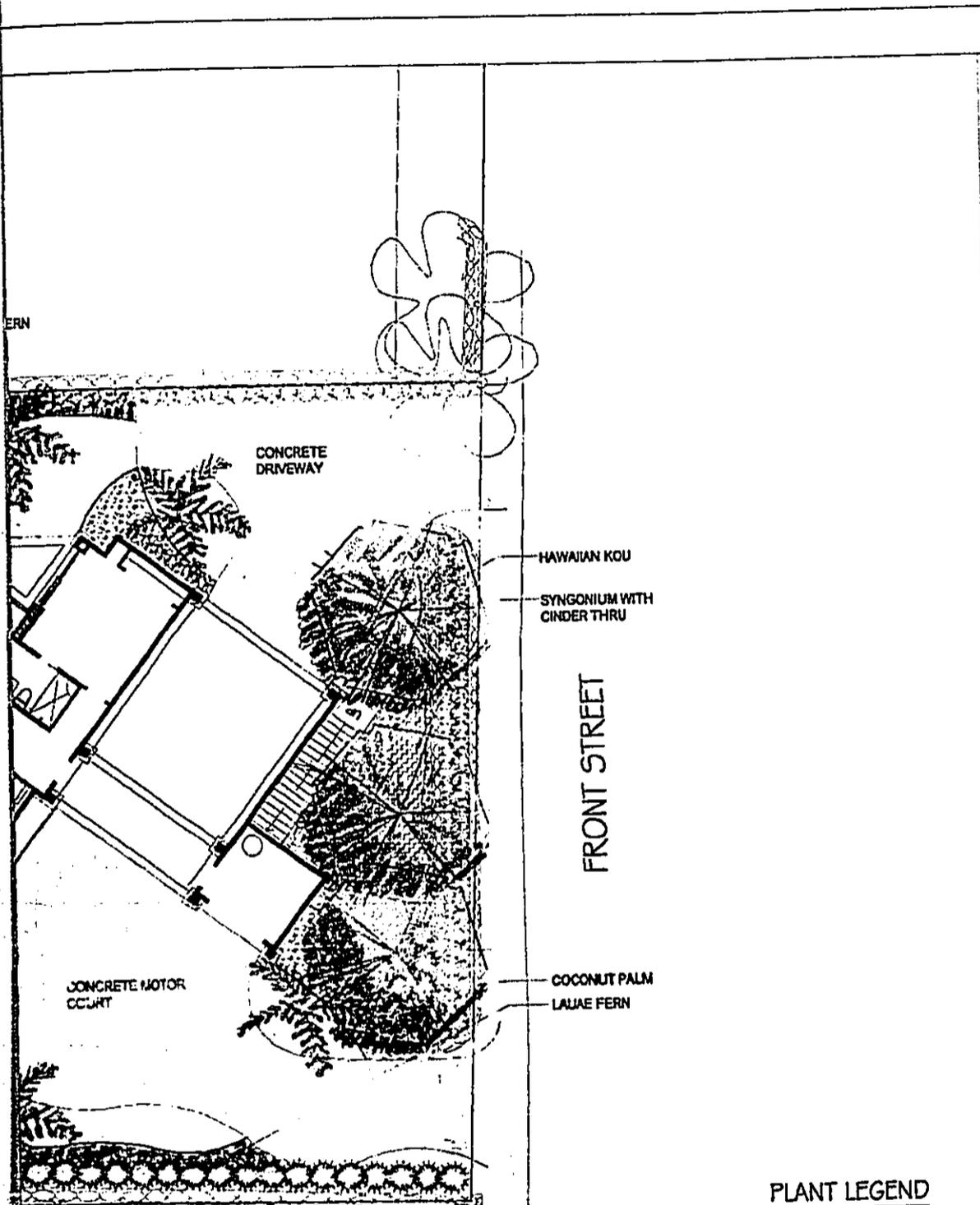
JUNE
2005

COASTAL EROSION MAP

Loughead Residence



*Puamana Erosion Rate Map,
Coastal Geology Group,
University of Hawaii Manoa*



CHRIS HART & PARTNERS
 LANDSCAPE ARCHITECTS AND PLANNERS
 1000 W. PINE ST., SUITE 200
 HONOLULU, HAWAII 96813
 TEL: 808-551-2800
 FAX: 808-551-1888
 WWW.CHARTPARTNERS.COM

LOUGHEAD RESIDENCE
 FRONT STREET
 LAHAINA, MAUI, HAWAII



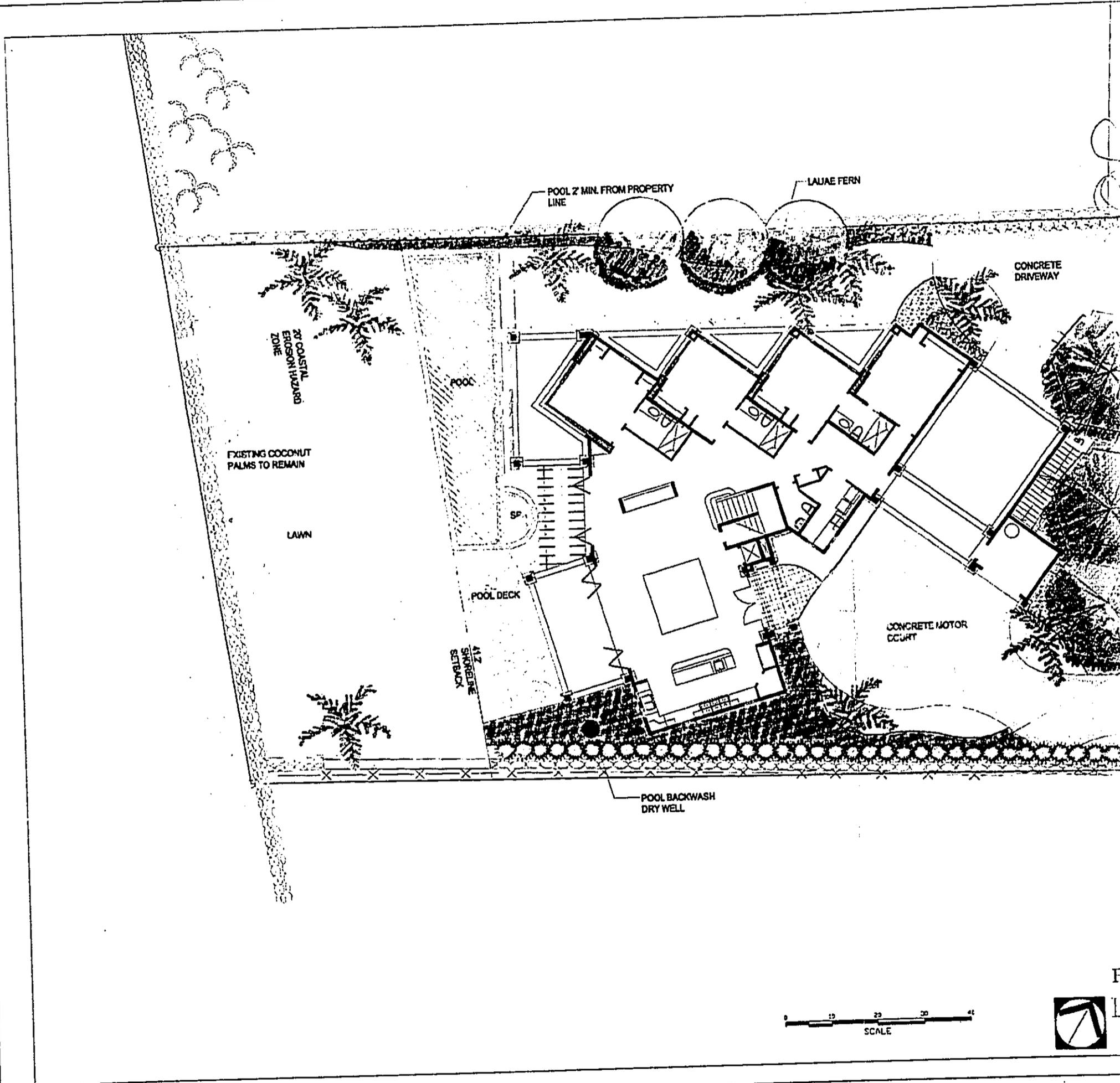
I AM WILLIAM MITCHELL, LICENSE NO. 1123, LANDSCAPE ARCHITECT, STATE OF HAWAII, U.S.A. I HEREBY CERTIFY THAT I AM THE AUTHOR OF THE ABOVE WORK AND THAT I AM A MEMBER OF THE HAWAIIAN LANDSCAPE ARCHITECTS ASSOCIATION.

PLANT LEGEND

-  HAWAIIAN KOU
-  JATROPHA
-  COCONUT PALM
-  ARECA PALM
-  HIBISCUS
-  RED TI

FIGURE NO. 10.1
LANDSCAPE CONCEPT PLAN
 scale: 1/8"=1'-0"

Designed by	WH
Drawn by	WH
Checked by	WH
Date	Aug. 20/2005
Project No.	04-018
SHEET	L-1



POOL 2' MIN. FROM PROPERTY LINE

LAJAE FERN

CONCRETE DRIVEWAY

20' COASTAL EROSION HAZARD ZONE

EXISTING COCONUT PALMS TO REMAIN

LAWN

POOL

POOL DECK

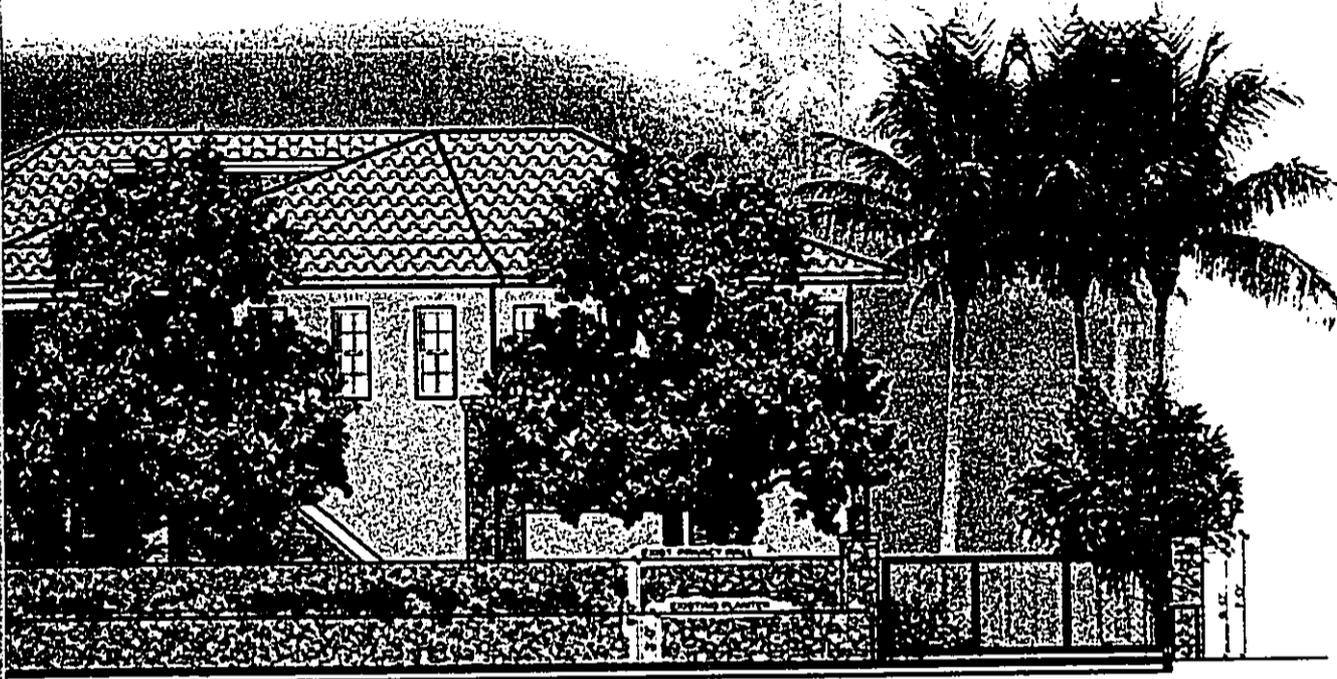
14' SHORELINE SETBACK

CONCRETE MOTOR COURT

POOL BACKWASH DRY WELL

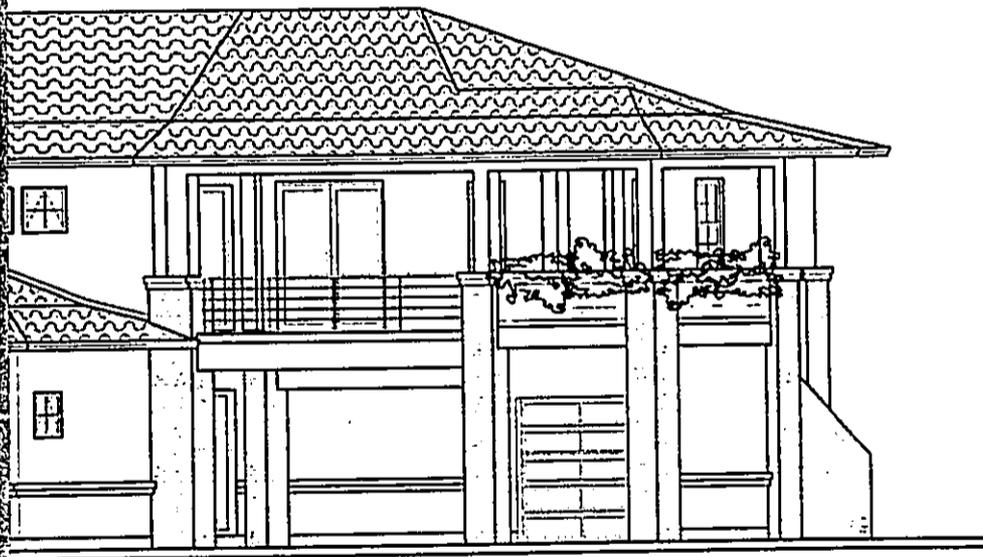


F
L



Front - East Elevation

Scale : 3/32" = 1'-0"



Left - South Elevation

Scale : 3/32" = 1'-0"

FIGURE 10.2

DECEMBER
2005





Harmon Architects, Inc.
1000 Kalia Road, Suite 200
Honolulu, HI 96813
Phone: (808) 943-1111
Fax: (808) 943-1112



THIS WORK WAS PREPARED BY ME
OR UNDER MY CLOSE PERSONAL
SUPERVISION AND I AM A LICENSED
PROFESSIONAL ENGINEER IN THE STATE OF
HAWAII. MY LICENSE NO. IS 1177.



Loughead Residence
433 Front Street
Lahaina, Maui, Hawaii
TMK: (2) 4-6-02-05

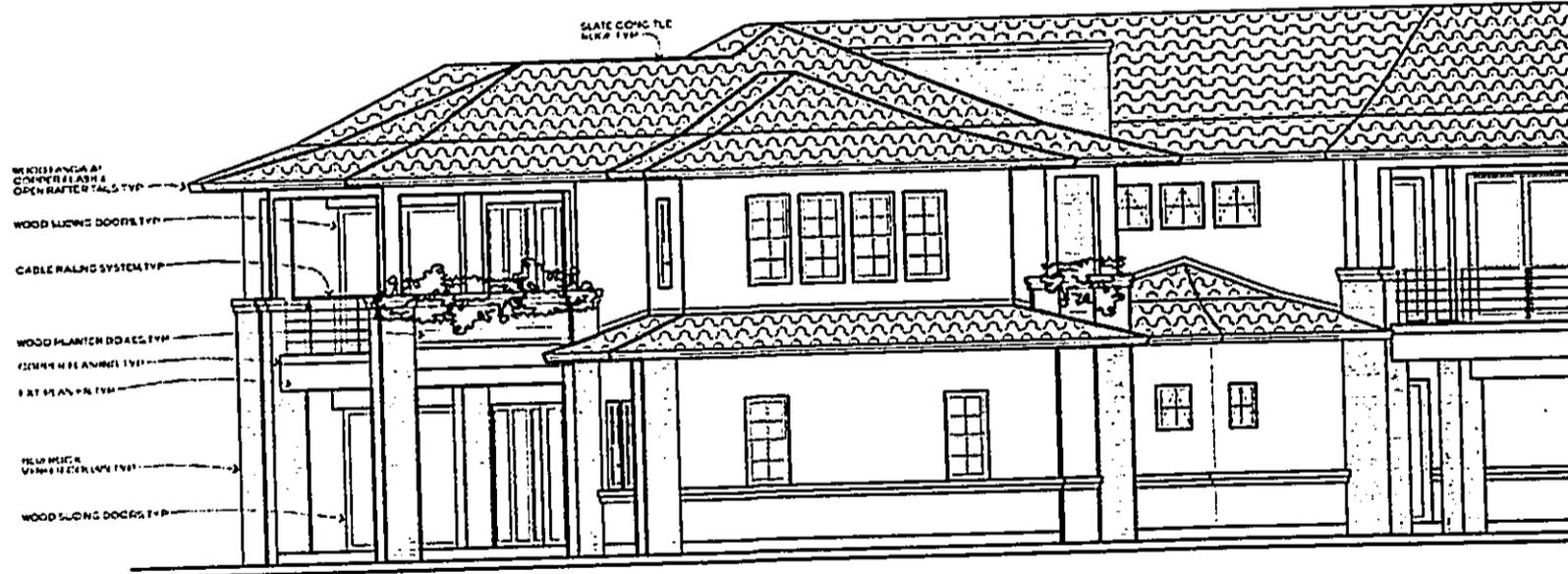
Exterior Elevations 1

Date: 6-15-05
Scale: 1/4" = 1'-0"
Drawing: 07.04
Sheet: 1177

A-5



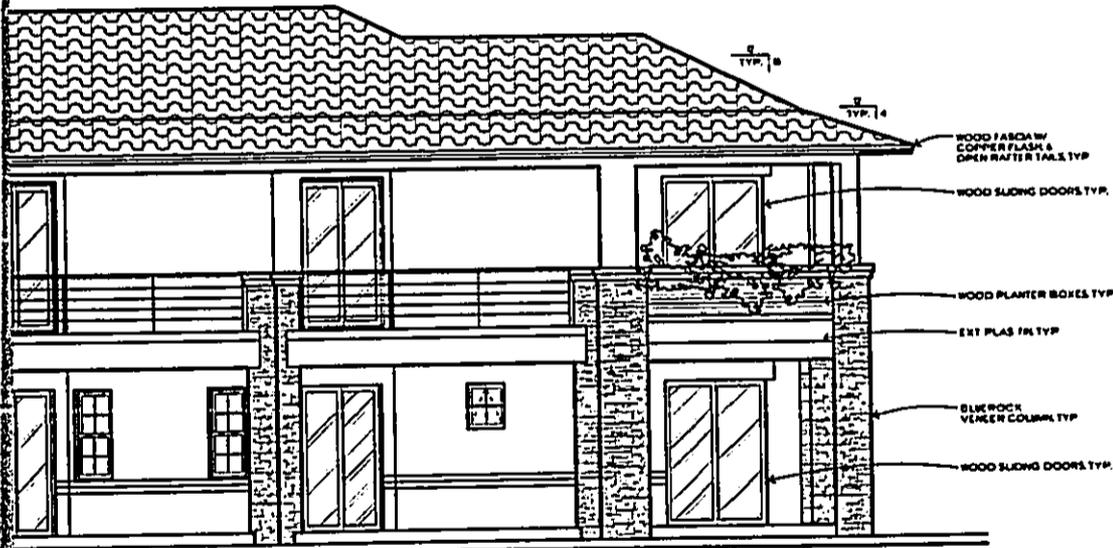
F
S





Back - West Elevation

Scale: 3/32" = 1'-0"



Right - North Elevation

Scale: 3/32" = 1'-0"

- WOOD FASCIA W/ COPPER FLASH & OPEN RAFTER TAILS TYP.
- WOOD SLIDING DOORS TYP.
- WOOD PLANTER BOXES TYP.
- EXT. PLAS FR. TYP.
- BLUEROCK VENEER COLUMN TYP.
- WOOD SLIDING DOORS TYP.

FIGURE 10.3
DECEMBER
2005





Harmon Architects, Inc.
1000 Kalia Road, Suite 100
Honolulu, HI 96813
Phone: (808) 943-1111
Fax: (808) 943-1112



THIS WORK WAS PREPARED BY ME
OR UNDER MY CLOSE PERSONAL
SUPERVISION AND I AM A LICENSED
PROFESSIONAL ARCHITECT IN THE
STATE OF HAWAII.

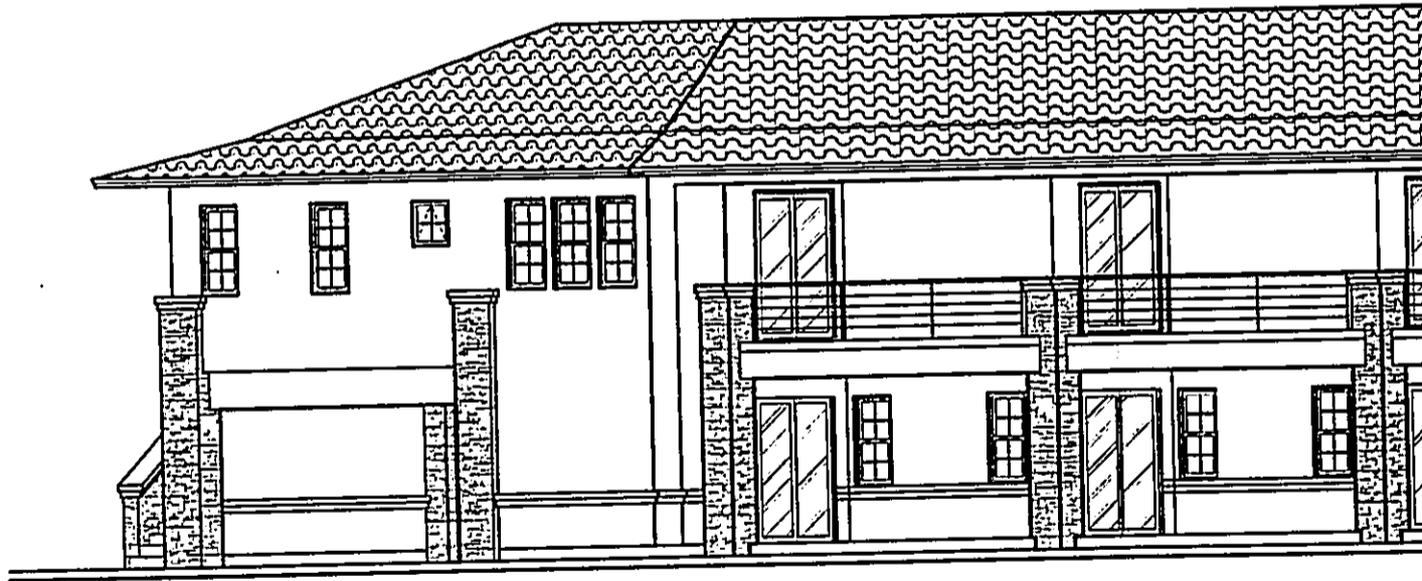
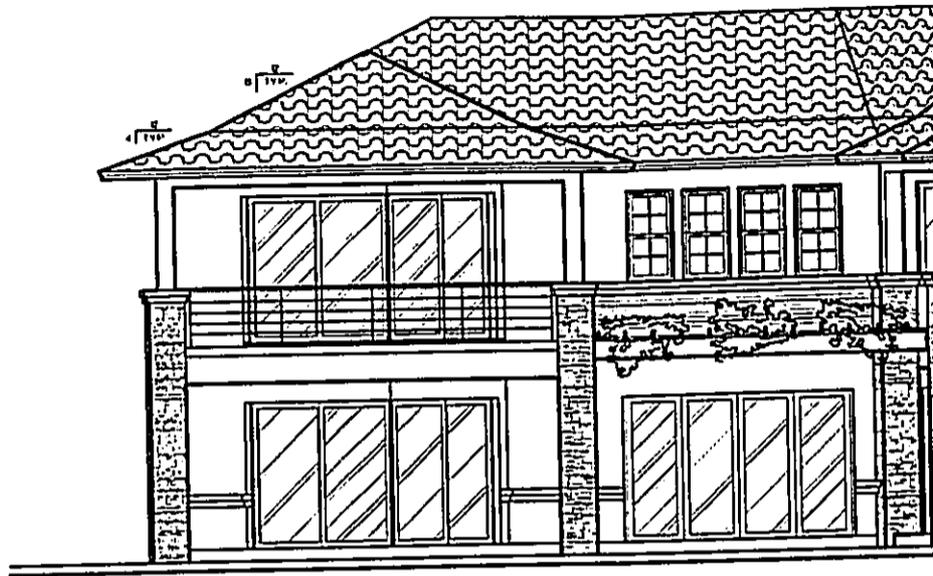
Donal J. Harman

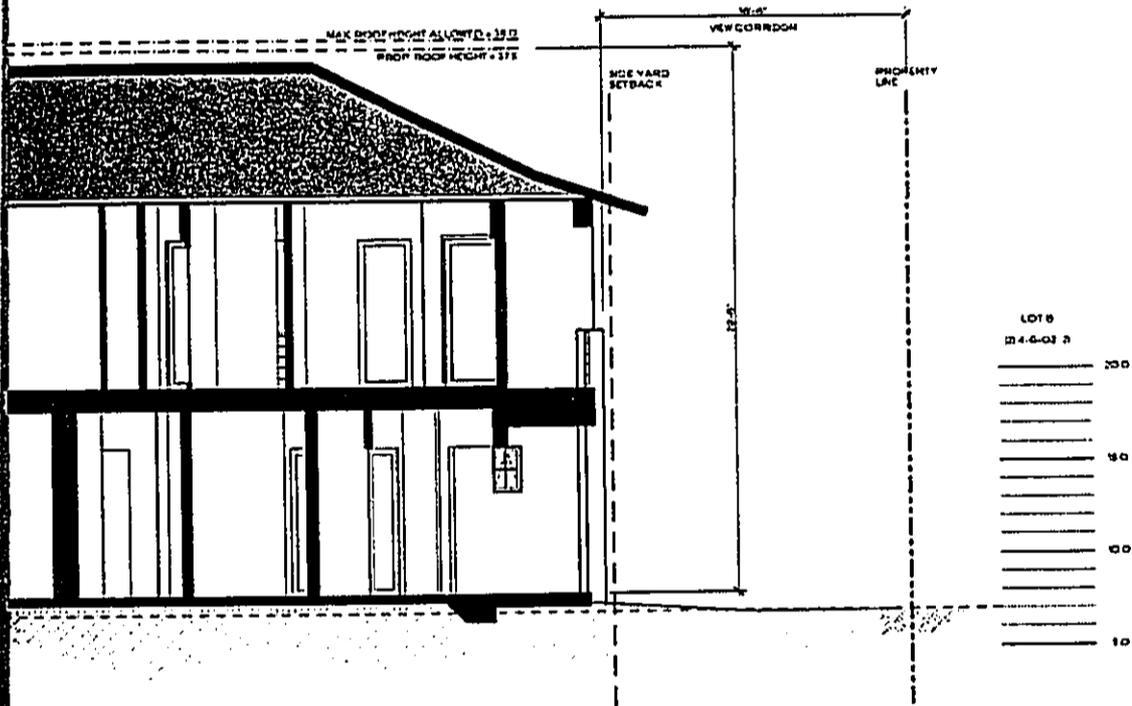
Loughhead Residence
433 Front Street
Lahaina, Maui, Hawaii
TMK: (2) 4-6-02-06

Exterior Elevations 2

DATE: 6-15-05
SCALE: 1/8" = 1'-0"
DRAWN BY: CHH
CHECKED BY: JH
PROJECT NUMBER: 1177

A-6



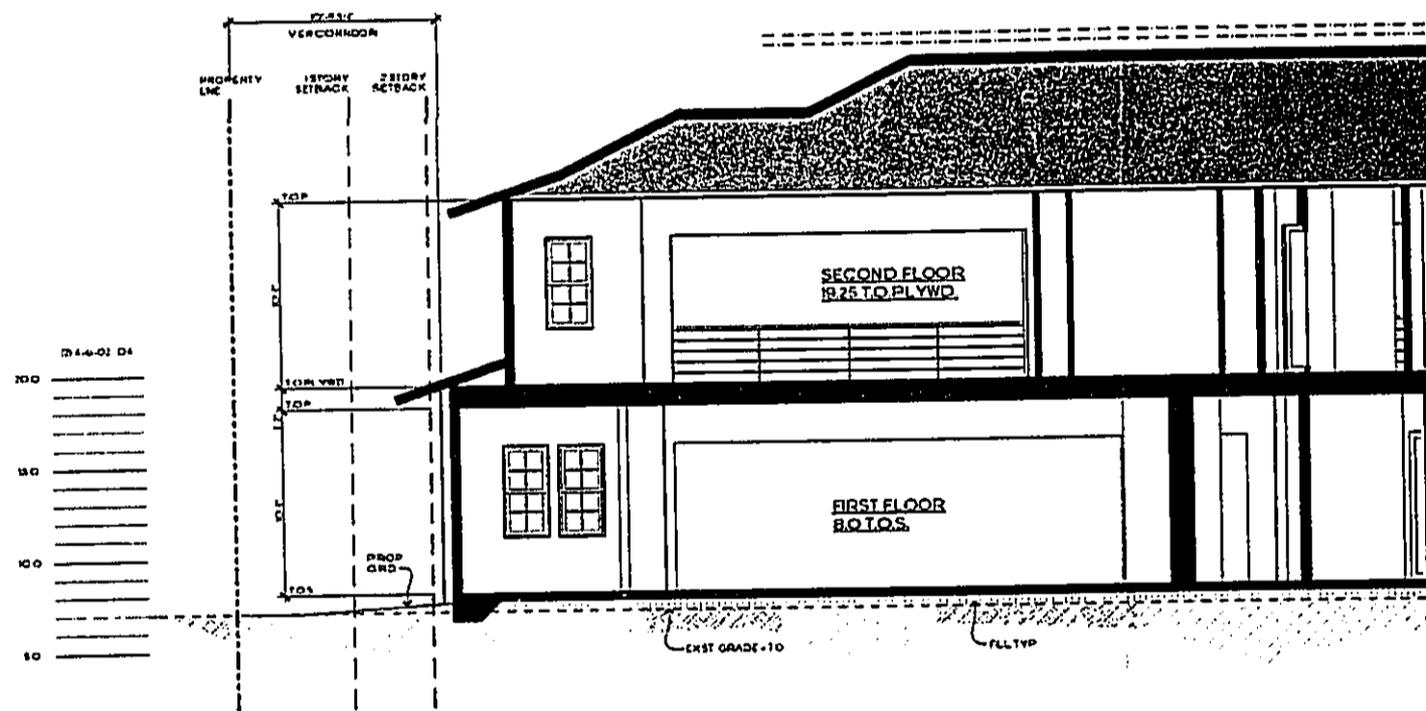


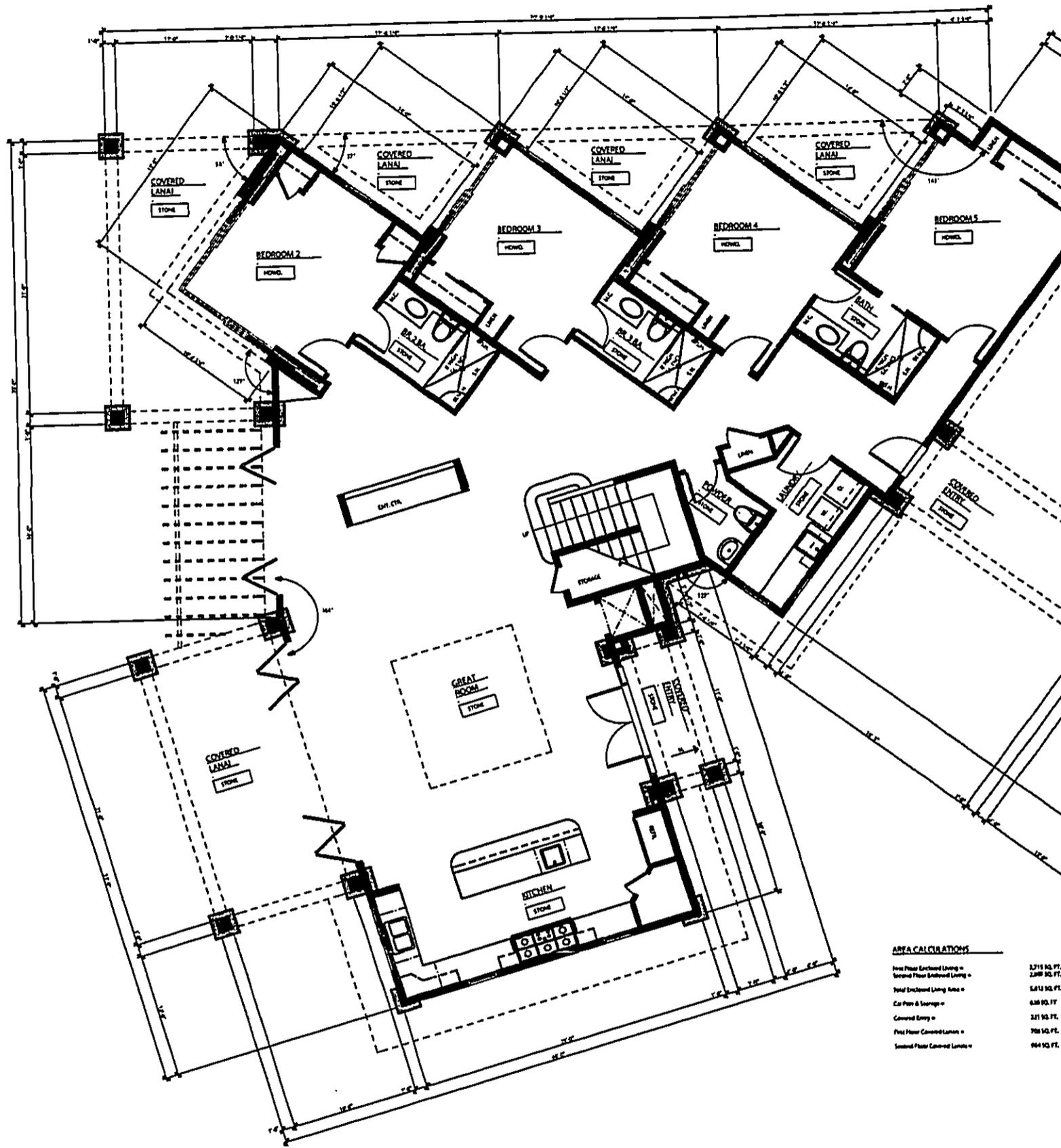
Cross Section
Scale 3/32" = 1'-0"

FIGURE 10.4
DECEMBER
2005



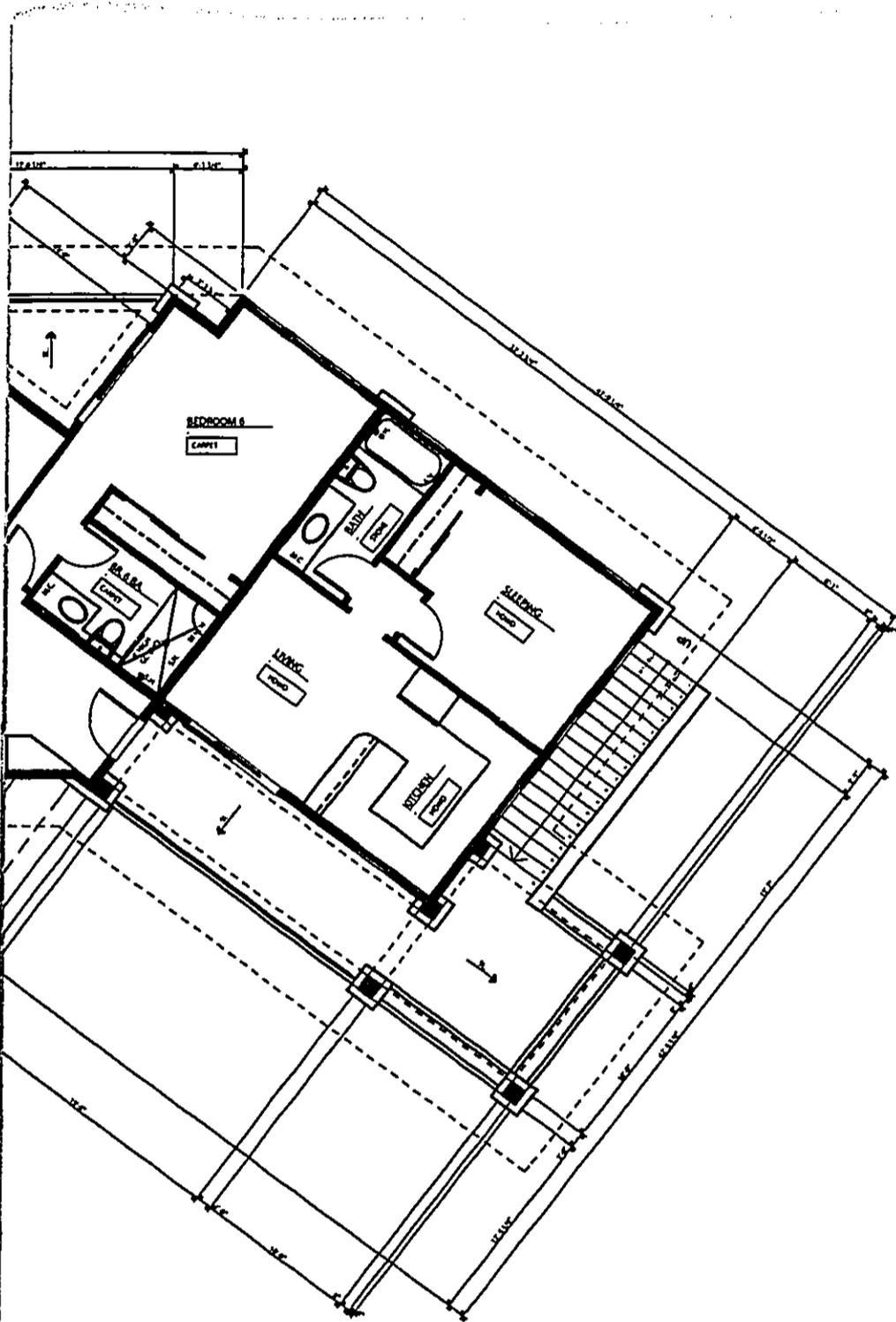
 FEDERAL HOUSING ADMINISTRATION U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT	
 State of Hawaii Professional Engineer License No. 10111 Date of Issue: 12/15/04 Date of Renewal: 12/15/07 Name: <i>Don J. Ahn</i>	
Loughhead Residence 433 Front Street Lahaina, Maui, Hawaii TMK: (2) 4-6-02-3	
Building / Site Section	
Date: 6-5-05	Scale: 1/4" = 1'-0"
Drawn by: DM	Sheet No: 317
A-7	





AREA CALCULATIONS

First Floor Enclosed Living + Second Floor Enclosed Living =	3,718 SQ. FT.
Total Enclosed Living Area =	3,718 SQ. FT.
Car Port & Storage =	638 SQ. FT.
Covered Entry =	321 SQ. FT.
First Floor Covered Lanais =	708 SQ. FT.
Second Floor Covered Lanais =	954 SQ. FT.



AREA CALCULATIONS

First Floor Enclosed Living + Second Floor Enclosed Living =	2,715 SQ. FT.
Total Enclosed Living Area =	3,812 SQ. FT.
Car Port & Storage =	630 SQ. FT.
Covered Entry =	231 SQ. FT.
First Floor Covered Lanai =	780 SQ. FT.
Second Floor Covered Lanai =	864 SQ. FT.

NOTES:

1. PROVIDE EPOXY GROUT & SALALITE TYPARITE BARRIER AT ALL 6" x 6" TUB AND SHOWER BLOCKOUTS.
2. VERIFY WITH DOOR MANUFACTURER THE REQUIRED WIDTH OF WALLS AT ALL SLIDING DOORS, AND REQUIRED DEPTH OF POCKETS FOR POCKET DOORS.
3. FOR DOOR AND WINDOW DETAILS, SEE SHT. 0-1.
4. 2x8 INTERIOR STUD WALLS, U.O.N. 2x8 @ 16" O.C., TYP., U.O.N.
5. FIRE / GAS LOCATIONS.

NOTE:
 FIRE / GAS LOCATION AT SPA HEATER.
 SEE SITE PLAN FOR LOCATION.



Second Floor Plan
 Scale: 3/32" = 1'-0"

FIGURE 10.6
 DECEMBER
 2005

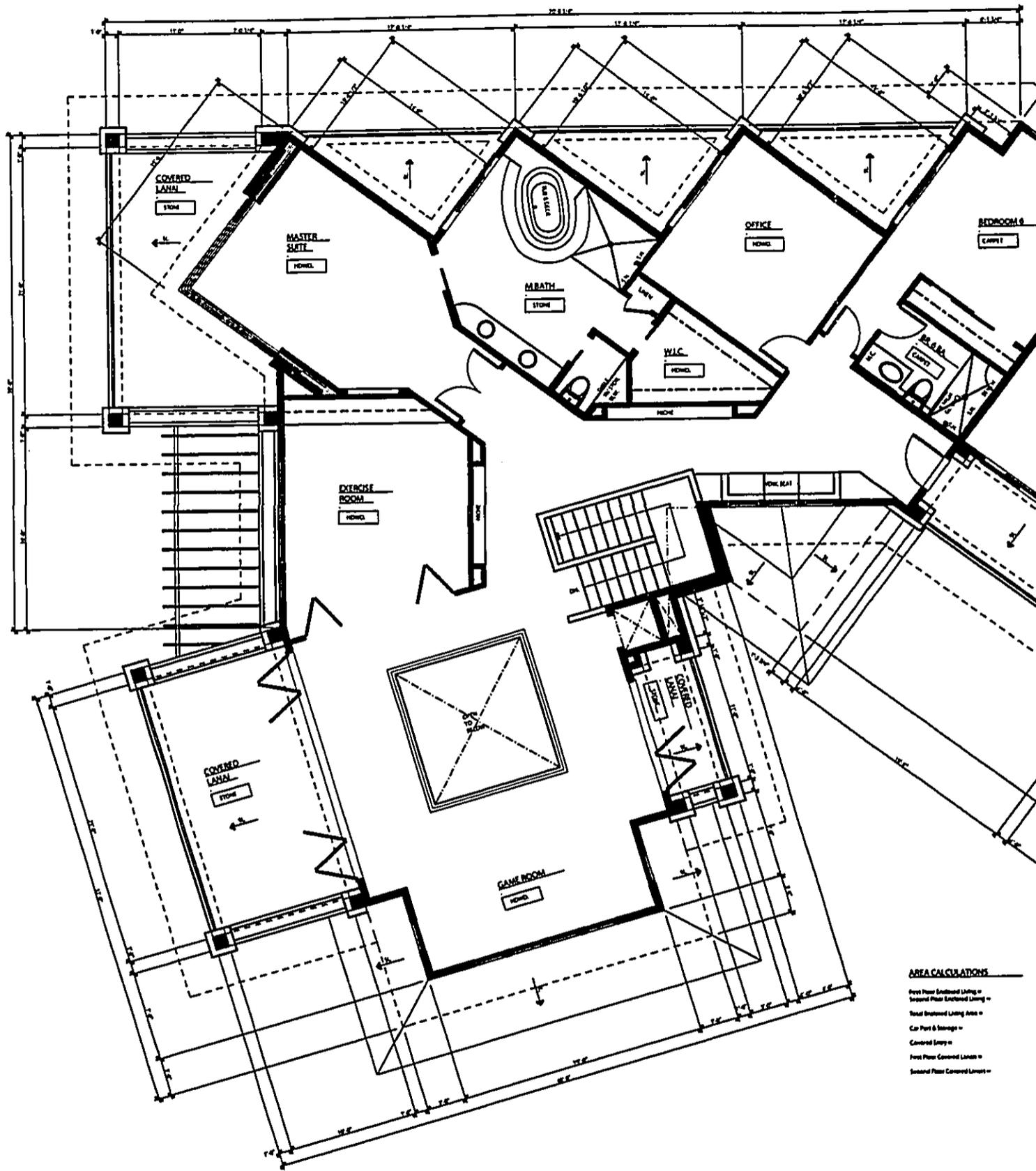


ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE BUILDING CODES AND ALL APPLICABLE REGULATIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE PROJECT AS SHOWN ON THESE PLANS.

Chris G. Hart

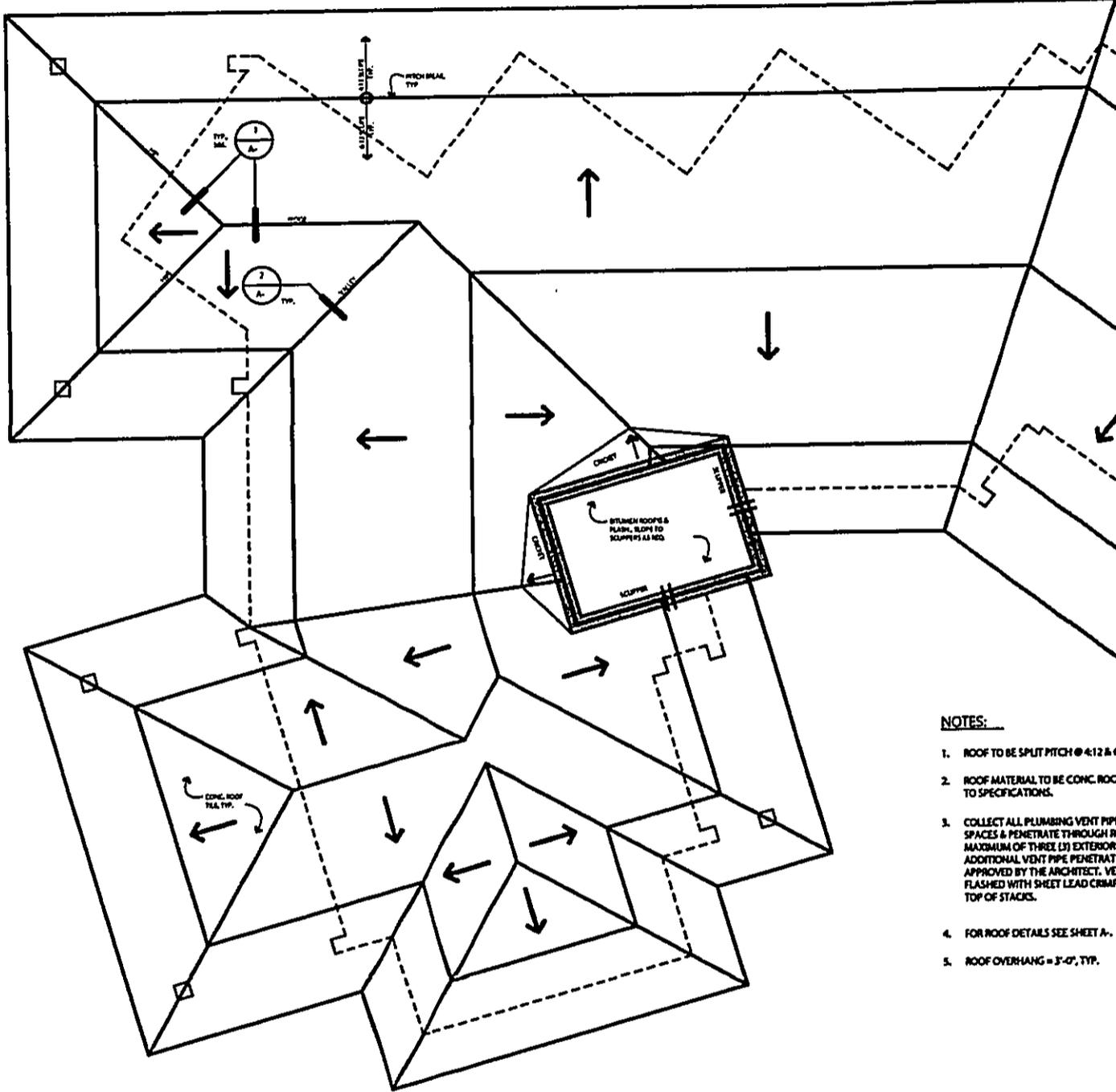
Loughead Residence
 433 Front Street
 Lahaina, Maui, Hawaii
 TMX: (2) 4-4-02:05

Second Floor Plan	
Date:	6-15-05
Scale:	1/8" = 1'-0"
Drawn:	DJM
Sheet:	1177
A-2	



AREA CALCULATIONS

- First Floor Enclined Living =
- Second Floor Enclined Living =
- Total Enclined Living Area =
- Car Port & Storage =
- Covered Lanai =
- First Floor Covered Lanai =
- Second Floor Covered Lanai =



NOTES:

1. ROOF TO BE SPLIT PITCH @ 4:12 & 4:12
2. ROOF MATERIAL TO BE CONC. ROOF TO SPECIFICATIONS.
3. COLLECT ALL PLUMBING VENT PIPE SPACES & PENETRATE THROUGH ROOF WITH A MAXIMUM OF THREE (3) EXTERIOR ADDITIONAL VENT PIPE PENETRATIONS APPROVED BY THE ARCHITECT. VENTS TO BE FLASHED WITH SHEET LEAD CRIMPED TO TOP OF STACKS.
4. FOR ROOF DETAILS SEE SHEET A-1
5. ROOF OVERHANG = 3'-0", TYP.



APPENDICES

APPENDIX A
Ownership Documents



R-1071 STATE OF HAWAII
BUREAU OF CONVEYANCES
RECORDED
OCT 24, 2003 09:30 AM
Doc No(s) 2003-233915



151 CARL T. WATANABE
REGISTRAR OF CONVEYANCES
CONVEYANCE TAX: \$3250.00

20 1/2 21

LAND COURT SYSTEM REGULAR SYSTEM
After Recordation, Return By Mail (XXX) Pickup () To:
Loughead Management, LLC
185 Naomi Street
Shell Beach, CA 93449
Escrow No. 6820000734-LP
Total Pgs. 6
TMK No. (2) 4-6-2-5

BS
1

WARRANTY DEED

THIS DEED, made this 20th day of October
2003, by JOSEPH FEDELE, Trustee of the unrecorded Joseph
Fedele 1995 Living Trust, dated July 23, 1996, as amended, whose
address is 455 Front Street, Lahaina, Hawaii 96761, hereinafter
called the Grantor, in favor of LOUGHEAD MANAGEMENT, LLC, a
Delaware limited liability company, whose address is 185 Naomi
Street, Shell Beach, California 93449, hereinafter called the
Grantee,

W I T N E S S E T H :

That in consideration of the sum of TEN DOLLARS (\$10.00) and
other good and valuable consideration paid by the Grantee, the
receipt of which is hereby acknowledged, the Grantor does hereby
grant, bargain, sell and convey unto the Grantee, as Tenant in
Severalty, all of the Grantor's right, title and interest in and
to that certain property described in Exhibit "A" attached hereto
and made a part hereof.

And the reversions, remainders, rents, issues and profits
thereof and all the estate, right, title, and interest of the
Grantor, both at law and in equity, therein and thereto;

TO HAVE AND TO HOLD the same, together with all buildings, improvements, rights, easements, privileges and appurtenances thereon and thereto belonging or appertaining or held and enjoyed therein, unto the Grantee, in fee simple.

AND, in consideration of the premises, the Grantor does hereby covenant with the Grantee that the Grantor is seized of the property herein described in fee simple; that said property is free and clear of and from all liens and encumbrances, except for the lien of real property taxes not yet by law required to be paid, and except as may be specifically set forth herein; that the Grantor has good right to sell and convey said property, as aforesaid; and, that the Grantor will WARRANT AND DEFEND the same unto the Grantee against the lawful claims and demands of all persons, except as aforesaid.

The rights and obligations of the Grantor and the Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, successors in trust and assigns. All obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention shall be clearly expressed elsewhere herein. The conveyance herein set forth and the warranties of the Grantor concerning the same are expressly declared to be in favor of the Grantee and the Grantee's heirs, personal representatives, successors and assigns.

The terms "Grantor" and "Grantee", as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals, partnerships, trustees or corporations, and their and each of their respective successors, heirs, personal representatives and assigns, according to the context thereof.

IN WITNESS WHEREOF, the undersigned has executed these presents on the day and year first above written.

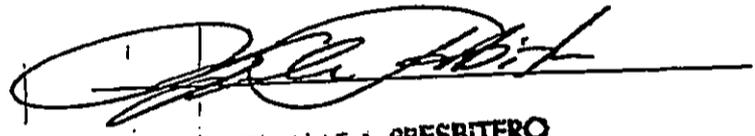


JOSEPH FEDELE, Trustee
"Grantor"

STATE OF HAWAII
COUNTY OF MAUI

)
) SS.
)

On this 20 day of Oct, 2003, before me personally appeared JOSEPH FEDELE, to me known (or proven to me) to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.



LYDIAMAE J. PRESBITERO

Notary Public, State of Hawaii
Second Judicial Circuit

My commission expires: 4/26/07

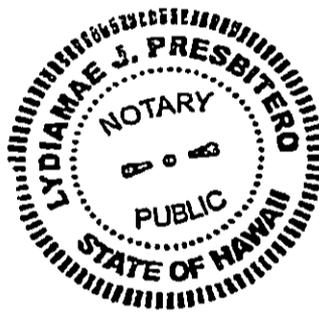


EXHIBIT "A"

LOT C

Being all of L.P. 8189, L.C. Aw. 83 to Thomas Phillips

Situated at Alio, Lahaina, Maui, Hawaii

Beginning at an "x" set on rockwall at the Southeast corner of the parcel of land, on the West side of Front Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LAINA" being 10,888.25 feet South and 1,942.17 feet West thence running by azimuths measured clockwise from true South:

- 1. 54° 05' 00" 157.04 feet along Grant 10903 to Mary Poni Bright;
Thence along the seashore, along the face of a concrete masonry wall, the direct azimuth and distance between points being:
- 2. 135° 18' 00" 95.15 feet;
- 3. 233° 20' 00" 173.72 feet along L.P. 8190, L.C. Aw. 523 to Kekualaula and R.P. 1698, L.C. Aw.521 to Kapule;
- 4. 325° 21' 00" 96.33 feet along the Southwest side of Front Street to the point of beginning and containing an area of 15,746 square feet, more or less or 0.361 acre.

Being all the property described in Deed dated February 9, 2001, recorded February 15, 2001 in the Bureau of Conveyances of the State of Hawaii as Document No. 2001-021184 and Deed dated November 4, 2000, recorded February 22, 2001 in said Bureau of Conveyances as Document No. 2001-024199.

SUBJECT, HOWEVER, to the following:

1. Title to all minerals and metallic mines reserved to the State of Hawaii.

2. As to the portion of the land herein described bordering on the ocean:

The effect of Sections 205A-41 to 205A-46, inclusive, and Sections 205A-48 and 205A-49, Hawaii Revised Statutes, as now or hereafter amended, pertaining to shoreline setbacks.

Any adverse claim of the State of Hawaii based upon the contention that some portion of the land hereinafter described lies seaward of the line of vegetation, pursuant to the ruling of County of Hawaii vs. Sotomura 55 Haw. 176 (1973).

3. Grant of Easement dated April 6, 1995, recorded June 23, 1995 in said Bureau of Conveyances as Document No. 95-082306, in favor of Maui Electric Company, Limited and Hawaiian Telephone Company Incorporated, granting an easement for utility purposes.

END OF EXHIBIT "A"

APPENDIX B
Zoning and Flood Confirm

COUNTY OF MAUI
DEPARTMENT OF PLANNING

ZONING AND FLOOD CONFIRMATION REQUEST FORM

APPLICANT: Rick Loughead PHONE NO.: _____
ADDRESS: _____

PROJECT NAME: Loughead Residence
ADDRESS AND/OR LOCATION: 433 Front Street, Lahaina

TMK NUMBER(S): 4-6-002:005

ZONING INFORMATION

STATE LAND USE Urban COMMUNITY PLAN SF

COUNTY ZONING R-3 SPECIAL DISTRICT SMA

OTHER _____

FLOOD INFORMATION

FLOOD HAZARD AREA* ZONE V12, A12, B

BASE FLOOD ELEVATION 8' mean sea level, 1929 National Geodetic Vertical Datum or
for Flood Zone A0, FLOOD DEPTH N/A feet.

FLOODWAY [] Yes or [X] No

FLOOD DEVELOPMENT PERMIT IS REQUIRED Yes or [] No
* For flood hazard area zones B or C; a flood development permit would be required if any work is done in any
drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or
adversely affect downstream property.

FOR COUNTY USE ONLY

REMARKS/COMMENTS: _____

- Additional information required.
- Information submitted is correct.
- Correction has been made and initialed.

Reviewed and Confirmed by:

Jay Miller
Signature

4/1/04
Date

for Zoning Administration and Enforcement Division
AARON SHINMOTO
Planning Program Administrator

APPENDIX C
Notice of Application

NOTICE OF APPLICATION
SPECIAL MANAGEMENT AREA USE PERMIT

Please be advised that the undersigned has filed an application for a Special Management Area Use Permit with the County of Maui Planning Department for the following parcel(s):

1. Tax Map Key: 4-6-002:005
(See attached location map)

2. Location (street address): 433 Front Street, Lahaina, Maui, Hawaii

3. Existing Land Use Designations:

a. State Land Use District: Urban

b. Community Plan Designation: SF Single Family

c. County Zoning: R-3 Residential

4. Description of the Existing Uses on Property:

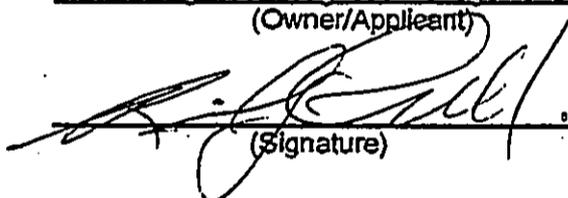
formerly residential, now vacant

5. Description of the Proposed Development on Property:

Construction of a 2-story 5,612 square foot single family residence, including a 483 sq. ft. caretaker's unit, with a 630 sq. ft. attached carport/storage, 1,692 sq. ft. of covered lanais, a 221 sq. ft. covered entry, concrete driveway and walkways, swimming pool and landscape planting.

BY:

Richard Loughead, Loughead Management, LLC
(Owner/Applicant)


(Signature)

185 Naomi Street

Shell Beach, California 93449
(Address)

(805) 773-5706
(Telephone)

Christopher L. Hart, Chris Hart & Partners, Inc.
(Agent)

(Signature)

1955 Main Street, Suite 200

Wailuku, Hawaii 96793
(Address)

(808) 242-1955
(Telephone)

(Maui Planning Department Certification of Completion: _____)
The Applicant is responsible for ensuring accuracy of the information.

Published by _____ (In Newspaper printed and issued at least twice weekly in the County and which is generally circulated through the County with legible location map)

Lahaina
Shores

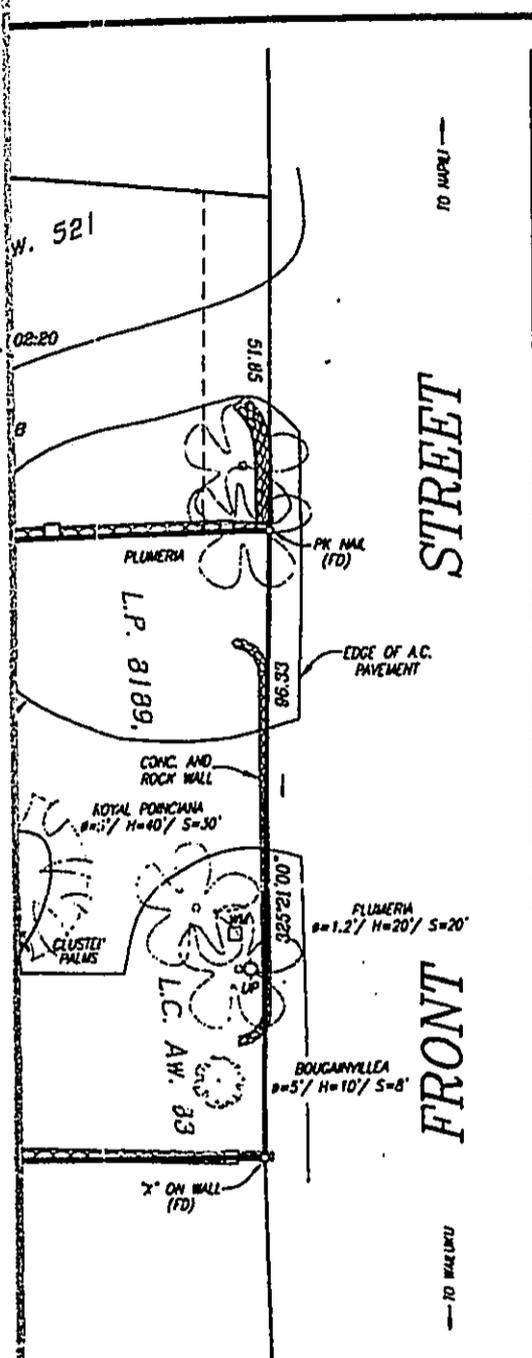


PROJECT
LOCATION



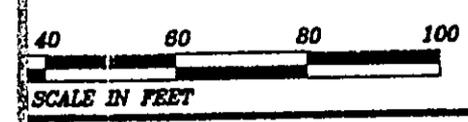
LOCATION MAP
TMK: (2) 4-6-002:005
433 Front Street
Lahaina, Maui, Hawaii

APPENDIX D
Certified Shoreline Survey Map



PROPERTY ADDRESSES
 433 FRONT STREET
 LAHAINA, MAUI, HI. 96761
 T.M.K.: 4-6-02-05

OWNERS
 LOUGHEAD MANAGEMENT, L.L.C.
 185 NAOMI STREET
 SHELL BEACH, CA 93449



TRUE NORTH
 SCALE: 1" = 20'

The shoreline as located and certified
 on this map is hereby re-confirmed
 as being the shoreline as of APR 27 2004

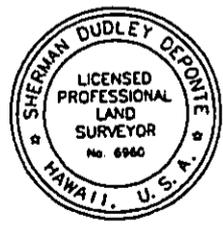
[Signature]
 Chairperson, Board of Land and
 Natural Resources

SHORELINE MAP
LOT C
 (Being Land Patent 8189,
 L.C.A.W. 83 to Thomas Phillips)

SITUATE AT
 ALIO, LAHAINA, MAUI, HAWAII

DATE: MARCH 5, 2004 SCALE: 1" = 20'
 REVISED: APRIL 14, 2004

AKAMAI LAND SURVEYING, INC.
 P.O. BOX 1748
 MAKAWAO, MAUI, HAWAII 96768

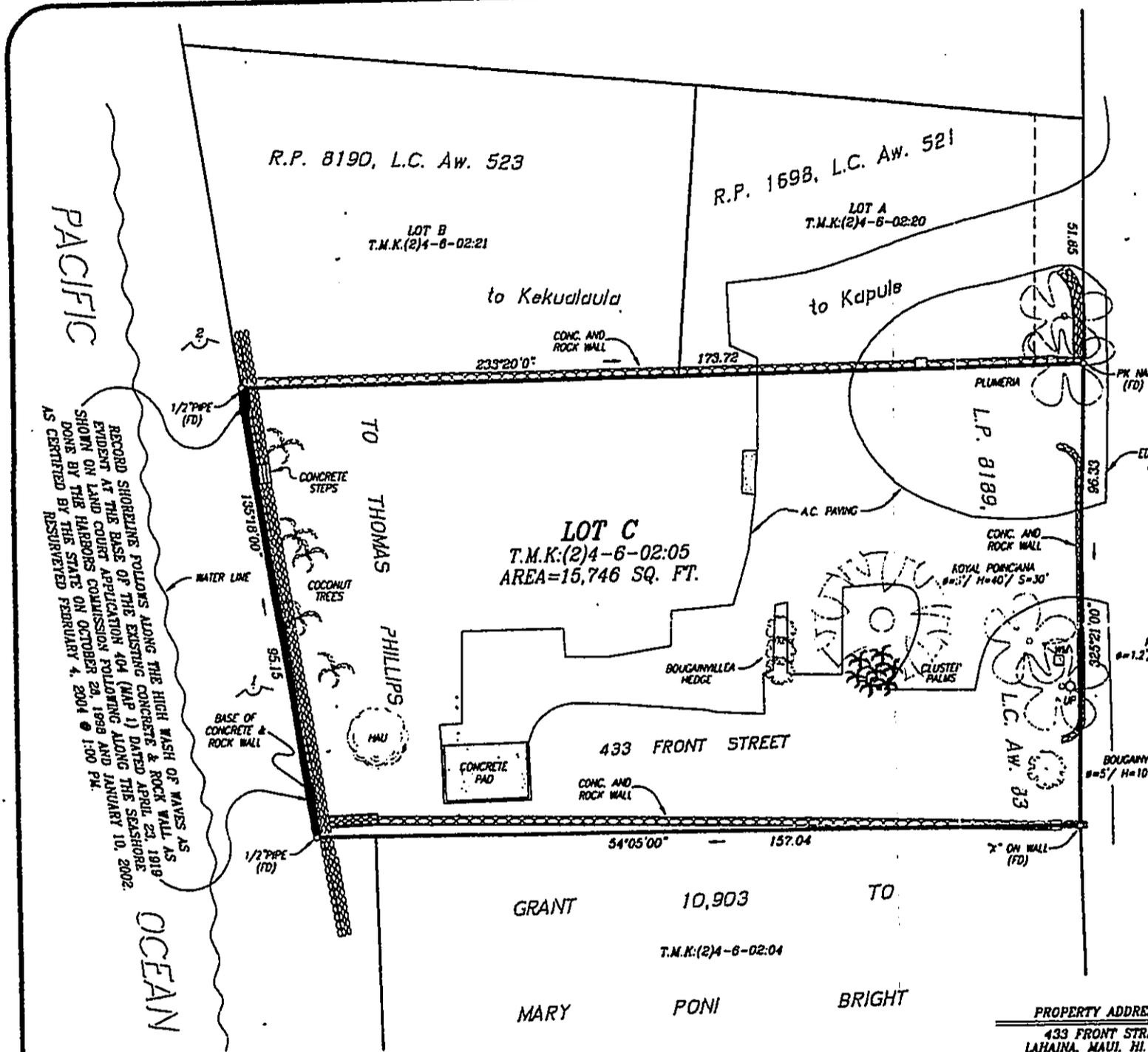


THIS WORK WAS DONE BY ME OR
 UNDER MY DIRECT SUPERVISION.

[Signature]
 SHERMAN DUDLEY DEPONTE
 LICENSED PROFESSIONAL LAND SURVEYOR
 STATE OF HAWAII CERTIFICATE NO. 6960
 EXPIRATION DATE: APRIL 30, 2004

SCALE: 1 INCH = 30 FEET

SHEET 1 OF 1



NOTES:

1. THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON JUNE 16, 1992, JUNE 23, 1994, OCTOBER 21, 1997, NOVEMBER 20, 1997, MAY 26 & 31 2001, OCTOBER 31, 2001 AND RESURVEYED ON FEBRUARY 4, 2004 @ 1:00 PM.
2. ALL AZIMUTHS AND COORDINATES ARE BASED ON RECORD INFORMATION AND REFER TO GOVERNMENT SURVEY TRIANGULATION STATION "LAINA" Δ.
3. THE OBSERVED "SHORELINE" WAS THE SAME SHORELINE LOCATION AS SHOWN ON THE RECORD MAP.
4. p. DENOTES PHOTO NUMBER, LOCATION AND DIRECTION.

T.M.K.(2)4-6-02:05

PROPERTY ADDRESS
433 FRONT STREET
LAHAINA, MAUI, HI.
T.M.K.:4-6-02:05

OWNERS
LOUGHEAD MANAGEMENT
185 NAOMI STREET
SHELL BEACH, CA



APPENDIX E
Archaeological Inventory Survey

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
801 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

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

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

April 7, 2005

Mr. Jeffrey Pantaleo
Archaeological Services Hawai'i, LLC
16 South Market Street, Suite G
Wailuku, Hawai'i 96793

LOG NO: 2005.0675
DOC NO: 0504MK08

Dear Mr. Pantaleo:

**SUBJECT: Historic Preservation Review - 6E-42 - Archaeological Inventory Survey
Special Management Area Assessment for an Exempt Action Determination
For the Proposed Loughhead Residence (Subject I.D.: SMX: 2004/0236)
[County/Planning]
Waine'e Ahupua'a, Lahaina District, Island of Maui
TMK (2) 4-6-002:005**

Thank you for the opportunity to review this report which our staff received on January 11, 2005 (Guerriero and Pantaleo 2005, *Archaeological Inventory Survey Report of a 0.361 Acre Coastal Parcel, Waine'e Ahupua'a, Lahaina District, Island of Maui, TMK 4-6-002:005...* Archaeological Services Hawaii, LLC, ms). We have previously provided comments on the above action (Log 2004.1782/Doc 0406CD23) and recommended that no action be taken on the subject permit application until an archaeological inventory survey has been conducted. The proposed project is located within the boundaries of the Historic Lahaina District (SIHP 50-50-03-3001), which comprises the port town of the 1800s, and archaeological sites and traditional cultural properties.

The background section acceptably establishes the ahupua'a settlement pattern and predicts the likely site pattern in the project area. The historical information provided summarizes the history of the post-contact period land uses. The summary of previous archaeological work in the area provides a baseline for the current work. The area in which the parcel is located within Lahaina is just south of Loko O Mokuhinia, and the site of Kamehameha III's private residence at Moku'ula.

The survey has adequately covered the project area documenting one historic property. SIHP 50-50-03-5643 consists of two features. Feature 1 is a sea wall constructed prior to 1919. The sea wall extends both northwest and southeast of the subject parcel along the shoreline. Only one of the nine back hoe trenches yielded additional evidence of this site. Trench nine evidenced cultural remains associated with a cesspool, which had been previously disturbed. A former Pioneer Mill manager's residence was reportedly located on the subject parcel, and was removed. The cesspool remnant is interpreted as associated with this, and yielded materials dating to the early to mid-1900s.

Jeffrey Pantaleo
Page 2

We concur that Site 50-50-03-5643 is significant under Criterion "D" for its potential to yield information important to understanding the history of the region. We agree that no further work is warranted on the site, although we believe that Feature 1 should be preserved "as is" on this parcel as well as on adjacent parcels. Adequate information has been obtained from Feature 2, the cesspool, and it does not need to be preserved.

We also concur that although no historic properties other than the historic cesspool were identified during the subsurface testing, precautionary archaeological monitoring is warranted. Other inventory survey projects (e.g. Lahaina Comfort Station) have yielded evidence that the material behind the sea wall is comprised partially of historic fill materials. These may be identified during ground altering activities on the subject parcel. In addition, the coastal location of the parcel suggests that evidence of traditional Hawaiian use of the area (cultural or habitation deposits and/or burials) may still be present in the subsurface deposit.

We find this report to be acceptable. We believe the project will have "no effect" on historic properties with the condition that an archaeological monitor is present during all ground altering activities. We will await an acceptable monitoring plan for review. As always, if you disagree with our comments or have questions, please contact Dr. Melissa Kirkendall (Maui/Lana'i SHPD 243-5169) as soon as possible to resolve these concerns.

Aloha,


MELANIE A. CHINEN, Administrator
State Historic Preservation Division

MK:jen

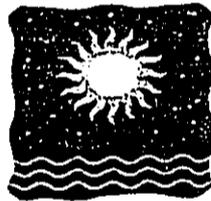
c: Bert Ratta, DPWEM, County of Maui
Michael Foley, Director, Dept of Planning, 250 S. High Street, Wailuku, HI 96793
Maui Cultural Resources Commission, Dept. of Plng, 250 S. High St, Wailuku, HI 96793
Jeffrey Pantaleo, Principle Investigator, ASH, LLC, FAX 837-0171

**ARCHAEOLOGICAL INVENTORY SURVEY REPORT
OF A 0.361 ACRE COASTAL PARCEL
WAINE'E AHUPUA'A, LAHAINA DISTRICT
ISLAND OF MAUI
TMK 4-6-002:005**

for
Mr. Rick Loughead

by
Diane Guerriero, B.A.
and
Jeffrey Pantaleo, M.A.

JANUARY 2005



**ARCHAEOLOGICAL SERVICES HAWAII, LLC
16 S. Market St. Suite G
Wailuku, HI 96793**

ABSTRACT

Archaeological Services Hawaii, LLC (ASH), of Wailuku, conducted an archaeological inventory survey of a 0.361-acre beachfront parcel proposed for the Loughhead Residence, Waine'e ahupua'a, Lahaina District, Maui Island (TMK 2-4-6-002:005). The objective of the survey was to satisfy historic preservation regulatory review inventory requirements of the Department of Land and Natural Resources, State Historic Preservation Division (DLNR/SHPD), as contained within Hawaii Administrative Rules, Rules Governing Standards for Inventory Surveys and Reports, Chapter 13-276 and Chapter 6E-42 Historic Preservation Review – Special Management Area Assessment for an Exempt Action Determination, Doc. No. 0406CD23 (Appendix A).

Fieldwork was conducted on July 20, 2004, by Ms. Diane Guerriero, B.A., and Jennifer Hunt, B.A., under the direction of Ms. Lisa Rotunno-Hazuka, B.A., and overall supervision of Principal Investigator, Mr. Jeffrey Pantaleo, M.A. A total of 9 trenches were excavated within the perimeters of the subject parcel. The purpose of the current study was to determine the presence/absence, nature, and extent of archaeological resources in the project area and evaluate their significance.

Results of the current investigation identified Site 50-50-03-5643, Feature 1, an historic rock wall, constructed prior to 1919, that extends along the western property boundary adjacent to beach. Feature 2, a remnant historic cesspool and associated sewer piping with previously disturbed subsurface historic materials, were identified during the test trenching.

Excavations were conducted by a backhoe utilizing a case with a 2.5 feet wide bucket. Trenches were spaced approximately 10 meters apart, and excavated until either sterile subsoil or water was reached. Representative stratigraphic profiles were recorded and photographic overviews were taken of each trench. Trenches locations were plotted on the master plan map.

Based on the Hawaii Register of Historic Places significance evaluation criteria, Site 50-50-03-5643 is considered significant under Criterion D, which states that this site has yielded or has the potential to yield more information significant to our understanding of the history of this region and Maui Island. Feature 1 is situated outside the proposed development area and will not be impacted during the current project. Thus, no further inventory-level work is recommended for this feature. Feature 2 is located within the proposed development area and has undergone previous disturbance and thus, requires no further inventory-level work.

Archaeological monitoring during construction-related activities is recommended due to the potential presence of significant traditional Hawaiian cultural remains, burials and additional buried historic occupation features. An archaeological monitoring plan will be prepared and submitted to the State Historic Preservation Division for review and approval prior to commencing any construction activities.

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INTRODUCTION

Under contract to the landowner, Mr. Rick Loughhead, Archaeological Services Hawaii, LLC (ASH), of Wailuku, conducted an archaeological inventory survey of the proposed Loughhead Residence located at 433 Front Street in Waine'e *ahupua'a*, Lahaina District, Maui Island. The purpose of the current study was to determine presence/absence, nature, and extent of archaeological resources in the project area and evaluate their significance. Fieldwork was conducted on July 20, 2004, by Diane Guerriero, B.A., and Jennifer Hunt, B.A., under the supervision of Jeffrey Pantaleo, M.A.

PROJECT AREA

The project area (TMK 2-4-6-002:005), encompassing 0.361-acres, is a coastal parcel situated along the lower leeward northwestern slopes of West Maui in Lahaina, Waine'e *ahupua'a*, Lahaina District (Fig. 1). It is located within the Historic Lahaina District (State Site 50-50-03-3001), and bounded by Front Street to the east, Parcel 4 to the south, Parcels 20 and 21 to the north, and the Pacific Ocean to the west (Fig. 2).

ENVIRONMENTAL SETTING

The project area is located along the coast on the leeward side of the West Maui volcano, and receives less than 15 inches of rain annually (Armstrong 1983:62), with most occurring during the winter months between November and February. The entire project area has undergone previous development for the Pioneer Mill manager's single-family residence constructed in 1912 and subsequently relocated in 1995. Vegetation in the subject parcel was previously removed during grading activities for the placement of a landscape irrigation system, with the exception of one large Hau tree (*Hibiscus tiliaceus*) located in the southwest corner of the project area (Fig. 3).

The topography of the parcel is level with the area being the inland portion of a sandy beach. Elevation ranges from sea level to about 5 feet amsl. Foote et al. (1972) have placed the soils of the Lahaina plain within the Pulehu-Ewa-Jaucas association. These are "deep, nearly level to moderately sloping, well-drained and excessively drained soils that have a moderately textured to coarse-textured subsoil or underlying material; on alluvial fans and in basins" (Foote et al. 1972:8). These soils have developed from alluvium weathered from basalt and/or calcareous material. Ewa soils in particular, which occur from 0 to 600 feet above mean sea level, have a surface and substratum of dark reddish-brown color (5YR and 2.5YR), and are friable silty clay

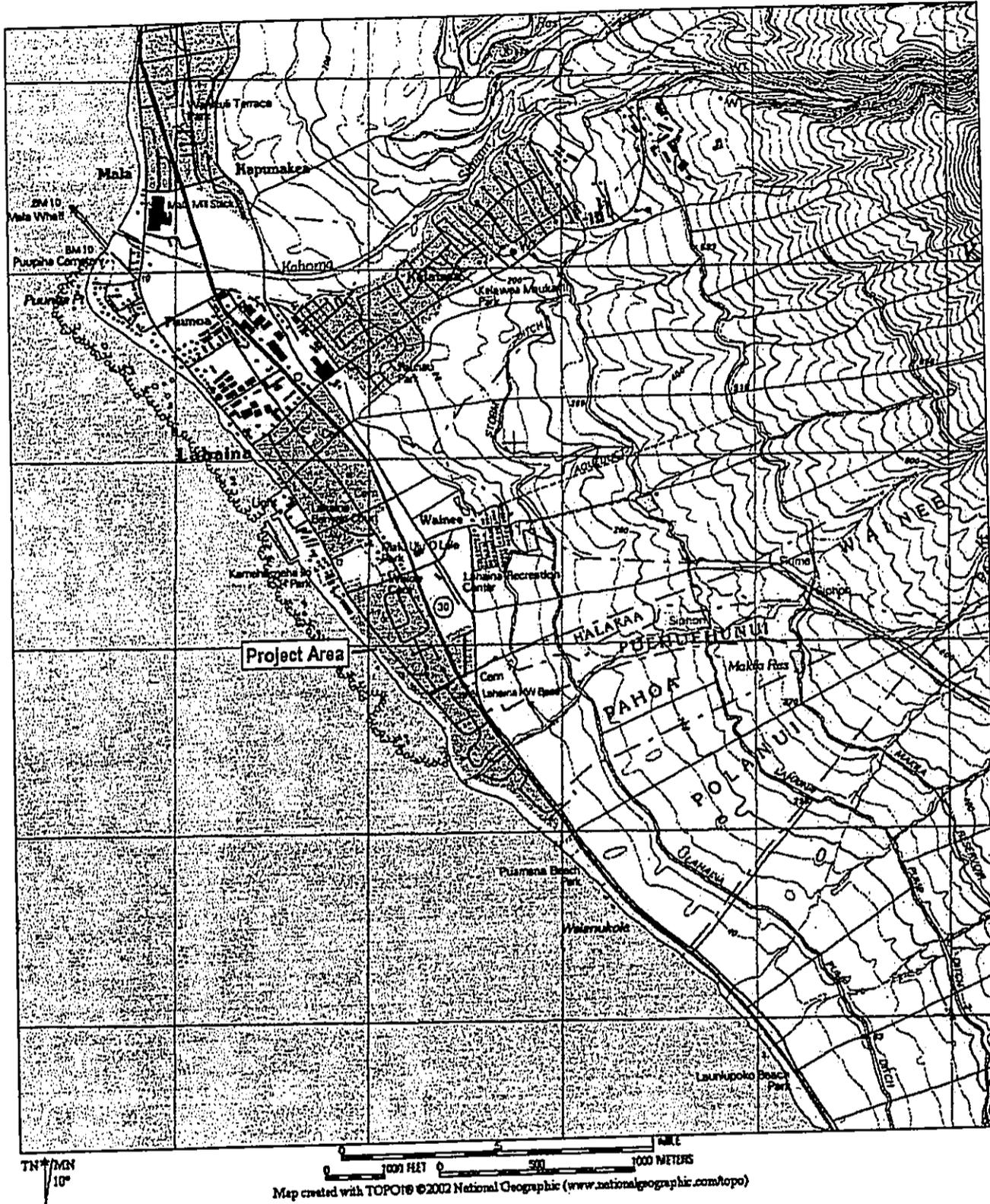


Figure 1. Location of Project Area on USGS Lahaina Quadrangles

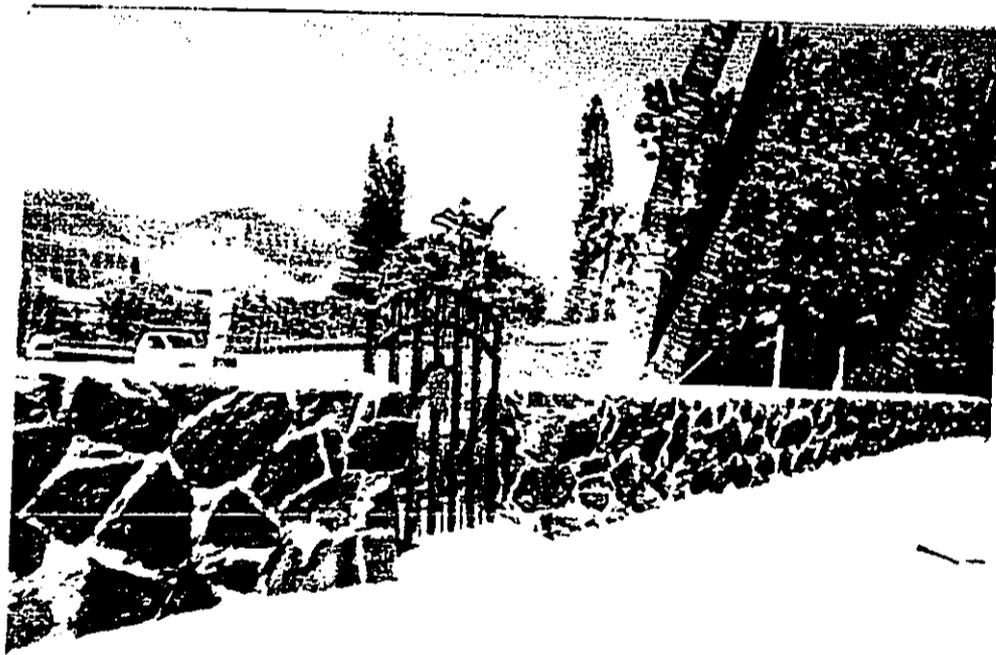
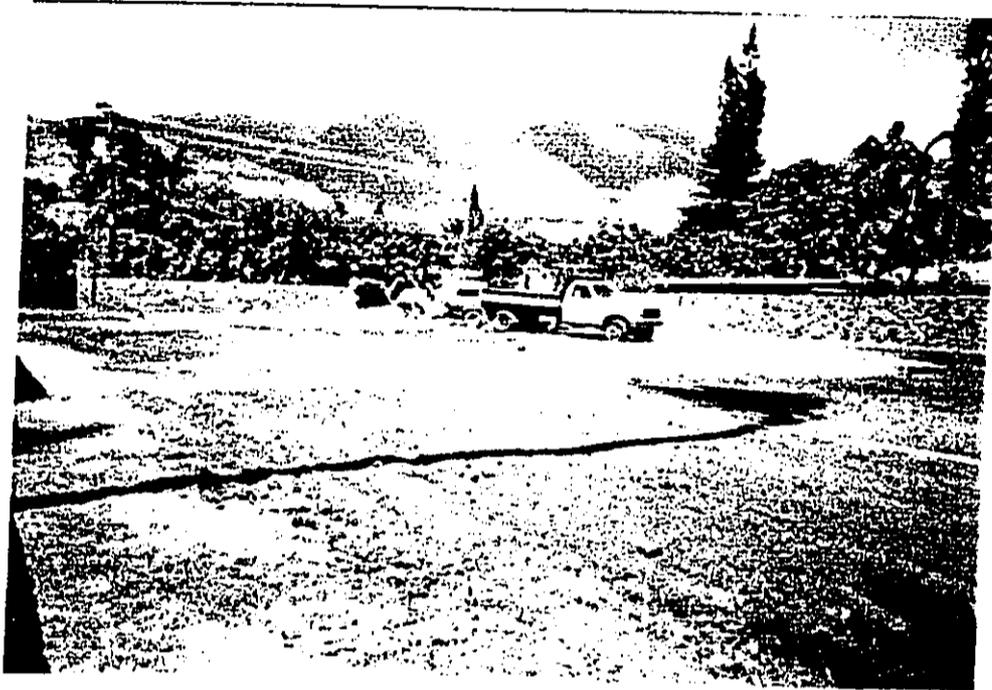


Figure 3. Top: Overview of Project Area, View to East. Bottom: Project Area, View to Northwest

loams of primary volcanic origin. These soils are primarily associated with sugarcane production, homesites, and wildlife habitat. The soil in the current study parcel is a silty clay loam, 0 to 3% slope. Runoff is very slow and erosion hazard is slight. Beach sand was identified intermixed along the western boundary. The beach sand is light colored and derived from coral and marine shell.

HISTORICAL BACKGROUND

Detailed historical summaries of Lahaina have been presented elsewhere. The reader is referred to Klieger et al. (1995) and Pantaleo et al. (2004). A brief historical summary of Lahaina will be presented here.

Due to the early foreign presence and the rapid transition from traditional modes of life to those dictated by Euroamerican influence, the history of the project area, its settlement patterns and the use of the land are inextricably intertwined and are presented here together in a chronological format (Pantaleo et al. 2004:8).

A search of available literature was conducted to provide background information concerning the traditional and historical setting for the current project area. Traditionally, the division of Maui's lands into districts or *moku* and subdistricts were said to have been "performed by a kahuna named Kalaiha'ohia, during the time of the ali'i Kaka'alaneo" (Beckwith 1947:383). Further land divisions within the *moku* were *ahupua'a*, which ideally incorporated all the natural resources necessary for traditional subsistence strategies.

Ahupua'a boundaries were said to have been established about 500 years ago and remain largely unchanged (Sterling 1998:3); thus, it is expected that the current boundaries of Waine'e approximate its prehistoric ones.

Traditional Setting

Hawaiian tradition taught that people and their *'aina*, or land, were one – thus spiritual parents Papa, the earth, and Wakea, the sky, gave birth to the island of Maui, as well as the high chiefs who ruled it (Bartholomew et al. 1994:2).

The island of Maui was named for the demigod Maui (Pukui et al. 1974), a trickster hero known throughout Polynesia. The Hawaiian creation chant Kumulopo described Maui as an ancestor of the Hawaiian people and descendant of Wakea, the mythical ancestor of all Hawaiians (Beckwith 1970:227, Pukui and Elbert 1986:381). Kamakau (1991:129) says that the island was originally called 'Ihi-kapalau-maewa, and that it was called Maui only after Maui became famous for his exploits.

Lahaina is said to refer to the "cruel sun" in reference to the droughts of the surrounding area (Pukui et al. 1974:127). Pukui et al. also suggested that an old name for Lahaina District, Lele, is to jump from place to place. Ashdown suggested that Lahaina, or Laha`aina, is derived from Laha`ina-loa, a noted seer of the region (Borthwick et al. 2001:13).

The region of Lahaina, which includes Loko o Mokuhinia, its islet of Moku`ula, and perhaps other associated fishponds and *lo`i* (irrigated taro field), often collectively referred to as Kalua`ehu or Kalua o Kiha, was traditionally associated with one or many guardian lizard spirits, or *mo`o*. These spirits were mutable in form and space-forms, or could simply possess humans. Their mercurial nature would be well represented under the district name of Lele (Klieger et al. 1995:15).

There is a sacred place in Lahaina that is reported to be off the right-hand end of the stone wall that separates Wharf Street from the ocean. The Hauola Stone, or Healing Rock, is a cluster of large rocks that stand above the waves.

The rock that looks like a modern chair with a spacious seat and a small angular back is the healing rock, the front of which is a worn hollow. Hawaiians believed that ailing people had only to sit in the seat, dangle their legs in the water, and let the waves wash over them to regain their health. Since this rock was a sacred place and likely to be disturbed, it was also used as a *pohaku piko*, or hiding place for the umbilical cords of newborn children. The Hawaiians believed that if an umbilical cord (*piko*) could be successfully hidden and was left undisturbed its owner would grow up to be a chief. The *piko* were secretly put in crevices in rocks and wedged in with pebbles (The Maui Historical Society).

Little is known about the ancient community of Lahaina. Lahaina was a royal chiefly center for centuries (Kamakau 1961, Thrum 1909, Walker 1931, Kirch 1985, Sterling 1998, Klieger 1998). Powerful chiefs resided and built *heiau* along the coast. "Streams and springs generated from the West Maui Mountains allowed for potable water resources close to the shore. The generally calm ocean conditions and beach frontage allowed for easy canoe access" (Borthwick et al. 2001:4).

Early historic references to the Lahaina District describe a rich agricultural oasis fed by aqueducts descending from the well-watered valleys. This oasis extended "...about three leagues in length [nine miles along the coast] and one [three miles] in its greatest breadth. Beyond this all is dry and barren" (Handy and Handy 1972:493).

Cultivated crops included coconut, breadfruit, paper mulberry, banana, taro, sweet potato, sugar cane, and a variety of melons and gourds (Haun et al. 2001:4).

Land use and settlement patterns along the Lahaina coast of West Maui appear to conform to those described for similar regions of the Hawaiian Islands. Oral traditions, historical accounts, and archaeological investigations indicate that the area supported a large traditional population and early occupation (Pantaleo et al. 2004).

The traditional settlement pattern for the Lahaina coastal zone would indicate permanent habitation, with dryland cultivation and taro *lo`i*, more extensive cultivation would focus inland along the alluvial slopes and far inland in the upper regions of the West Maui Mountains forest resources would be harvested.

Early Historical Accounts

Since Hawaiians had no formal written language, early historical accounts of Hawaii were recorded by early Hawaiian historians and foreigners to the islands. These descriptions are invaluable as they provide vivid representations of the area and its use.

"During the 18th Century a series of battles were undertaken, which were intended to unify the islands. In West Maui, a form of scorched earth strategy was implemented, which may have seriously disrupted the agricultural output and lifestyles of residents in the region of the project area. In the mid-eighteenth century, Alapa`i nui of Hawaii was waging war against the O`ahu Mo`i Peleiolani on Maui in the regions surrounding Lahaina. Irrigation systems, terraces and *auwai* were destroyed, negating the productive capabilities of the *lo`i* systems in the valleys below" (Pantaleo et al 2004:11, Kamakau 1992:74).

...What was this war like? It employed the unusual method in warfare of drying up the streams of Kaua`ula, Kahana, and Mahoma (which is the stream near Lahainaluna). The wet taro patches and the brooks were dried up so that there was no food for the forces of Ka-uhi or for the country people. Alapa`i's men kept close watch over the brooks of Olowalu, Ukumehame, Wailuku and Honokowai...at Honokowai an engagement took place between the two armies, and the forces of Alapa`i were slaughtered and fled to Keawawa (Ibid).

"Four decades after Alapa'i's destructive strategies were employed, the effect on the regions' productivity could still be seen. Portlock (1789) confirmed that in 1786 western Maui had been devastated by the wars of unification" (Pantaleo et al. 2004).

Maui was an important center of political and social development during the late prehistoric and early historic period; it served as the residence of powerful chiefs (Kirch 1985:134). Oral traditions relate the importance of the Lahaina Town area as a place of royal residences. Maui Island Mo'i from Pi'ilani to Kahekili have resided in the vicinity of the project area (Kamakau 1992, Klieger et al. 1995, Fredericksen and Fredericksen 1988, 1993, Borthwick et al. 2001).

Kamakau (1961), Thrum (1909), Walker (1931), and Sterling (1998:29) describe events related to Wailehua Heiau, which was formerly on the Lahaina coast in the *ahupua'a* of Makila (south of the current subject parcel). The *heiau* was reportedly erected by the eldest son of Kekaulike, Kauhaimokuakama, around 1738. The building of the *heiau* was responsible for a revolt by Kauhaimoluakama against Kamehameha-nui, incited by Pinnaau, a priest and counselor. The sacrificial *heiau* was subsequently consecrated by Liholiho in 1802 (Haun et al. 2001:6).

Other *heiau* reportedly existed near the mouth of Pahumanamana Stream near the old "brick palace" complex of Kamehameha I at Keawaiki (Klieger et al. 1995:28).

"In the first half of the 19th century, during the Kamehameha dynasty, the port of Lahaina became a prominent center for the whaling industry until the mid-1800s and the seat of royal government" (Pantaleo et al. 2004:11).

Kamehameha I had a residence built for him by foreigners (the Brick Palace) and subsequently resided in Lahaina for a year (1802) while collecting taxes due from Maui and the three adjacent islands. The Brick Palace was located north of the current study parcel, *makai* of the present Lahaina library. Historian W.D. Alexander writes: "It stood among the taro patches and fish ponds, the coconut, hala, and kou trees in front of the present library"(Maui Historical Society).

The Reverend William Ellis, an English missionary who visited Lahaina in 1826, describes the palace as follows:

I visited a neat strong brick house standing on the beach about the middle of the district. It was erected by Kamehameha, appears well built, is forty feet by twenty feet, has two stories and is divided into four rooms by strong boarded partitions. It was the occasional residence of the late king. At present it is used as a warehouse (Ibid.).

Lahaina became the capital of the Kingdom of Hawai'i, from ca. 1820 to 1845, when Kamehameha III moved the capital to Honolulu. Kamehameha II and Kamehameha III resided part-time in Lahaina. Kamehameha III had residences at Hale Pi'ula (the official palace) and Moku'ula (his private residence), on the island of Mokuula within the Mokuhinia Fishpond, a short distance, north of the current study parcel (Fredericksen and Fredericksen 1988, Klieger et al. 1995).

During this time, "The Fort" was constructed in Lahaina by Governor Hoapili under the orders of Queen Ka'ahumanu to confine unruly subjects and sailors. This fort, erected in 1831-1832, was built of coral rocks, encompassing an acre with walls twenty feet high. The fort was demolished in 1854 by order of the government (Maui Historical Society).

Historic Land Use

With the arrival of Captain James Cook, three miles offshore from Kahului Bay, Maui, on the 26th of November in 1778, the recorded events that followed the contact between Europeans and the indigenous population of Maui began.

Kamehameha I's favorite wife, Hana-born Ka'ahumanu, served as his counselor. After he died in 1819, she declared herself Kuhina nui, or ruler, with the new young King Liholiho, also known as Kamehameha II. Their place of residence in Lahaina became the capital of the kingdom. From the time of Liholiho's departure for England in 1823 and until her death in 1832, Ka'ahumanu virtually ruled the kingdom, because Liholiho died abroad, and his brother Kaikeaouli, or Kamehameha III, was only twelve years old when he was proclaimed king (Duensing 1993:xiv, Guerriero 2004).

When Kamehameha I died, the strength of the ancient kapu system of religion began to fail. Ka'ahumanu, who disagreed with the restrictions of traditional Hawaiian religion, persuaded Liholiho to break the kapu, an act that unintentionally cleared the way for the arrival of the Christian missionaries in the year 1820.

The old religion began to die as *heiau* were destroyed and abandoned. The breakdown of the Hawaiian kapu system helped to initiate acceptance of the new religion.

With the arrival of the missionaries in Hawaii in 1820 every aspect of Hawaiian society was influenced. A Western-style government began to take form. In 1839, Kamehameha III (Kauikeaouli) promulgated a declaration of rights known as Hawaii's Magna Carta and, just a year later, Hawaii's first constitution was written.

During the reign of Kamehameha III, a dramatic change in land ownership, known as the Mahele or division, occurred in which lands previously administered by the king passed into private ownership; and it is from this division of land parcels that present ownership is established. The traditional system was a form of stewardship without ownership, in which tribute in the form of goods or services, generated by the common citizenship occupying the land, was passed through a hierarchy of overseers, sub-chiefs, and district chiefs or chiefesses to the king. The Mahele separated lands in three major divisions: Crown Lands, Government Lands, and Konohiki Lands. Land Commission Awards were given, generally without cost except for surveying fees, to native tenants who could establish, through witnesses, that they had lived on or gained sustenance from a particular parcel of land. Government Lands (grants) could be purchased fee simple. Awards and grants were confirmed by a Royal Patent. In Lahaina, as well as Hilo and Honolulu, commoners claiming house lots were required to pay commutation amounting to one quarter of the appraised value, to the government before obtaining a Royal Patent on their awards (Chinen 1961:16).

With the establishment of a system of private land ownership many landless Native Hawaiians signed on as laborers in the emerging sugar industry. "In 1849 Judge A.W. Parsons established a sugar mill, which along with 1,000 acres was later sold at auction to O.H. Gluck. Henry Dickerson, a Lahaina storeowner, began a plantation in 1859, and the following year his Lahaina Sugar Company encouraged the establishment of yet another plantation owned and operated by the Pioneer Mill Company" (Haun et al. 2001:16).

The Pioneer Mill Company played a significant role in the historical and demographic development of the Lahaina and surrounding areas from the 1860s until relatively recent times (ca. 1950s). The Pioneer Mill Company, engaged solely in the business of raising and processing sugarcane, was established in 1863 by Lahaina entrepreneurs James Cambell and Henry Turton in partnership with Benjamin Pitman, a Hilo merchant. In 1885 H. Hackfield & Company, predecessor of the present owner Amfac/JMB Hawai, Inc., bought control of the company (Dorrance 2000:63). The Pioneer Mill Company built a narrow gauge railroad to transport cane

from its west Maui fields to their mill in Lahaina. In 1883 construction of the railroad was completed, running from its terminus at Honokowai along the coast to the mill at Lahaina (Conde 1973:252-253, Pantaleo et al. 2004:15).

By the turn of the century, the Pioneer Mill Company controlled 12,500 acres of land. In 1931 Pioneer Mill bought the Olowalu Sugar Company, and by 1936 the mill controlled over 24,000 acres and the water resources collected from the valleys of the West Maui Mountains at Launiupoko, Kaua`ula, Kahana, Kahoma, Honokawi, and Honokahua. The diversion of water resources by irrigation systems included tunnels, ditches, and flumes (Haun et al. 2001:18).

The expansion of the sugar plantation in the late 1800s and early 1900s brought many foreign laborers to the area. The plantation diverted the streams that fed the coastal fishponds and taro fields creating stagnant swamps, or drying the fields and ponds completely (Ibid:18).

Land Tenure

During the Mahele in 1848, crown lands were divided between the Government, Royalty, and commoners. The Board of Commissioners to Quiet Land Titles, who received applications for land, decided these land claims. When a land claim was validated, a Land Claim Award (L.C.A.) was awarded. Following payment of this claim, a Royal Patent (R.P.) was issued.

One L.C.A. was awarded in the current project area. L.C.A. 83, consisting of 15,746 square feet, was awarded to Thomas Phillips. Land use indicated in this award included a houselot. Based on the narrative descriptions of land use, numerous houselots were located along the coast in the vicinity of the current project area. L.C.A. 300, located northeast of the project area, was awarded to Paki and included houselots. L.C.A. 521, located adjacent to the northwest of the project area, was awarded to Kapule and included houselots. L.C.A. 523, located adjacent to the northwest of the project area, was awarded to Kekualaula and included houselots. L.C.A. 5320, located north of the project area, was awarded to Kaeo and included houselots (Table 1).

Figure 4 is an 1884 general land use map of Lahaina. According to this map, the current project area is listed as a "Haole Residence", and the adjacent parcels are listed as "Hawaiian Residence". Royal Residences for Kamehameha II and III are located west of the current project area.

Table 1.
 L.C.A. AWARDS NEAR THE PROJECT AREA
 AS DESCRIBED IN THE AWARD BOOKS OF THE LAND COMMISSION

NAME	L.C.A.	LOCATION	LAND USE	ACREAGE
Phillips	83	Lahaina	Houselot	15,746 sq. ft.
Paki	300	Pakala	Houselot	1 acre
Kapule	521	Kooka	Houselot	461 sq. ft.
Kekualaua	523	Kooka	Houselot	654 sq. ft.
Kaao	5320	Kooka	Houselot	< 1 acre

PREVIOUS ARCHAEOLOGY

Winslow Walker (1931) is most often credited with his pioneering archaeological work on the island of Maui in the 1920s; Walker conducted a survey for the Bishop Museum focusing on large sites and *heiau*. Walker investigated several *heiau* in the Lahaina District (Sites 7-11) that had previously been referenced by Thrum in 1923, but found that they had been destroyed. Only traces of wall remnants were found remaining.

Since the advent of contract archaeology in the early 1970s, numerous archaeological studies have been conducted in the Lahaina region. Those studies with notable results have been reviewed and summarized in recently completed studies. For a detailed summary the reader is referred to Klieger et al. (1995), and Fredericksen & Fredericksen (1988, 1999 and 2000). This section will present a summary of more recent studies not included in these previous summaries. Table 2 lists the previous archaeological investigations conducted within close proximity of the current study parcel, and Figure 5 depicts their locations.

Xamanek Researches conducted numerous inventory surveys in Lahaina. Their studies identified the foundation of the Kamehameha's "Brick Palace" *Hale Piula* (Fredericksen 1965), in addition to the old Armory building foundation (Aus Site 1797), and an historic print shop at Lahainaluna School (Ibid 1988). In 1999 during an inventory survey at the Kamehameha III School a prehistoric subsurface cultural deposit with a possible posthole and 2 pit features were identified in addition to a previously disturbed burial (Ibid 2000a).

Bishop Museum (Kleiger et al. 1995, Major and Kleiger 1995) identified the site of Kamehameha III's private residence at Moku`ula. This site is in close proximity to the current study parcel. In addition to Kamehameha's residence, seven subsurface features were identified. Klieger et al. (1995) obtained three early dates. Two dates of 1411-1043 BC and AD 42-232 came from sediments, and another date came from wood charcoal in a mottled deposit that contained mixtures of 1800s to 1900s artifacts. The sample yielded age ranges of AD 1052-1085, 1120-1139, and 1156-1464. Subsequent work identified three human burial features at Moku`ula. These burials supported the location of the royal mausoleum at Moku`ula (Kleiger and Clark 1995).

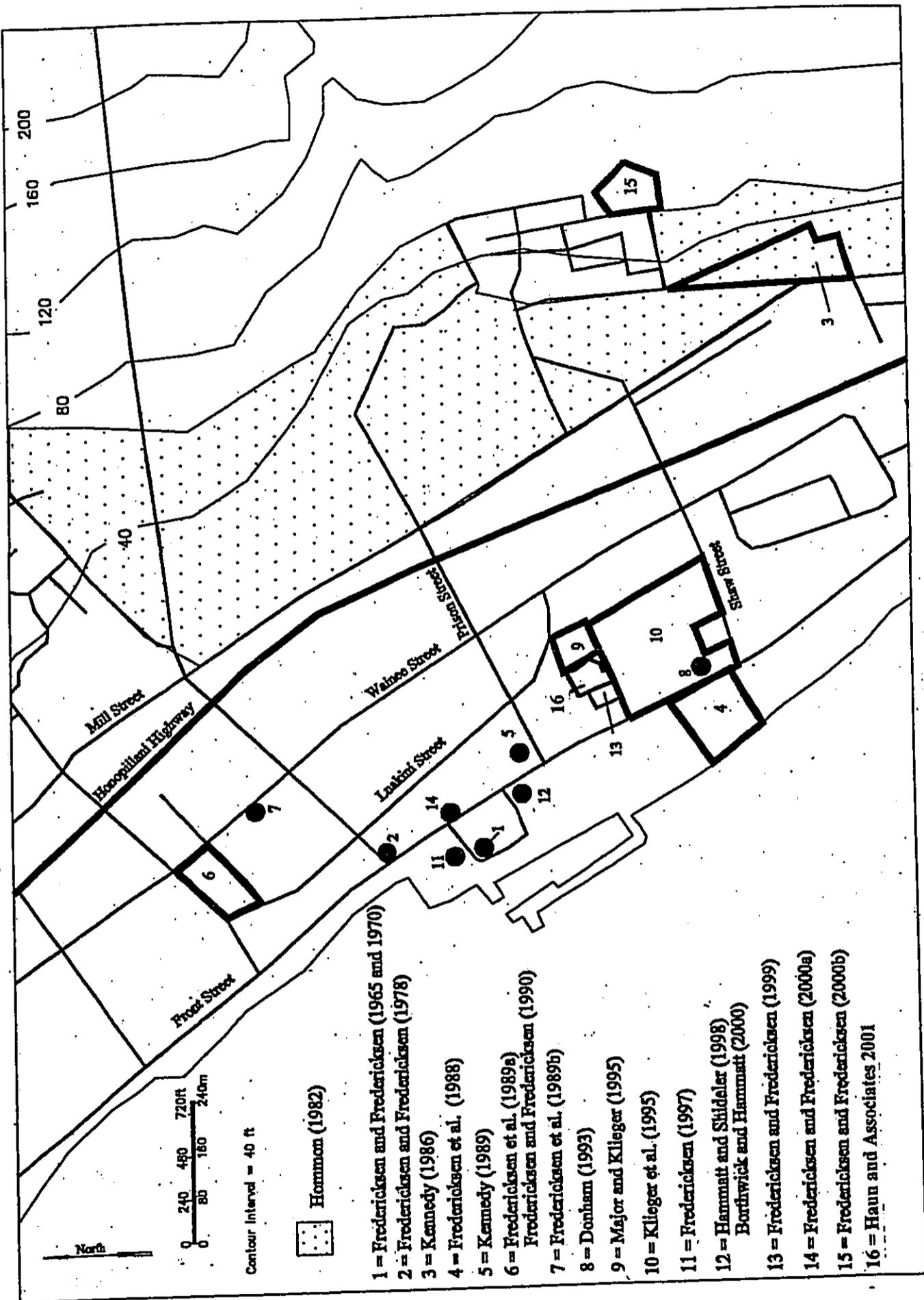


Figure 5. Previous Archaeological Work

Table 2. Previous Archaeological Investigations

Author	Study	Findings
Walker (1931)	Inventory Survey	Archaeology of Maui
Fredericksen and Fredericksen (1965)	Excavation	Identified foundation of the Kamehameha's "Brick Palace"
Hommon (1982)	Reconnaissance Survey	No sites identified in the sugar cane fields
Kennedy (1986)	Field Inspection	No sites identified in the sugar cane fields
Spencer, Mason, Architects (1988)	Reconnaissance Survey	Historic Site Survey for Lahainaluna Road and Waince Street
Fredericksen, Fredericksen and Fredericksen (1988)	Preliminary Inventory Survey	Identified old Armory building foundation (Aus Site 1797) at site of Kamehameha III palace (Hale Piula)
Fredericksen, Fredericksen and Fredericksen (1988)	Inventory Survey	Findings report on excavations conducted in 1981 and 1982 at Hale Piula (Site 1797) an historic print shop at Lahainaluna School. No pre- or post contact Hawaiian artifacts were recovered.
Haun (1988)	Subsurface Testing	Historic and prehistoric remains were documented. Radiocarbon Age ranges indicated the area was utilized and occupied between AD 1260 and 1640
Barrera (1988)	Reconnaissance Survey	No sites identified in the sugar cane fields
Graves and Goodfellow (1991)	Inventory Survey	Identified plantation-related sites and agricultural features
Jensen (1991, 1992)	Inventory Survey	Identified plantation-related sites and petroglyphs, temporary habitations, and agricultural features in the gulches
Fredericksen et al (1989a)	Inventory Survey	No pre-contact cultural remains identified
Fredericksen and Fredericksen (1990)	Data Recovery	Historic cultural remains recovered during monitoring
Fredericksen and Fredericksen (1988b, 1989b)	Inventory Survey	Survey and data recovery at the Aus Site 1797 identified ten intrusive historic trash pits
Kennedy (1989)	Excavation	Study determined that the area was a previous swamp drained in the mid 1800s for the construction of a canal
Donham (1993)	Excavation	Burial identified during trenching at Armory Park
Burgett and Spear (1994)	Inventory Survey	Burial identified during subsurface testing
Major and Klieger (1995)	Inventory Survey	Identified a stone alignment and historic house foundation, 7 subsurface features (Loko O Mokuhinia), stone alignments, possible floor, a posthole, and possible pavement, recovered a variety of cultural materials and historic materials radiocarbon age ranges AD 1450-1650
Klieger et al. (1995)	Excavations	Site of Kamehameha III's private residence, identified 34 subsurface features which included pig burials, boulder alignments pond sediments, pits, and charcoal deposits. Radiocarbon age ranges AD 42-231 and 1411-1043 BC from ST-1 and two multiple age dates AD 1052-1085, 1120-1139, 1156-1464 from Unit N60E6, and AD 1459-1680, 1752-1804, 1937-1954 from ST-1
Fredericksen (1997)	Monitoring	No cultural remains identified
Fredericksen and Fredericksen (1999a,b)	Inventory Survey	Identified a wall and prehistoric cultural deposit with a posthole and 2 pit features, radiocarbon age ranges AD 1475-1665
Fredericksen and Fredericksen (2000a)	Inventory Survey	Identified a disturbed burial
Fredericksen and Fredericksen (2000b)	Inventory Survey	Identified plantation camp house and associated historic materials
Borthwick & Hammat (2000), Hammat & Schideler (1998)	Inventory and Monitoring	Identified a prehistoric cultural deposit, numerous historic/modern trash pits and a dog burial. Multiple radiocarbon age dates, AD 1420-1660, 1655-1950, 1460-1700, 1720-1820, 166-1950
Rotunno-Hazuka (pending)	Monitoring	Identified burials, cultural deposits, and historic materials

Numerous archeological studies have been conducted near Kahoma Stream and the Mala Wharf boat launch ramp and adjacent areas (Burgett and Spear 1994, Donham 1993, Haun 1988, Sinoto 1978). Historic and prehistoric remains have been identified, including historic and prehistoric burials. Radiocarbon dates indicated that the area was occupied and utilized between AD 1260 and 1640 (Haun 1988).

Inventory Surveys conducted for the Lahaina bypass road has undergone numerous studies (Barrera 1988, Jensen 1991, 1992, Graves et al. 1991, Fredericksen and Fredericksen 2000b). Studies conducted in the sugarcane fields above Lahaina District identified plantation related sites, traditional sites that included petroglyphs, temporary habitation sites, and agricultural sites in gulches not impacted by sugar cultivation.

The remaining studies are confined to very small parcel in Lahaina Town. These studies typically encountered mixed cultural deposits containing traditional Hawaiian and early historic to recent artifacts and food remains. Burials and historic structural remains have also been identified. Twelve radiocarbon dates reported from these studies span between AD 1400 and 1800.

SETTLEMENT PATTERN

According to Kirch (1974), later prehistoric expansion on Maui led to the occupation of harsher or more ecologically marginal regions. Kirch (1979) proposed that a pattern of transience existed between coastal and inland areas. People residing in the upland agricultural habitat may have utilized the coastal areas as temporary or seasonal bases for expanding the range of resource exploitation.

Trails linked these permanent upland habitation areas to coastal areas. Temporary habitation sites, located along trails linking upland and coastal settlements, were used by travelers from upland residences to exploit the seasonal marine resources along the coast.

Late prehistoric/early historic settlement in Lahaina was characterized by permanent habitation along the coast and limited agricultural expansion into harsher, more ecologically marginal regions (Kirch 1977).

Radiocarbon dates from the Lahaina District indicated that settlement probably occurred by the 1100 to 1200's. Radiocarbon dates spanning the 1400s to historic period indicate increased population and intensity of land use. The settlement pattern included permanent habitation along the coast and inland, along the main drainages. The valley bottoms were intensively cultivated with irrigated taro and the slopes with dry-land crops. At the lower reaches of the mountain slopes, the stream water was spread by *auwai* to a broad band of taro pondfields just inland of the coastal settlements (Haun et al. 2004).

As discussed in the preceding section, permanent habitation areas probably occurred inland as well, with intermediate areas being used for transit stops during *mauka-makai* travels. Sites in these intermediate zones consisted of temporary habitation features such as rockshelters with exterior modifications, C- and U-shaped enclosures, trails, and trail markers. During the late historic into the historic period, a few permanent habitation sites in the form of feature complexes may have been established in the mid-elevation zones. The formal feature types of inland occupation sites in the Lahaina area are again not well known, but can be surmised to have consisted of enclosures, platforms, and terraces, much like those in the neighboring areas.

Available archaeological data is lacking in the upper elevation zones with more rainfall. However, information gleaned from early historic land records suggests that taro cultivation was prevalent in the upland gulches and dryland agriculture on the slopes along with the gathering of forest resources. Prominent religious sites, such as *heiau*, were most likely represented by well-constructed, notched enclosures and formalized platforms. The formal religious sites were situated along the coast, on ridge crests and lower slopes overlooking the ocean.

During the post-1850s era, with the advent of ranching and commercial agricultural activities in the form of sugarcane cultivation, large tracts of the upland areas were transformed into cultivation fields and the coastal areas were utilized for habitation. Thus, Lahaina was used primarily for sugarcane cultivation. Features associated with this period consisted of long, free-standing stone walls, large corrals, enclosures, and exclosures. Such large-scale activities adversely affected the native Hawaiian inhabitants of the small *kuleana*, who were forced to abandon their holdings and move elsewhere or work for the sugar industry. Toward the late 1800s, permanent habitation flourished in the coastal areas of Lahaina. Historic accounts attest to the concentration of settlements and cultivated areas in the Lahaina area. Habitation sites in the later historic periods took the form of wooden houses within walled yards, generally clustered

close to the main roadways or boat landings on the coastal areas. During this period, much of the inland permanent habitation areas were being abandoned, probably along with the intermediate zone and near-shore inland areas immediately behind the coastal settlements.

SITE EXPECTABILITY

One historic seawall and two modern rock walls are present within the boundaries of the project area; thus, only subsurface remains in the form of buried structural remains, cultural deposits, or features are expected. Midden, charcoal, artifacts, and fire features may be encountered during excavation. The remains would most likely be related to habitation and marine exploitation. Based on the results of work in neighboring parcels, the potential presence of human burials cannot be discounted.

METHODS

A review of previous archaeological investigations in the vicinity was conducted at the State Historic Preservation Division (SHPD) libraries of the Department of Land and Natural Resources (DLNR) at both the Maui and O'ahu offices. Additional references were researched at the Hamilton Library and the Hawaii State Library. Historic land tenure records were researched at the Bureau of Conveyances and Land Management Branch of DLNR, and at the Survey Division of the State Department of Accounting and General Services.

The survey entailed initially conducting a pedestrian surface assessment of the entire parcel. Since the parcel had been previously developed, cleared, and landscaped, subsurface testing through backhoe trenching was deemed appropriate. A total of nine trenches were excavated, oriented east/west, and measured 6.0 meters in length and 0.9 meters in width. The trenches were selectively located to permit a representative sampling of the subject area. Backhoe excavation was undertaken with the supervision of the archaeologist and terminated when sterile subsoil or the water table was reached. Representative profiles were recorded and soils were described. Locations of trenches were plotted on a base map provided by the client. Color photographs on 35mm format were taken of project area and trench overviews.

During the course of this project, all accepted standard archaeological procedures and practices were followed. Field notes, maps, and photographs, are being curated by Archaeological Services Hawaii, LLC, in Wailuku.

SCOPE OF WORK

Based on SHPD rules for inventory survey, the following specific tasks were determined to constitute an appropriate scope of work for the project:

1. Conduct background review and research of existing archaeological and historical documentary literature relating to the project area and its immediate vicinity—including examination of Land Commission Awards, *ahupua'a* records, historic maps, archival materials, archaeological reports, and other historical sources;
2. Undertake thorough surface examination of the project area to locate all extant surface features;
3. Conduct detailed recording of all potentially significant sites including scaled plan drawings, written descriptions, and photographs, as appropriate; and clear vegetation where needed for adequate visibility;
4. Complete a location map of the project area showing identified surface features;
5. Conduct limited subsurface testing at selected features to determine the presence or absence of potentially significant buried cultural deposits or features, and to obtain suitable samples for radiocarbon age determinations;
6. Conduct processing and analysis of recovered materials, as warranted; and
7. Synthesize data, prepare, and submit a draft report to SHPD for review, and revise and submit final report.

RESULTS OF FIELDWORK

Site 50-50-03-5643, consisting of two historic features, was recorded during the current investigation. Feature 1 is an historic seawall located along the coastal portion of the project area, and Feature 2 is a remnant historic cesspool located in the southeastern corner of the project area (Fig. 6). The surface area of the parcel had previously undergone several episodes of disturbance, including construction of the Pioneer Mill manager's house, which was relocated in 1995, and recent installation of an above ground irrigation system for a lawn.

Site 5643, Feature 1, consists of an historic seawall constructed prior to 1919 (Fig. 7). It is located along the seaward boundary of the current parcel, and constructed of basalt curbstones with a surface capping of waterworn basalt cobbles. The seawall measures 19.3 meters long, 80 cm high along the exterior seaward side, 60 cm high on the interior side, and has a two stepped basalt curbstone stair with a wrought iron gate. This wall extends along the beach fronting the adjacent parcels to the northwest and southeast.

Feature 2 consists of an historic remnant cesspool associated with the former Pioneer Mill manager's residence. The cesspool had undergone previous disturbances during relocation of the manager's residence in 1995. Feature 2 was identified in Trench 9 at ca. 30 cmbs. Cultural remains associated with the cesspool included cement and mortar stone intermixed with sand, glass fragments, large saw-cut mammal bone, and corroded metal pieces. Recovered historic materials consisted of early to mid-1900 century beverage and condiment bottles. Disturbance to the cesspool was evident with the collapsed portions of the cesspool intermixed with surface fill.

Test trenches were excavated using a backhoe at selected localities for subsurface sampling. A total of nine backhoe trenches (TR 1-9), oriented east/west, were excavated during the current investigation. TR1, 4, and 7 were located in the western half (*makai*) of the parcel, TR3, 6, and 9 were located in the eastern half (*mauka*) of the parcel, and TR 2, 5, and 8 were located in the central portion of the parcel (Fig. 6). The trenches were situated in a manner that allowed for maximal coverage of the area without unduly disturbing the landscape. Table 3 presents descriptive summaries of TR1-9. Representative stratigraphic columns and profiles for TR1-9 are depicted on Figures 7. Figure 8 includes photographic overviews of TR9 and the historic seawall.

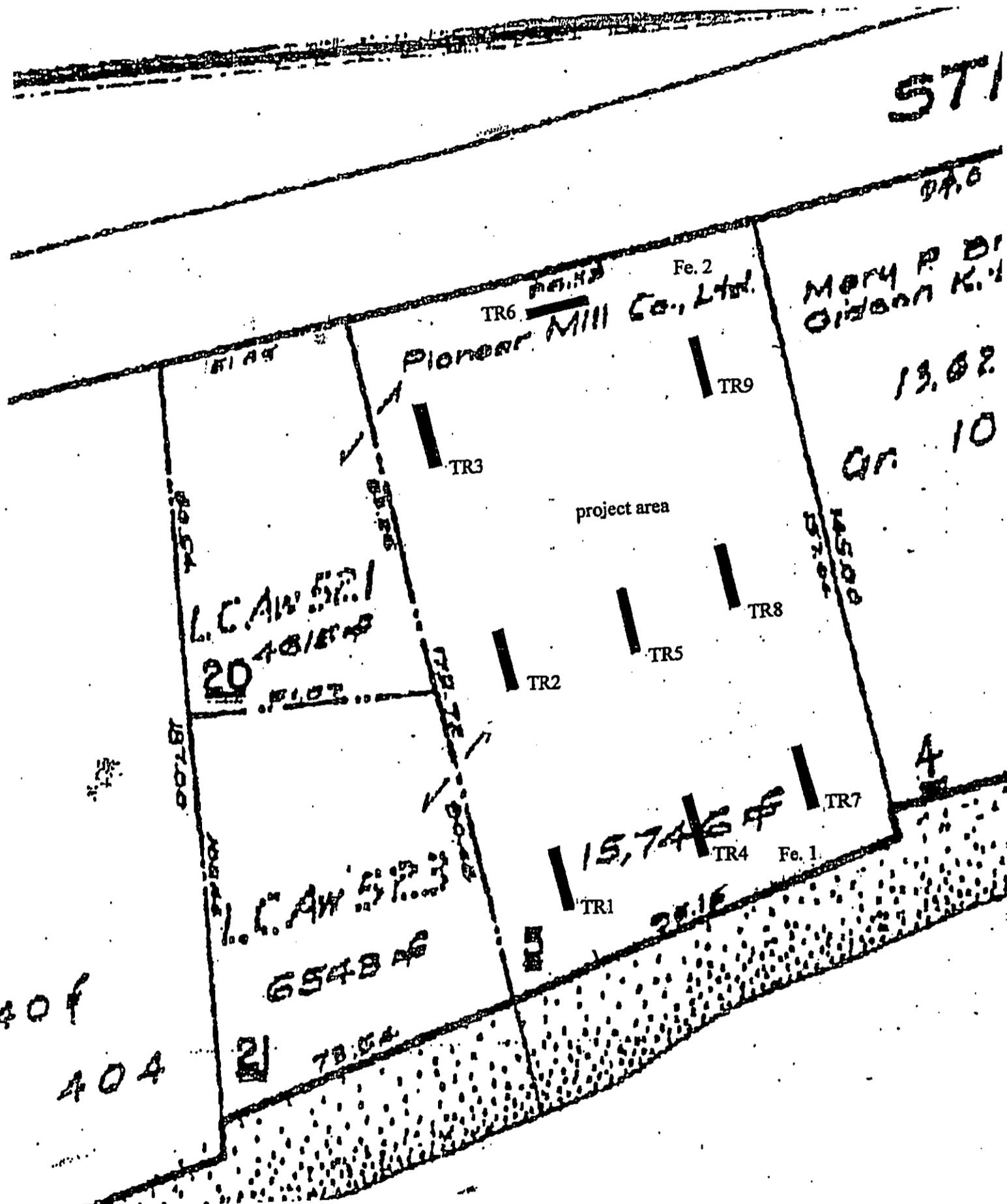
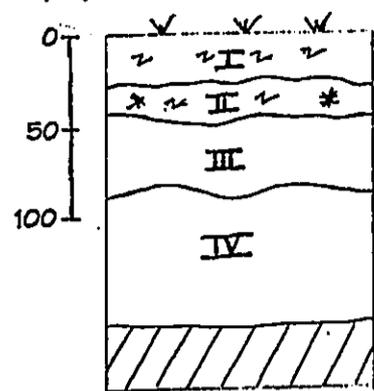
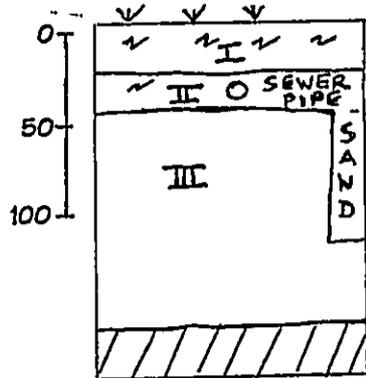


Figure 6. Location of Site 50-50-03-5643, Features 1 and 2, and Backhoe Trenches 1-9

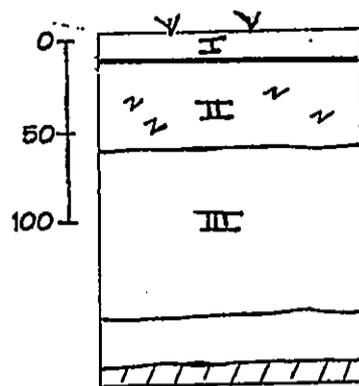
Scale (cm):



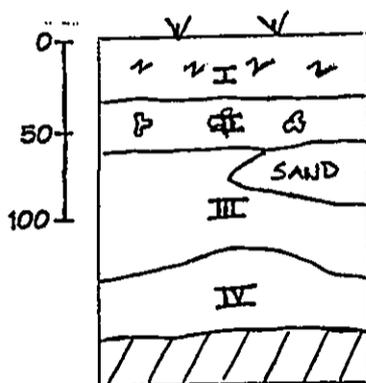
TR1 SE



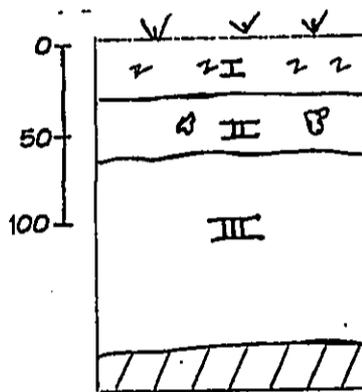
TR2 SE



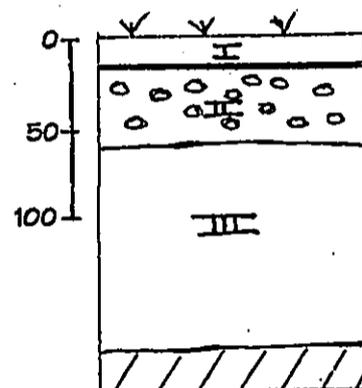
TR3 SW



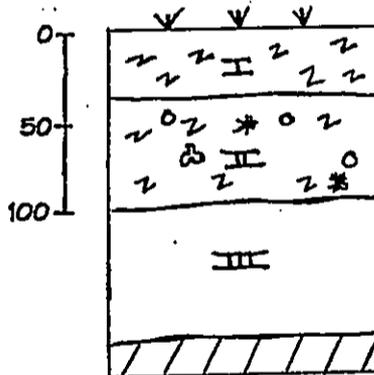
TR4 NW



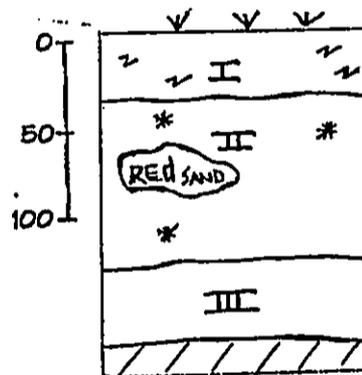
TR5 SE



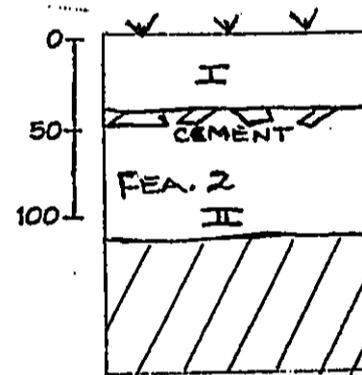
TR6 SW



TR7



TR8



TR9

- Key:
- ∇ Denotes Surface
 - z Roots/Rootlets
 - ⊕ Coral
 - WW GRAVEL
 - * * CHARCOAL FLECKS

Figure 7. Representative Stratigraphic Columns for TR1-9



Figure 8. Top: North Wall Profile of TR9. Bottom: Site 5643, Fe. 2, Cesspool, View to Northwest

Table 3. Descriptive Summary of Trenches 1-9

Trench	Length	Width	Depth	Orient.	Layer I	Layer II	Layer III	Layer IV	Layer V	Cultural
1	7.0 m	0.9 m	1.9 m	230/70	"A" Hor.	Silt with sand	Sand	Silty Clay	Water table gley	Layer II-Historic
2	7.0 m	0.9 m	1.9 m	230/70	"A" Hor.	Silt with sand	Silty clay	Water table, gley	none	Sewer piping in Layer II
3	7.0 m	0.9 m	1.9 m	230/70	Asphalt	Silt with sand	Silty clay	Water table, gley	none	none
4	7.0 m	0.9 m	1.9 m	230/70	"A" Hor.	Silt with sand	Silty sand w/ storm wash	Silty clay	Water table, gley	Layer II-saw cut mammal bone
5	7.0 m	0.9 m	1.9 m	230/70	"A" Hor.	Loamy silt w/storm wash	Silty clay	Water table, gley	none	none
6	7.0 m	0.9 m	1.9 m	330/150	"A" Hor.	Fill	Silty clay	Water table, gley	none	none
7	7.0 m	0.9 m	1.9 m	230/70	"A" Hor.	Silt with sand	Silty clay	Water table, gley	none	Layer II-saw cut mammal bone, sewer piping
8	7.0 m	0.9 m	1.9 m	230/70	"A" Hor.	Silt with sand, clay inclusion	Silty clay	Water table, gley	none	none
9	7.0 m	0.9 m	1.9 m	230/70	"A" Hor.	Silt with mortar slabs	Sand deposit for cesspool	none	none	Historic glass fragments, saw cut mammal bones, debris

Generally, three to five similar stratigraphic layers are represented in TR1-9, with the presence of more silty loam and sand in the coastal trenches. An "A" horizon (Layer I), consisting of silt loam with sand inclusions and abundant roots, was present across the entire project area. Five stratigraphic layers were exposed in TR1 and TR4. Underlying the "A" horizon was Layer II, silty sand. Underlying Layer II was Layer III, silty clay. Underlying Layer III was Layer IV, a clayey gley at the water table level, identified as Layer V in TR1 and TR4.

Detailed stratigraphic layer descriptions for TR1-9 are as follows:

Trench 1

Layer I: 0/22 cmbs, brown (10YR 5/3), A horizon; silty loam with medium-grain coralline sand inclusions, non-sticky, non-plastic, abundant fine to medium roots

Layer II: 22/48 cmbs, reddish-brown (5YR 4/4), silt with sand inclusions; unidentified metal fragments, gravel, sparse coral pieces, abundant fine to medium roots, slightly sticky, slightly plastic

Layer III: 48/95 cmbs, light brown (7.5YR 6/3) medium-grain coralline sand with silt; non-sticky, non-plastic, with few roots. Marine shell midden and coral pieces identified as a storm wash episode

Layer IV: 45/155 cmbs, dark reddish-brown (10YR 4/2), silty clay; very slightly sticky, slightly plastic

Layer V: greenish gray (5/5 GY) gley, water table, base of excavation

Trench 2

Layer I: 0/23 cmbs, brown (10YR 5/3), A horizon; silty loam with medium-grain coralline sand inclusions, non-sticky, non-plastic, abundant fine to medium roots

Layer II: 23/48 cmbs, reddish-brown (5YR 4/4) silt with sand inclusions; metal sewer piping, abundant fine to medium roots, slightly sticky, slightly plastic

Layer II/III (interface): 33/1.3 cmbs, a defined sand trench was observed in the southeastern wall of the trench; non-cultural

Layer III: 48/70 cmbs, dark reddish-brown (10YR 4/2) silty clay; very slightly sticky, slightly plastic

Layer IV: 70/90 cmbs, greenish gray (5/5 GY) gley; water table, base of excavation

Trench 3

Layer I: 0/23 cmbs, brown (10YR 5/3), A horizon underlying asphalt; fill consisting of silty loam with medium-grain coralline sand inclusions; gravel, non-sticky, non-plastic, abundant fine to medium roots

Layer II: 23/53 cmbs, reddish-brown (5YR 4/4) silt with sand inclusions; abundant fine to medium roots, slightly sticky, slightly plastic

Layer III: 53/160 cmbs, reddish-brown (5YR 4/4) silty clay; very slightly sticky, slightly plastic

Layer IV: 160/190 cmbs, greenish-gray (5/5 GY) gley; water table, base of excavation

Trench 4

Layer I: 0/30 cmbs, brown (10YR 5/3) A horizon; silty loam with medium-grain coralline sand inclusions, non-sticky, non-plastic, abundant medium to large roots

Layer II: 30/63 cmbs, light brown (7.5YR 6/3) medium-grain coralline sand with silt; non-sticky, non-plastic, with few roots. Marine shell midden and coral pieces identified as a storm wash episode.

Layer III: 63/140 cmbs, reddish brown (5YR 4/4) silty sand with a light brown (7.5 6/3) course sand lens extending 63/83 cmbs

Layer IV: 140/190 cmbs, reddish-brown (5YR 4/4) silty clay; very slightly sticky, slightly plastic

Trench 5

Layer I: 0/30 cmbs, brown (10YR 5/3), A horizon; silty loam with medium-grain coralline sand inclusions; non-sticky, non-plastic, abundant medium to large roots

Layer II: 30/63 cmbs, dark brown (7.5YR 3/4) loam with minimal basalt cobbles; very slightly sticky, slightly plastic

Layer III: 63/190 cmbs, reddish-brown (5YR 4/4) silty clay; very slightly sticky, slightly plastic

Layer IV: 190 cmbs, greenish gray (5/5 GY) gley; water table, base of excavation

Trench 6

Layer I: 0/23 cmbs, brown (10YR 5/3) A horizon under asphalt; fill consisting of silty loam with medium-grain coralline sand inclusions; gravel and water-worn pebbles, non-sticky, non-plastic, abundant fine to medium roots

Layer II: 23/53 cmbs, reddish-brown (5YR 4/4) silty clay with sand inclusions; abundant fine to medium roots, slightly sticky, slightly plastic

Layer IV: 53/190 cmbs, greenish gray (5/5 GY) gley; water table, base of excavation

Trench 7

Layer I: 0/36 cmbs, brown (10YR 5/3) A horizon; silty loam with medium-grain coralline sand inclusions; non-sticky, non-plastic, abundant fine to medium roots

Layer II: 36/90cmbs, reddish-brown (5YR 4/4) silt with sand inclusions; metal piping fragments, sparse coral pieces, saw-cut mammal bone, abundant fine to medium roots, slightly sticky, slightly plastic

Layer III: 90/155 cmbs, reddish-brown (5YR 4/4) silty clay; very slightly sticky, slightly plastic

Layer IV: 155/190 cmbs, greenish gray (5/5 GY) gley; water table, base of excavation

Trench 8

Layer I: 0/35 cmbs, brown (10YR 5/3) A horizon consisting of silty loam with medium-grain coralline sand inclusions; non-sticky, non-plastic, abundant fine to medium roots

Layer II: 35/140 cmbs, reddish-brown (5YR 4/4) silt with sand inclusions; metal piping fragments, reddish-brown sand lens observed at 60/90 cmbs; abundant fine to medium roots, slightly sticky, slightly plastic

Layer III: 140/190 cmbs, greenish gray (5/5 GY) gley; water table, base of excavation

Trench 9

Layer I: 0/30 cmbs, reddish-brown (5YR 4/4) silt with sand inclusions; mortar slabs were identified at the base of Layer I.

Layer II: 30/102 cmbs, grayish-brown (10YR 5/2) sand redeposited from a previous disturbance; historic debris including glass fragments, mortar fragments, and mammal bone; Feature 2 was identified as an historic cesspool associated with the Pioneer Mill manager's residence.

DISCUSSION

No significant surface cultural remains were present in the project area, and no evidence of traditional Hawaiian occupation was identified during subsurface testing. Extensive previous ground disturbance activities were evident in all the trenches.

The project area had undergone several episodes of extensive ground disturbances as evidenced on late 19th and early 20th century maps. Historic materials recovered from Site 5643, Feature 1, are probably associated with the Pioneer Mill manager's residence that was relocated in 1995.

The results of the current investigation indicated that the subject parcel was likely not intensively utilized for habitation or other sedentary cultural activities during the prehistoric period. The information obtained through backhoe testing showed that subsurface pre-Contact cultural remains and deposits were absent in the areas tested. Stratigraphic layers exposed during trenching were culturally sterile.

The absence of pre-Contact subsurface cultural remains is most likely a localized occurrence, since numerous extant sites and features were identified in neighboring parcels. This lack of cultural activity in the area may have been due to historic occupation and the associated adverse effects of extensive land clearing, and recent landscaping activities. These compounded effects may have displaced or destroyed any manifestation of transient or temporary cultural activities in the area.

INITIAL SIGNIFICANCE EVALUATION

The following significance evaluation is based on the Rules Governing Procedures for Historic Preservation Review (DLNR 1996; Chapter 275). According to these rules, a site must possess integrity of a location, design, setting, materials, workmanship, feeling and association and shall meet one or more of the following criteria:

Criterion "A": Be associated with events that have made an important contribution to the broad patterns of our history;

Criterion "B": Be associated with the lives of persons important in our past;

Criterion "C": Embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; or possess high artistic value;

Criterion "D": Have yielded, or is likely to yield, important information for research on prehistory or history;

Criterion "E": Have an important traditional cultural value to the native Hawaiian people or to another ethnic group of the state due to associations with traditional cultural practices once carried out, or still carried out, at the property of due to associations with traditional beliefs, events or oral accounts.

Based on the above criteria, Site 50-50-03-5643 is considered significant under Criterion D of the Hawaii Register of Historic Places. Criterion D bases the significance of a site on its having yielded or having the potential to yield data important to the understanding of the prehistory or history of a locality, region, island or State.

RECOMMENDATIONS

No further archaeological inventory work is recommended for Site 50-50-03-5643. Based on the lack of significant subsurface cultural remains, together with evidence for compounded previous disturbances in the subject project area, no further inventory-level archaeological work is recommended. However, due to the presence of historic remains from the plantation era, archaeological monitoring during initial construction activities appears to be warranted. Prior to commencing any construction activities, an archaeological monitoring plan shall be prepared for approval by the State Historic Preservation Division of the Department of Land and Natural Resources.

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Conservation Service

APPENDIX A

LINDA LINDLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
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PETER T. YOUNG
CHAIRPERSON
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AQUATIC RESOURCES
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COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING

FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
MAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

June 16, 2004

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

LOG NO: 2004.1782
DOC NO: 0406CD23

Dear Mr. Foley,

SUBJECT: Chapter 6E-42 Historic Preservation Review – Special Management Area Assessment for an Exempt Action Determination for the Proposed Loughhead Residence (Subject I.D.: SMX: 2004/0236) [County/Planning] Lahaina, Lahaina District, Island of Maui
TMK: (2) 4-5-002:005

Thank you for the opportunity to review and comment on the Special Management Area Assessment for an Exempt Action Determination (SMX) for the proposed Loughhead Residence, which was received by our staff May 20, 2004. Our review is based on reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspection was conducted of the subject property.

Based on the submitted SMX, we understand the subject property is a coastal property located at 433 Front Street, Lahaina. The proposed undertaking consists of the construction of a two-story single-family residence, two attached garages, covered lanais, swimming pool, and landscaping. A historic structure (constructed in 1912, and used as a manager's residence by Pioneer Mill) was previously removed from the subject property in 1995. In addition, the submitted SMX indicates a rock wall, constructed prior to 1919, runs along the western property boundary adjacent to the beach. As this wall was constructed over 50 years ago it is considered to be an historic property. As such it will need to be documented and recorded by a qualified professional archaeologist. We also understand a second rock wall, constructed of "lava rock" and located along Front Street, will be modified to accommodate the driveway entrances. We wonder if this wall also was constructed fifty years ago. If it is 50 years old or older, it will also need to be documented and recorded.

A search of our records indicates an archaeological inventory survey has not been conducted of the subject property. The proposed project area is located within the boundaries of the Historic Lahaina District (State Site 50-50-03-3001). The Lahaina Historic District comprises the port town of the 1800s, and archaeological sites and traditional cultural properties. Given the above information, we believe it is possible that additional historic sites and/or site remnants associated with either the post-Contact era or pre-Contact Native Hawaiian settlements may be present in the subsurface deposits of the subject property. Such sites could include human burials, cultural layers, building

Mr. Michael Foley, Planning Director
Page 2

foundations, and associated deposits. Please note that our 2003 document (SHPD DOC NO.: 0308CD17/LOG NO.: 2003.0801), which is cited on page 9 of the submitted SMX and included as Appendix E, refers specifically to a specific After-the-Fact action, and should not be construed as an evaluation of the subject permit application. In fact, at that time, we requested the opportunity to review all future permitted actions for the subject property which involve ground altering activities.

Therefore, in order to determine the effect of the proposed undertaking on historic sites, we recommend that no action be taken on the subject permit application until an archaeological inventory survey has been conducted of the proposed project area to determine whether significant historic sites are present. An acceptable report documenting the findings of the survey will need to be submitted to this office for review. If significant historic sites are identified, a mitigation plan may need to be developed, in consultation with this office, and executed.

If you have any questions, please call Cathleen A. Dagher at 692-8023.

Aloha,

P. Holly McEldowney

P. Holly McEldowney Administrator
State Historic Preservation Division

CD:jen

c: Cultural Resources Commission, Planning Dept, 250 S. High Street, Wailuku, HI 96793
Chair, Maul/Lana'i Islands Burial Council
Kana'i Kapellela, Burial Sites Program

APPENDIX F
Archaeological Monitoring Plan

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
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CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
SHOUBUNASHO
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAMOLELE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

July 22, 2005

Jeffrey Pantaleo
Archaeological Services Hawai'i, LLC
1930 A Vineyard St.
Wailuku, Hawai'i 96793

Log No: 2005.1388
Doc No: 0507MK13

Dear Mr. Pantaleo:

SUBJECT: Chapter 6 E-42 Historic Preservation Review of an Archaeological Monitoring Plan Special Management Area Assessment for an Exempt Action Determination for the Proposed Loughhead Residence (Subject I.D.: SMX 2004/0236) [County/Planning] Waine'e Ahupua'a, Lahaina District, Island of Maui; TMK (2) 4-6-002:005

Thank you for the opportunity to review this plan which was sent to our office on June 18, 2005 (Rotunno-Hazuka and Pantaleo 2005, *Archaeological Monitoring Plan for all Improvements Related to the Proposed Construction of a Single Family Residence and Pool at the Loughhead Property, TMK 4-6-002:005, Waine'e Ahupua'a, Lahaina District, Island of Maui*)... Archaeological Services Hawaii, LLC, ms. We have previously commented on the above action (Log 2004.1782/Doc 0406CD23) and recommended that no action be taken on the subject permit until an archaeological inventory survey had been conducted. We subsequently reviewed and accepted an archaeological inventory survey for the subject parcel (Log 2005.0675/Doc 0504MK08).

During the archaeological inventory survey, one historic property with two features was identified. SIHP 50-50-03-5643 consists of a seawall (Feature 1) and a cesspool (Feature 2). We concurred that the Feature 1 seawall should be preserved "as is," on this and adjacent parcels. We also concurred that archaeological monitoring was warranted during ground altering activities. The archaeological monitoring will serve a dual purpose; protecting the sea wall during construction, and identifying any subsurface historic properties that may be present on the subject parcel. We understand the undertaking consists of excavations between 18 inches and 8 feet in depth.

The plan conforms to DLNR/SHPD guidelines governing standards for monitoring and includes the following provisions. An archaeologist will be on site on a full-time basis and will have the authority to halt excavation in the event that cultural materials are identified. Consultation with Maui SHPD will occur in this event, to determine acceptable course of action. If human burials are identified, work will cease, the SHPD Burial Sites Program, Maui SHPD, O'ahu SHPD and the Maui/Lana'i

Jeffrey Pantaleo
Page 2

Islands Burial Council will be notified, and compliance with procedures outlined in HRS 6.E-43 will be followed. Coordination meetings with the construction crew will be held prior to project initiation. The plan further indicates that an acceptable report will be submitted to this office within 180 days of project completion.

Please notify our Maui and O'ahu offices, via facsimile, at onset and completion of the project and monitoring program.

The plan is acceptable. If you have any questions, please contact Dr. Melissa Kirkendall at 243-5169.

Aloha,


Melanie A. Chinen, Administrator
State Historic Preservation Division

MK: kf

c: Bert Ratte, DPWEM, County of Maui
Michael Foley, Director, Dept of Planning, 250 S. High Street, Wailuku, HI 96793
Maui Cultural Resources Commission, Dept. of Plng, 250 S. High Street, Wailuku, HI 96793
Jeffrey Pantaleo, Principle Investigator, ASH, LLC FAX 837-0171

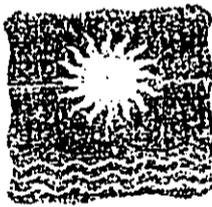
**ARCHAEOLOGICAL MONITORING PLAN
FOR ALL IMPROVEMENTS RELATED TO THE PROPOSED
CONSTRUCTION OF A SINGLE FAMILY RESIDENCE AND POOL
AT THE LOUGHEAD PROPERTY**

**TMK: 4-6-002:005
WAINE'E AHUPUA'A; LAHAINA DISTRICT;
ISLAND OF MAUI**

FOR: Mr. Rick Loughead

**BY: Lisa J. Rotunno-Hazuka,
And Jeffrey Pantaleo (MA)**

June 2005



**ARCHAEOLOGICAL SERVICES HAWAII, LLC.
16 S. Market St., Suite G
Wailuku, HI 96793**

"Protecting, Preserving, Interpreting the Past, While Planning the Future"

INTRODUCTION

At the request of Mr. Rick Loughead and per a requirement by the State Historic Preservation Division (Appendix A - Doc. 0504MK08), Archaeological Services Hawaii, LLC (ASH) of Wailuku proposes to undertake archaeological monitoring for all improvements related to the proposed construction of a single family residence and pool at the Loughead property TMK: (2) 4-6-002:005, Waine'e *ahupua'a*, Lahaina District, Island of Maui, (Figures 1 and 2).

PROJECT AREA DESCRIPTION

The project area is located along the shoreline at 433 Front Street, Lahaina. It is an improved 15,747 sq. ft. lot. An inventory survey was performed by ASH, LLC in January 2005 where one site, SIHP 5643, consisting of two historic features (Feature 1 & 2) was documented. Feature 1, is a seawall built in 1919, and Feature 2 is a remnant cesspool. Due to the presence of these historic features, and the parcels location along the shoreline, archaeological monitoring was recommended.

EXPECTABILITY OF SUBSURFACE SITES

Traditional Native Hawaiian burial sites have been identified in neighboring parcels. SIHP 5643 a historic habitation site consisting of a seawall (Feature 1) and remnant cesspool (Feature 2) was previously identified within the project area. As a result of these findings, subsurface cultural remains related to historic or prehistoric habitation could be present; thus all ground disturbing activities in the project area shall be monitored.

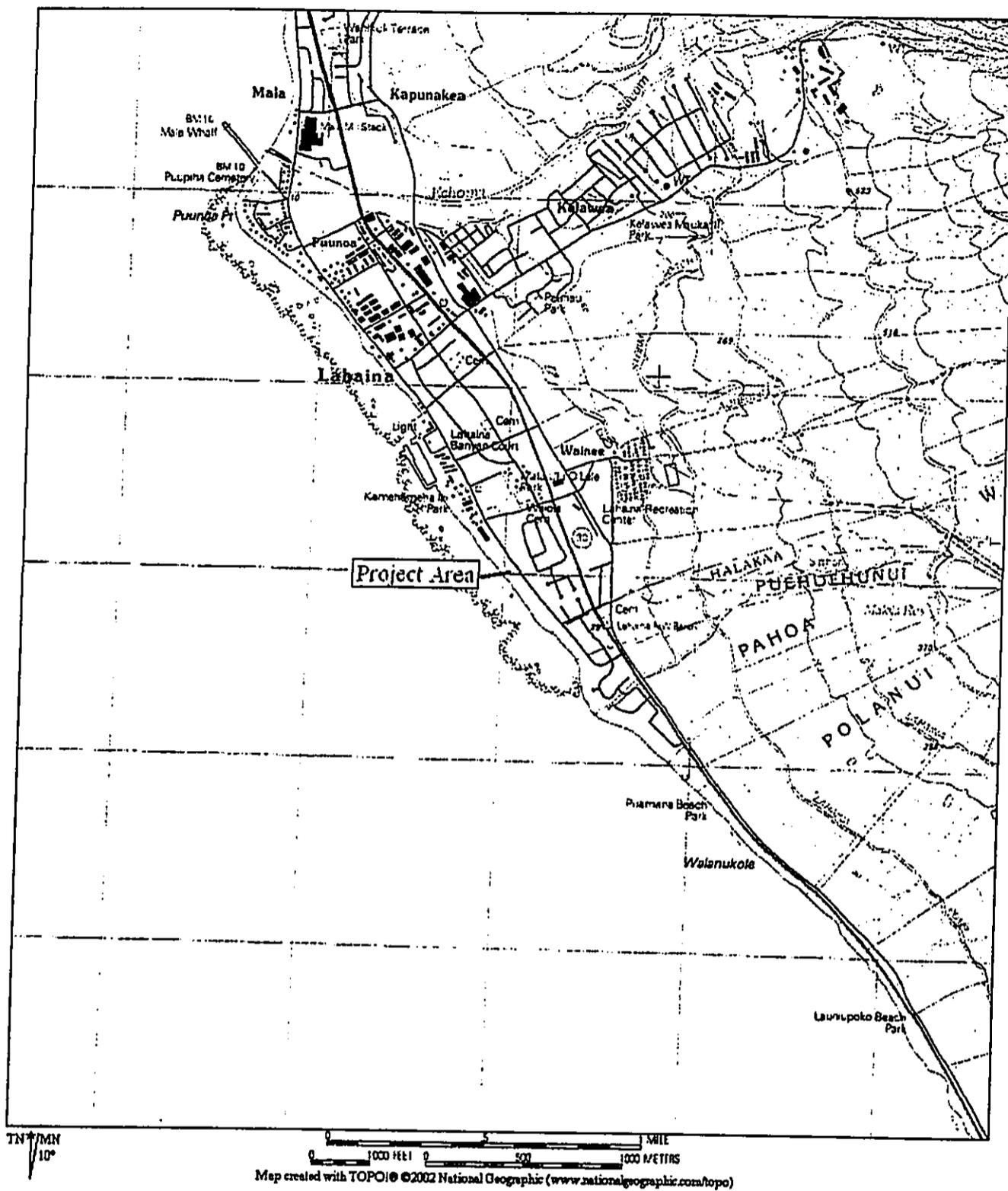


Figure 1. Location of Project Area on USGS Quadrangle

MONITORING PLAN

The excavations will range from 18 inches to 8 feet in depth. Full-time monitoring will be the protocol for this project. In the event that rock, fill and or the water table is encountered, monitoring procedures consisting of spot or on-call may need to be implemented; however no changes may be made without consultation and approval by SHPD via telephone and in writing. SHPD will also be notified of the onset and completion of the proposed undertaking.

One archaeological monitor per piece of ground disturbing equipment is the protocol for this monitoring project. Dependent on availability, Maui resident archaeologists will be assigned to this project. Prior to the commencement of construction, all pertinent parties will be informed of the monitoring procedures as well as the monitors' authority to halt work in the vicinity of a find. In the event that subsurface sites are exposed during construction, ground-disturbing activities in the immediate area will temporarily halt until the archaeologist makes an assessment. The archaeologist will then consult with SHPD to determine the appropriate mitigation measures for the find. The area around the site shall be protected by erecting orange fencing or yellow caution tape around the findings. The site will be recorded utilizing all standard archaeological methods and procedures. Stratigraphic profiles will be drawn, photographs will be taken, and soil samples collected not only from the subsurface site, but from selected locations within the project area. If nighttime work is performed, the general contractor must notify the consulting archaeologist at least 3 days in advance. The archaeological monitor has sole discretion to determine if lighting is adequate to perform visual inspections of the soil.

If historic bottles are found they are to be collected by the archaeologist. No bottles may be collected or taken by any construction worker.

In the event that human remains are inadvertently exposed during this undertaking, the aforementioned procedures of halting and securing the site will be performed. After an assessment is made by the SHPD and members of the Maui/Lana'i Islands Burial Council (MLIBC), a burial treatment plan will be prepared in consultation with the MLIBC and approved by SHPD and MLIBC.

Upon completion of the fieldwork, all necessary lab procedures including but not limited to processing, cataloguing and analyses of artifacts and photographs; analyses of soil samples as warranted and submitting of charcoal samples for radiocarbon dating will be performed. All analyses will be synthesized into a final monitoring report, and the report shall be submitted within 180 days of the completion of fieldwork. Copies of this report will be sent to the State Historic Preservation Division offices on Oahu and Maui for their review and comments.

All notes, photographs and artifacts will be archived at the offices of Archaeological Services Hawaii, LLC at 16 S. Market St. Suite G, Wailuku, HI 96793.

APPENDIX A

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
601 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

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

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

April 7, 2005

Mr. Jeffrey Pantaleo
Archaeological Services Hawai'i, LLC
16 South Market Street, Suite G
Wailuku, Hawai'i 96793

LOG NO: 2005.0675
DOC NO: 0504MK08

Dear Mr. Pantaleo:

**SUBJECT: Historic Preservation Review - 6E-42 - Archaeological Inventory Survey
Special Management Area Assessment for an Exempt Action Determination
For the Proposed Loughead Residence (Subject I.D.: SMX: 2004/0236)
[County/Planning]
Waine'e Ahupua'a, Lahaina District, Island of Maui
TMK (2) 4-6-002:005**

Thank you for the opportunity to review this report which our staff received on January 11, 2005 (Guerriero and Pantaleo 2005, *Archaeological Inventory Survey Report of a 0.361 Acre Coastal Parcel, Waine'e Ahupua'a, Lahaina District, Island of Maui, TMK 4-6-002:005*...Archaeological Services Hawaii, LLC, ms). We have previously provided comments on the above action (Log 2004.1782/Doc 0406CD23) and recommended that no action be taken on the subject permit application until an archaeological inventory survey has been conducted. The proposed project is located within the boundaries of the Historic Lahaina District (SIHP 50-50-03-3001), which comprises the port town of the 1800s, and archaeological sites and traditional cultural properties.

The background section acceptably establishes the ahupua'a settlement pattern and predicts the likely site pattern in the project area. The historical information provided summarizes the history of the post-contact period land uses. The summary of previous archaeological work in the area provides a baseline for the current work. The area in which the parcel is located within Lahaina is just south of Loko O Mokuhinia, and the site of Kamehameha III's private residence at Moku'ula.

The survey has adequately covered the project area documenting one historic property. SIHP 50-50-03-5643 consists of two features. Feature 1 is a sea wall constructed prior to 1919. The sea wall extends both northwest and southeast of the subject parcel along the shoreline. Only one of the nine back hoe trenches yielded additional evidence of this site. Trench nine evidenced cultural remains associated with a cesspool, which had been previously disturbed. A former Pioneer Mill manager's residence was reportedly located on the subject parcel, and was removed. The cesspool remnant is interpreted as associated with this, and yielded materials dating to the early to mid-1900s.

Jeffrey Pantaleo
Page 2

We concur that Site 50-50-03-5643 is significant under Criterion "D" for its potential to yield information important to understanding the history of the region. We agree that no further work is warranted on the site, although we believe that Feature 1 should be preserved "as is" on this parcel as well as on adjacent parcels. Adequate information has been obtained from Feature 2, the cesspool, and it does not need to be preserved.

We also concur that although no historic properties other than the historic cesspool were identified during the subsurface testing, precautionary archaeological monitoring is warranted. Other inventory survey projects (e.g. Lahaina Comfort Station) have yielded evidence that the material behind the sea wall is comprised partially of historic fill materials. These may be identified during ground altering activities on the subject parcel. In addition, the coastal location of the parcel suggests that evidence of traditional Hawaiian use of the area (cultural or habitation deposits and/or burials) may still be present in the subsurface deposit.

We find this report to be acceptable. We believe the project will have "no effect" on historic properties with the condition that an archaeological monitor is present during all ground altering activities. We will await an acceptable monitoring plan for review. As always, if you disagree with our comments or have questions, please contact Dr. Melissa Kirkendall (Maui/Lana'i SHPD 243-5169) as soon as possible to resolve these concerns.

Aloha,

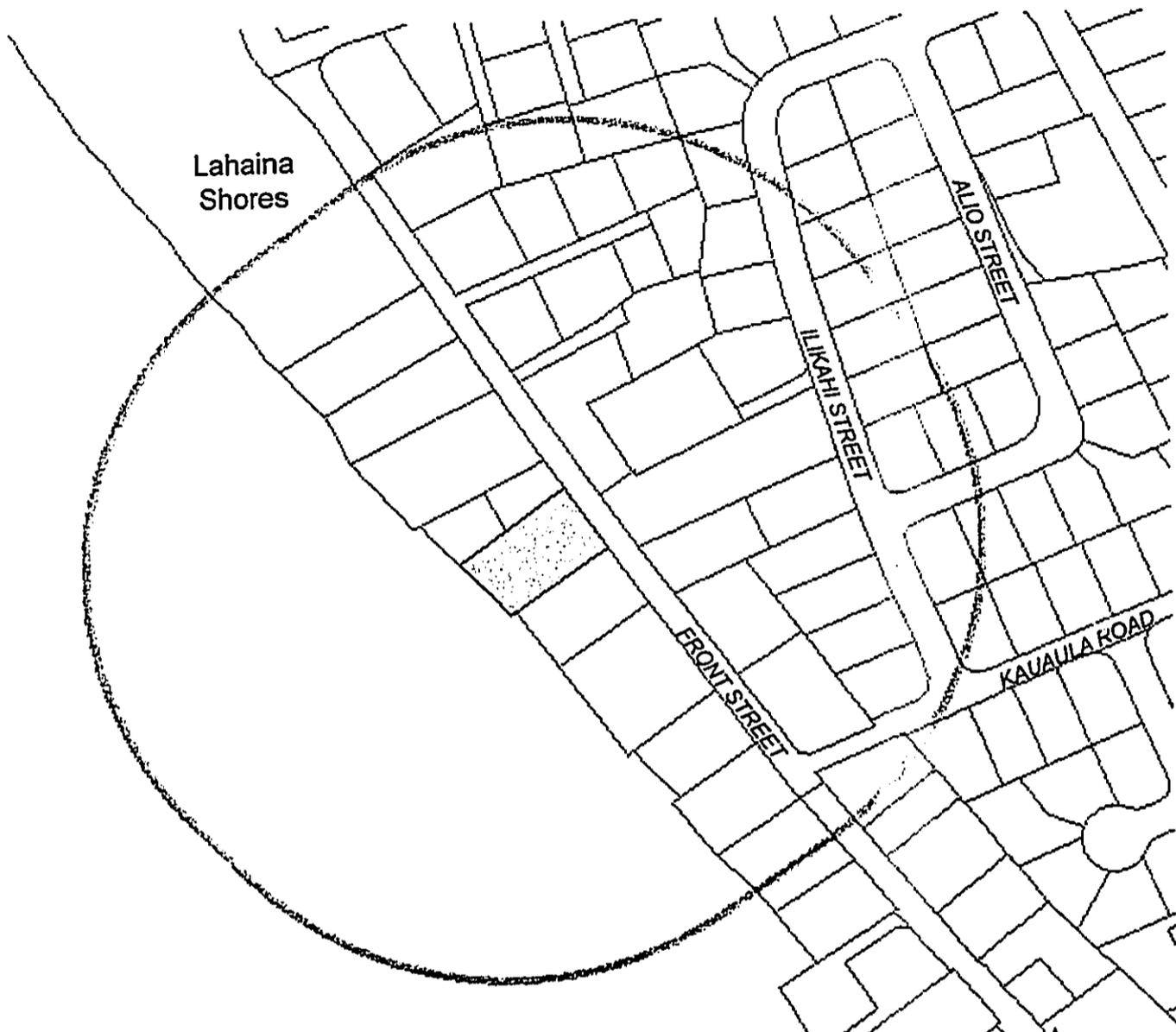

MELANIE A. CHINEN, Administrator
State Historic Preservation Division

MK:jen

c: Bert Ratte, DPWEM, County of Maui
Michael Foley, Director, Dept of Planning, 250 S. High Street, Wailuku, HI 96793
Maui Cultural Resources Commission, Dept. of Plng, 250 S. High St, Wailuku, HI 96793
Jeffrey Pantaleo, Principle Investigator, ASH, LLC, FAX 837-0171

APPENDIX G
List of Property Owners Within 500 Feet

Lahaina
Shores



MAP SHOWING PARCELS
WITHIN 500 FEET OF
TMK: (2) 4-6-002:005
Lahaina, Maui, Hawaii

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246002001 0000 HINTON,WARREN C/O HINTON,FRANCES 399 FRONT STREET LAHAINA HI 96761	246002002 0000 HAWAII OMORI CORPORATION M/M H. EUGENE SMITH 15481 BLACKBERRY HILL RD LOS GATOS CA 95030
246002003 0000 417 FRONT STREET ASSOCIATES LLC 1000 SANSOME ST STE 180 SAN FRANCISCO CA 94111	246002004 0000 YAP,ANNIE K TRS C/O JOAN GANAL TRUSTEE 94-407 HIANAKIU ST WAIPAHU HI 96797
246002006 0000 FEDELE, JOSEPH F 455 FRONT STREET LAHAINA HI 96761	246002007 0000 LAHAINA SHORES CONDO MASTER 00000
246002007 0001 LAYHER, LUISE AMELIE VOGELSANGSTR 19 BRACKENHIEM D-74366 GERMANY	246002007 0002 CREIGHTON, JAMES LEO CREIGHTON, JAMES L/MAGDALEN B P O BOX 1030 LOS GATOS CA 95031
246002007 0002 GALLAGHER, KATHLEEN ROGERS P O BOX 639 LOS GATOS CA 95031	246002007 0003 CLEMENTS, THOMAS JOSEPH CLEMENTS, THOMAS J ETAL 2475 DIABLO RANCH PL DANVILLE CA 94506
246002007 0004 MILLER, GILBERT MONROE 3330 S SEPULVEDA BL #10 LOS ANGELES CA 90034	246002007 0005 DALES INVESTMENT LTD #508 - 1001 WEST BROADWAY VANCOUVER, BC V6H 4B1 CANADA
246002007 0006 CORNELL, MICHAEL KING CORNELL, MICHAEL K/JANA L 1525 WINDING WAY ANDERSON IN 46011	246002007 0007 STODDARD, CHARLES WARREN STODDARD, CHARLES W/CILA A 12881 HOLLOW DR SONORA CA 95370
246002007 0008 MILLER, GERALD ALBERT 5231-40 ST CLOSE INNISFAIL, ALBERTA T4G 1G5 CANADA	246002007 0008 VERBITSKY, LARRY STEPHEN 5027B - 49 ST INNISFAIL, ALBERTA T4G 1M1 CANADA

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246002007 0009 WEST,NORAH 455 3RD AVE STE 102 FAIRBANKS AK 99701	246002007 0010 MATTERN,RICHARD HERMAN P O BOX 90 UKIAH CA 95482
246002007 0011 HARRIS,FAMILY TRUST HARRIS,PETER L/SUZANNE J CO-TRS 120 RANCHO CORRALITOS WATSONVILLE CA 95076	246002007 0012 LEVI,ALAN JOSEPH LEVI,ALAN J ETAL 475 FRONT ST,#123 LAHAINA HI 96761
246002007 0013 MAFFEI FAMILY LTD PTNSHP 8328 LAKE OTIS PARKWAY ANCHORAGE AK 99507	246002007 0014 FISHER, PETER H/LORI 918 NEVADA AVE SAN JOSE CA 95125
246002007 0015 O'DRISCOLL,AILEEN 518 WALLER ST SAN FRANCISCO CA 94117	246002007 0016 HARE,JAMES A III/MARY AAN 21 W KNOWLTON RD MEDIA PA 19063
246002007 0017 WAGNER, ROBERT L/BARBARA I 475 FRONT ST, #204 LAHAINA HI 96761	246002007 0018 GRANT,CONSTANCE ELOUISE C/O GARY WELLEN ETAL 2421 KAMLOOPS CT SANTA ROSA CA 95405
246002007 0019 MOTZER, TIMOTHY C/SANDRA A 11910 LAKESIDE PL NE SEATTLE WA 98125	246002007 0020 FREELAND GEORGE A ETAL 49 LEALEA PL MAKAWAO HI 96768
246002007 0020 FREELAND GEORGE W 49 LEALEA PL MAKAWAO HI 96768	246002007 0021 LEEMAN,CHERYL ANN BAUMGARTL,WILLIAM H 2245 CORDOBA WAY ANTIOCH CA 94509
246002007 0022 RICHIE,FAMILY TRUST RICHIE,DOUGLAS H/ANNE W 2855 CARLSBAD BLVD #N213 CARLSBAD CA 92008	246002007 0023 CAMP,DAVID ALAN 1691 NEWCOMB AVE N W COKATO MN 55321

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246002007 0024 FOUR C'S INVESTMENTS 91-302 HANUA STREET KAPOLEI HI 96707	246002007 0025 HOWARD,FAMILY TRUST HOWARD,GARRETT/MELANIE TRS 7345 PRITCHARD RD SACRAMENTO CA 95828
246002007 0026 MARR,DELMAR 1077 FAIRBROOK CT SAN JOSE CA 95132	246002007 0027 NIELSEN BURL E 3315 S E PENGUIN LN PORT ORCHARD WA 98366
246002007 0028 PEREIRA, LUIS A/PAULINE F 1021 MALOTT AVENUE SAN JOSE CA 95121	246002007 0029 DWYER,MARY AGNES DWYER,MARY AGNES P O BOX 29318 THORNTON CO 80229
246002007 0030 SHULMAN TRUST 2236 CLEARLAKE SANTA MARIA CA 93455	246002007 0031 VREELAND,GEORGE H III/LINDA 32 HERON AVENUE PENNSVILLE NJ 08070
246002007 0032 GRANT,CONSTANCE ELOUISE 41 LA JOLLA CT DANVILLE CA 94526	246002007 0033 CUNNINGHAM,SUSANNA LEE 13509 39TH NE SEATTLE WA 98125
246002007 0034 SNEED,PHILLIP RALPH 11401 SUMMER HOUSE CT RESTON VA 22094	246002007 0035 BERLETCHICK JOHN M/DAISY M 475 FRONT ST #222 LAHAINA HI 96761
246002007 0036 CHIU, ANTHONY S K/FLORENCE O ANTHONY & FLORANCE CHIU 3831 BROADWAY ST RICHMOND, BC V7E 2Y1 CANADA	246002007 0037 LOHRER,MICHAEL MCCOAY 8812 123RD AVE SE NEWCASTLE WA 98056
246002007 0038 PETTY,ROBERT MORGAN PETTY,ROBERT M ETAL 11537 SUTTERS MILL CIRCLE RANCHO CORDOVA CA 95670	246002007 0039 HAMILTON,RICHARD A BOX 32051 JUNEAU AK 99803

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

<p>246002007 0040 RUSSIAN RIVER LAND CO INC C/O ARCHER 13488 MELLTOWN RD CHICO CA 95928</p>	<p>246002007 0041 HARE,JAMES ALOYISIUS III 21 W KNOWLTON RD MEDIA PA 19063</p>
<p>246002007 0042 TOLZMAN,MICHAEL JAMES W73 N907 LONDON COURT CEDARBURG WI 53012</p>	<p>246002007 0043 STAPEL,HOWARD CHARLES JR P O BOX 1617 GLENDALE CA 91209</p>
<p>246002007 0044 JOHNSON,DOUGLES ROSS JOHNSON,DOUGLES/DONNA 8305 ESSEX RD CHANHASSEN MN 55317</p>	<p>246002007 0045 GOODALL,LORI KAY 475 FRONT ST #232 LAHAINA HI 96761</p>
<p>246002007 0046 CURRY JACK R 3000 FLORES ST SAN MATEO CA 94403</p>	<p>246002007 0047 GREEN,DAN WILLIAM GREEN,DAN W ETAL 78-7045 KALUNA ST #302 KAILUA KONA HI 96740</p>
<p>246002007 0048 HAYDEN, JOHN TERRELL 1894-A CEDAR ST BERKELEY CA 94703</p>	<p>246002007 0049 HAYDEN, JOHN T 1849 A CEDAR ST BERKELEY CA 94703</p>
<p>246002007 0050 MOROWITZ,LUCILLE S 2004 TRUST 56 OX BOW LN WOODBIDGE CT 06525</p>	<p>246002007 0051 LUFF,PETER PURNELL 3871 TWIN ELM RD RICHMOND, ONTARIO KOA 2ZO CANADA</p>
<p>246002007 0052 ANDREYEV,PETER 1185 RUTH DR SAN JOSE CA 95125</p>	<p>246002007 0053 ORR,MARY FRANCES 4665 WYNNMEADE LN LILLBURN GA 30047</p>
<p>246002007 0054 YAMAGATA,IRENE K ETAL 755 VALLEY VIEW AVE #B MONROVIA CA 91016</p>	<p>246002007 0055 SCHARFF,CHARLES JR/LINDA 2278 WESTWOOD DR CAMARILLO CA 93010</p>

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246002007 0056 BELEW MARVIN LEE 435 KAI HELE KU ST. LAHAINA HI 96761	246002007 0057 GRANT, CONSTANCE ELOUISE C/O HARRY FORMAN, TTEE 5401 BEVIS AVE SHERMAN OAKS CA 91411
246002007 0058 WIGERT, J W JR/S H TRUST WIGERT, J W JR/SUSAN H TRS P O BOX 687 POINT REYES STATION CA 94956	246002007 0059 HOKE, NANCY RHODES P O BOX 814 LAHAINA HI 96767
246002007 0060 JARP PARTNERS P. O. BOX 186 KAHULUI HI 96732	246002007 0061 MOWER, MARSHALL CURTISS C/O MOWER, MARSHALL C/MELINDA A 494 WAINEE ST LAHAINA HI 96761
246002007 0062 CAMPBELL, WILLIAM GORDON TRS C/O GILL, JAMES/KAREL 11572 MORNING SPRING CUPERTINO CA 95014	246002007 0063 CHURCHILL, EILEEN C/O WENDY HESSLER ATTY IN FACT 28230 - 28 N.W. STANWOOD WA 98292
246002007 0064 GARDNER, LOUISE A 1832 OLD ORCHARD ROAD LOS ANGELES CA 90049	246002007 0065 TAKAKI, TERRY A/DOREEN Y 47-689 HALEMANU ST KANE OHE HI 96744
246002007 0066 CZAJKA, DARLENE KAY 4526 133RD AVE SE BELLEVUE WA 98006	246002007 0066 CZAJKA, DENNIS CARL CZAJKA, DENNIS/DARLENE 150 HAUOLI ST APT 305 WAILUKU HI 96793
246002007 0067 SYN, SERENA J UEN LING 7932 AVALOS WAY CITRUS HEIGHTS CA 95610	246002007 0068 CORNELL, MICHAEL K/JANA L 1525 WINDING WY ANDERSON IN 46011
246002007 0069 LOHRER, ZACHARY DODDS 2930 76TH AVE SE #A201 MERCER ISLAND WA 98040	246002007 0070 REDDICK, MARSHALL EUGENE 4538 PEPPERWOOD AVE LONG BEACH CA 90808

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

<p>246002007 0071 BAUER, GLENN ALLEN 558 FELL ST SAN FRANCISCO CA 94102</p>	<p>246002007 0072 RICHIE, FAMILY TRUST RICHIE, DOUGLAS H/ANNE W 2855 CARLSBAD BLVD #N213 CARLSBAD CA 92008</p>
<p>246002007 0073 STAGER, ROBERT CHARLES STAGER, ROBERT C/JOANNE E 5406 RICE LAKE RD DULUTH MN 55803</p>	<p>246002007 0074 RYAN, CHRISTINA M 3775 ANGUS DRIVE VANCOUVER BC V6J 4H6 CANADA</p>
<p>246002007 0075 LAKEMAN, RICHARD EVAN 100 S E HARNEY ST #14 PORTLAND OR 97202</p>	<p>246002007 0076 LAHAINA VENTURERS 475 FRONT ST LAHAINA HI 96761</p>
<p>246002007 0077 MCMAHON IDA M ETAL C/O PO BOX 871684 WASILLA AK 99687</p>	<p>246002007 0078 HANSON, DONALD ARTHUR 4113 SCOTT ST TORRANCE CA 90503</p>
<p>246002007 0079 HEAFEY, FAMILY TRUST A HEAFEY, KATHLEEN A TRS P O BOX 1093 NEVADA CITY CA 95959</p>	<p>246002007 0080 MESERVE, SUSANNE JENNIFER 7908 S DUNNS DARM RD MAPLE CITY MI 49664</p>
<p>246002007 0080 SNYDER, ROBERT IRVING JR 5195 LA CANADA BLVD LA CANADA CA 91011</p>	<p>246002007 0081 STANSFIELD, DENNIS WILLIAM JR 9 OSPREY PL PETALUMA CA 94954</p>
<p>246002007 0082 BLAINEY, JOHN ALAN 6824 39TH AVE N E SEATTLE WA 98115</p>	<p>246002007 0083 AU, GREGORY YUN LAI 3764 W 244TH ST TORRANCE CA 90505</p>
<p>246002007 0084 KNUDSEN-BALDWIN LLC KNUDSEN-BALDWIN LLC P O BOX 158 KOLOA HI 96756</p>	<p>246002007 0085 KNUDSEN-BALDWIN LLC KNUDSEN-BALDWIN LLC P O BOX 158 KOLOA HI 96756</p>

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246002007 0086 LAYHER, LUISE VOGELSANSTRASSE #19 BRACKENHEIM D-74336 GERMANY	246002007 0087 HAMACHER FAM LTD PTNRSHIP 3535 PARSONS ST ANCHORAGE AK 99508
246002007 0088 HANER, DAVID PATRICK C/O HOWLAND, MARY/GOEHLE, DONNA 547 BRYSON AVE PALO ALTO CA 94306	246002007 0089 LECHNER, TRUST LECHNER, BERNIE & NANCY TRS 2109 W BEVERLY DRIVE ORANGE CA 92868
246002007 0090 DUNKLE, RICHARD CONRY 1006 BELFORD DR SAN JOSE CA 95132	246002007 0091 ROWLEY, ALLEN LAVERN C/O ROLAND RICHARD HOLT II 555 27TH ST #1 SAN FRANCISCO CA 94131
246002007 0092 CAWLEY, RICHARD THOMAS TR 46-335 IKIHI ST KANE OHE HI 96744	246002007 0093 STANICH, JAY STANICH, JAY/CINDY T 1128 SW PALATINE ST PORTLAND OR 97219
246002007 0094 EDGAR C. & SUSAN W. RECTOR LIQUID ESTATE 23109 PARK CONTESSA, CALABASAS CA 91302	246002007 0094 MERRICK, JEAN TRUST (OVER REGULAR SYSTEM) EARLY, DONA 475 FRONT ST #409 LAHAINA HI 96761
246002007 0095 CHASLE, PIERRE YVES 475 FRONT ST, #410 LAHAINA HI 96761	246002007 0096 LANDRETH, DONALD L/LAURA B TR 3280 ADAMS STREET ALAMEDA CA 94501
246002007 0097 MCNERNEY, LEE ANN 6533 HITT AVE MC LEAN VA 22101	246002007 0098 HALL, MARJORIE E 37 DOBSON DR EAST HARTFORD CT 06118
246002007 0099 TRACHEL, OLAN P/LINDENETTE P O BOX 309 LAHAINA HI 96767	246002007 0100 EDWARDS, DENNIS MICHAEL 1120 E HUFFMAN RD PMB 505 ANCHORAGE AK 99515

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

<p>246002007 0101 PABLECAS, MIKE ETAL GUS PABLECAS 664 MILWAUKEE AVE., STE 200 PROSPECT HEIGHTS IL 60070</p>	<p>246002007 0102 FUOG,FAMILY LIVING TRUST C/O FUOG, RENE M/ CYNTHIA J 531 SIERRA AVE MOUNTAIN VIEW CA 94041</p>
<p>246002007 0103 PABLECAS, MIKE ETAL 664 MILWAUKEE AVE #200 PROSPECT HEIGHTS IL 60070</p>	<p>246002007 0104 IDE,CHRISTINE 301 N YALE AVE CLAREMONT CA 91711</p>
<p>246002007 0105 EDROZO,WILLIAM 368 E JAMES COURT CHULA VISTA CA 91910</p>	<p>246002007 0106 SCHOEN ROBERT 229 HORIZON DR STATE COLLEGE PA 16801</p>
<p>246002007 0107 JENSEN,WILLIAM LYLE 813 S 227TH PL #8 DESMOINES WA 98198</p>	<p>246002007 0108 BIENENFELD MILTON/FLORENCE P O BOX 40 PACIFIC PALISADES CA 90272</p>
<p>246002007 0109 LANDRETH,DONALD L/LAURA B TR 3280 ADAMS ST ALAMEDA CA 94501</p>	<p>246002007 0110 HARLESS,BETTY 596 HOLLYBURNE LN THOUSAND OAKS CA 91360</p>
<p>246002007 0111 YOUNG, ALFRED J/DIXIE C 9333 234TH S W EDMONDS WA 98020</p>	<p>246002007 0112 MANN,ALLAN ROBERT MANN,ALLAN R/ROSEMARY 4693 SETTING SUN DR EL SOBRANTE CA 94803</p>
<p>246002007 0113 DUNN,STANLEY GERALD TRUST 1045 FRONT ST LAHAINA HI 96761</p>	<p>246002007 0114 DUZDEVICH,SURVIVOR'S TRUST GERDA D DUZDEVICH TRS 25254 MADRONE DR WILLITS CA 95490</p>
<p>246002007 0115 FIEBIGER,CRAIG WADE 7306 N OSCEOLA CHICAGO IL 60631</p>	<p>246002007 0116 FOX, SANDRA R 7407 E PASARO DR SCOTTSDALE AZ 85262</p>

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246002007 0117 FUJIKAWA, GEORGE KAZUO 17855 RAILROAD AVE SONOMA CA 95476	246002007 0118 TODD, THOMAS DAVID TODD, THOMAS/GERALDINE 3470 MORICONI DR SANTA ROSA CA 95401
246002007 0119 WALSH, ROBERT MUNN 4575 53RD AVE SW SEATTLE WA 98116	246002007 0120 LEISY, ANN LENORE 2321 N MENZIES DR PORTLAND OR 97217
246002007 0121 MERAB, SUSAN TRUST MERAB, SUSAN TRS ETAL 3144 VICHY AVE NAPA CA 94558	246002007 0122 WIGERT, J WILLIAM JR/SUSAN H TR WIGERT, J WILLIAM JR/SUSAN H TRS P O BOX 687 POINT REYES STATION CA 94956
246002007 0123 ORKNEY, DAVID EDWARD 2562 SW BUCKINGHAM AVE PORTLAND OR 97201	246002007 0124 FUJII, DONALD T 326 ALANI LANE WAILUKU HI 96793
246002007 0125 ENGELHARDT, NANCY 46-259 KAPEA ST KANEHOHE HI 96744	246002007 0126 ALLART, MILDRED SIEBER DW ALLART ESTATE 7301 PARK TERRACE DR ALEXANDRIA VA 22307
246002007 0127 PRANITCH, CAROL LEE C/O PRANITCH ETAL, CAROL L 240 N GRENER AVE COLUMBUS OH 43228	246002007 0128 PNKG FAMILY LIMITED PARTNERSHIP 927 ALIAMANU PL HONOLULU HI 96818
246002007 0129 ALHINO, ANTHONY F & JOAN A TR 630 TARRYTON ISLE ALAMEDA CA 94501	246002007 0130 FITZGERALD, THOMAS ANTHONY III 91-138 AIPO OLA PL EWA BEACH HI 96706
246002007 0131 REDMON, ALAN RAY P O BOX 1481 NOKOMIS FL 34275	246002007 0132 REYNOLDS, JERRY P 1357 CROWN DRIVE ALAMEDA CA 94501

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246002007 0133 DE LAY,CV TRUST C/O DE LAY,CLOYD/VIRGINIA CO TRS 4213 223RD PL SE ISSAQUAH WA 98029	246002007 0134 SILVA THOMAS A/SOPHIE V TRS 6607 KAUNA ST HONOLULU HI 96825
246002007 0135 MOTZER, TIMOTHY C/SANDRA A 11910 LAKESIDE PL NE SEATTLE WA 98125	246002007 0135 MOTZER,TIMOTHY CHARLES C/O M/M ROGER MEIER 3117 HUMBOLDT AVE S MINNEAPOLIS MN 55408
246002007 0136 WEHR,WILLIAM J & NANCY J TR 3279 WASHINGTON ST ALAMEDA CA 94501	246002007 0137 RICHIE,FAMILY REV TRUST C/O DR DOUGLAS RICHIE JR 1460 LA PERLA AVE LONG BEACH CA 90815
246002007 0138 HOWARD,FAMILY TRUST 7345 PRITCHARD RD SACRAMENTO CA 95828	246002007 0139 MOTZER,TIMOTHY C C/O GARY WELLEN TTEE ETAL 2421 KAMLOOPS CT SANTA ROSA CA 95405
246002007 0140 WRIGHT HARLOW D TRUSTEE 313 FRONT ST LAHAINA HI 96761	246002007 0141 EGAN,JAMES E 2085 ALA WAI BLVD APT 10-4 HONOLULU HI 96815
246002007 0142 MCLEAN,BRUCE MICHAEL 2771 TAYLOR AVE LONGVIEW WA 98632	246002007 0143 B K SHORES INC 1915 BLACKBRIAR ST SILVER SPRING MD 20903
246002007 0144 BROGAN,MARY LOU 797 MOANIALA ST HONOLULU HI 96821	246002007 0145 MCCOMSEY, BERNARD ETAL 475 FRONT STREET #524 LAHAINA HI 96761
246002007 0146 EVANS,KATHLEEN SANDERS 294 ST ANDREWS DR NAPA CA 94558	246002007 0147 VIGLIONE EUGENE L TRS ETAL P O BOX 12181 LAHAINA HI 96761

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246002007 0148 LELEGREN GLORIA D TRUSTEE 1536 DALMATIA DRIVE SAN PEDRO CA 90732	246002007 0149 BAUER, GLENN ALLEN 558 FELL ST SAN FRANCISCO CA 94102
246002007 0150 SCHWARTZER, PHILIP (NMN) 2044 N TREVINO TERRACE VERNON HILLS IL 60061	246002007 0151 WERNIMONT TRUST 112 SIMMONS DR COPPELL TX 75019
246002007 0152 ASAMI, LAWRENCE T TRUST 1808 HOOHULU ST PEARL CITY HI 96782	246002007 0152 KAKOGAWA, ROBERT M TRUST 1638 KOMOMAI DR PEARL CITY HI 96782
246002007 0153 GRAYBILL, JAMES L/JEANNE C 2560 KEKAA DR N202 LAHAINA HI 96761	246002007 0154 ROTH, MARK LAWRENCE TRUST 4915 S MAIN, STE #114 STAFFORD TX 77477
246002007 0155 RUEBEN, ERICH F/BEATRIX M 4302 PROSPECT ROAD N VANCOUVER BC V7N 3L7 CANADA	246002007 0156 RICHIE, FAMILY REVOC TRUST RICHIE, DOUGLAS H/ANNE W 2855 CARLSBAD BLVD #N213 CARLSBAD CA 92008
246002007 0157 RICHIE, FAMILY REV TRUST RICHIE, DOUGLAS H/ANNE W 2855 CARLSBAD BLVD #N213 CARLSBAD CA 92008	246002007 0158 LAKEMAN, RICHARD EVAN LAKEMAN, RICHARD E/JORY A 475 FRONT ST, #601 LAHAINA HI 96761
246002007 0159 MARSZAL, FAMILY 1995 TRUST 7160 SUTTER AVE CARMICHAEL CA 95608	246002007 0160 NOVOA, JESUS A/ISABEL TRUST 2835 E ROSEMARY DR WEST COVINA CA 91791
246002007 0161 CARPENTER, MARILYN C 5500 E 142ND AVE ANCHORAGE AK 99516	246002007 0162 HILLS, STEPHEN NICHOLAS HILLS, STEPHEN/VICKY 475 FRONT ST #605 LAHAINA HI 96761

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246002007 0163 MONIER,GEORGE A 3645 AZURE CIRCLE CARLSBAD CA 92008	246002007 0164 JENSEN,ROBERT DAVID 7500 ESTERO BLVD #1204 FORT MYERS BEACH FL 33931
246002007 0165 LE LAN,PASCALE EUGENIE P O BOX 791413 PAIA HI 96779	246002007 0166 GUMB ALBERT M/MARJORIE L 339 EMERALD BAY LAGUNA BEACH CA 92651
246002007 0167 BAUER,GLENN ALLEN 558 FELL ST SAN FRANCISCO CA 94102	246002007 0168 HOWLAND,MARY RUTH 547 BRYSON PALO ALTO CA 94306
246002007 0169 MILLER JOSEPH S/KATHIE B JERONIMUS,KENNETH A 23525 LONE PEAK TR EVERGREEN CO 80439	246002007 0170 VANDER STOEP, RONALD DUANE VANDER STOEP,RONALD/RITA 14298 CHANNEL DR LA CONNER WA 98257
246002007 0171 COLI,PATRICIA ALAINA 113 DEBUSSY TERRACE SUNNYVALE CA 94087	246002007 0172 SCHARFF,CHARLES WILLIAM JR 2278 WESTWOOD DR CAMARILLO CA 93010
246002007 0173 HARRIS, DENNIS E/BONNIE L 1879 TOYON DRIVE HEALDSBURG CA 95448	246002007 0174 DUSSAULT,PAUL JOSEPH DUSSAULT,PAUL ETAL 1155 N VIRGIL AVE LOS ANGELES CA 90029
246002007 0175 ASANO,HIDEO C/O BAUMGARTL,WILLIAM 2245 CORDOBA WAY ANTIOCH CA 94509	246002007 0176 PABLECAS MIKE/MARINA 664 MILWAUKEE AVE STE 200 PROSPECT HEIGHTS IL 60070
246002007 0177 BLUMENTHAL, VAUGHN ETAL 4445 140TH AVE NE BELLEVUE WA 98005	246002007 0178 NOVOA,JESUS A/ISABEL TRUST 2835 E ROSEMARY DR WEST COVINA CA 91791

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246002007 0179 VERBECK FAMILY TR GEORGE & ELEANOR VERBECK 161 W RONWOOD ST GLENORA CA 91740	246002007 0180 EGAN, JAMES E 2085 ALA WAI BLVD APT 10-4 HONOLULU HI 96815
246002007 0181 CAMP, DAVID ALAN 1691 NEWCOMB AVE COKATO MN 55321	246002007 0182 FOLK, THOMAS MICHAEL 8318 102ND ST E PUYALLUP WA 98373
246002007 0183 ROETCISOENDER, ROBERT JOHN 5349 EAGLE BLUFF LANE MUKILTEO WA 98275	246002007 0184 EDWARDS, DENNIS MICHAEL 1120 E HUFFMAN RD PMB 505 ANCHORAGE AK 99515
246002007 0185 DUNN, GRACE ADA TR 1045 FRONT ST LAHAINA HI 96761	246002007 0186 STEWART-BURTON NOEL C/CAROL 776498 KILOHANA ST KAILUA KONA HI 96740
246002007 0187 MOTZER, TIM/SANDRA 11910 LAKESIDE PINE SEATTLE WA 98125	246002007 0188 ANDREYEV, PETER 1185 RUTH DR SAN JOSE CA 95125
246002007 0189 PIETSCH, JUDY B TR JUDY B PIETSCH TRS 292 WAILUPE CIR HONOLULU HI 96821	246002007 0190 KARP, PEARL TRUST KARP, FRED TRS 16425 COLLINS AVE, #715 MIAMI FL 33160
246002007 0191 SPLANN, FRANK FREEMAN JR 4409 EDMONDSON AVE DALLAS TX 75205	246002007 0192 CREIGHTON, JAMES P O BOX 1030 LOS GATOS CA 95031
246002007 0192 GALLAGHER, KATHLEEN ROGERS P O BOX 639 LOS GATOS CA 95031	246002007 0193 WRIGHT, HARLOW D TRS 313 FRONT ST LAHAINA HI 96761

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246002007 0194 KAHOE,FAMILY TRUST KAHOE,DAVID R TRS ETAL 358 PAPA PL STE F KAHULUI HI 96732	246002007 0195 TAYLOR,DONALD FRANK 111 EUREKA AVE BRENTWOOD CA 94513
246002007 0196 KLEMPERT, GEORGE J/PATRICIA 30230 FORD RD GARDEN CITY MI 48135	246002007 0197 GREEN,DAN WILLIAM GREEN,DAN W/MARJORIE A 78-7045 KALUNA ST #302 KAILUA KONA HI 96740
246002007 0198 MYERS, THOMAS P/ANNE C 2317 OSBORN AVE SANTA CLARA CA 95050	246002007 0199 TALLMAN,WILLIAM BERT 2732 VIA VILLAGGIO SACRAMENTO CA 95864
246002007 0200 505 FRONT STREET,LLC 505 FRONT ST LAHAINA HI 96761	246002016 0000 MARSZAL,FAMILY 1995 TRUST EDWARD R/SUSAN L MARSZAL 7160 SUTTER AVE CARMICHAEL CA 95608
246002017 0000 SASAKI,SAICHI TRUST C/O SASAKI,KAY 949 PROSPECT ST #304 HONOLULU HI 96822	246002020 0000 GOLDEN TRUST 1999 C/O JOSEPH & JULIE GOLDEN 14251 OLD RIVER RD HOPLAND CA 95449
246002020 0000 MATTERN 2003 REVOC TRUST P O BOX 90 UKIAH CA 95482	246002021 0000 GOLDEN TRUST 1999 C/O JOSEPH & JULIE GOLDEN 1144 S WINCHESTER BLVD SAN JOSE CA 95128
246002021 0000 MATTERN 2003 REVOC TRUST P O BOX 90 UKIAH CA 95482	246003014 0000 BAILEY,JAMES & ROSELLE TRUST 485 LILIHUA ST WAILUKU HI 96793
246003014 0000 LINDSEY,CHARLES R TRUST 1127 MANU ST KULA HI 96790	246003014 0000 LINDSEY,EDWIN R N III LINDSEY,EDWIN R N III ETAL 393 FRONT ST LAHAINA HI 96761

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246003014 0000 LINDSEY,EDWIN R N JR TRUST 1087-A POOKELA RD MAKAWAO HI 96768	246003015 0000 LINDSEY,EDWIN R SR TRUST 393 FRONT ST LAHAINA HI 96761
246005009 0000 DITMARS,IVAN 95 KAHILI PLACE LAHAINA HI 96761	246005024 0000 EDUARDO GONZALEZ DE LA CRUZ REVOCABLE 18 KAUAULA RD LAHAINA HI 96761
246006001 0000 HICKS,JOHN D TRUSTEE C/O LORI PHILLIPS 1440 LAUKAHI ST HONOLULU HI 96821	246006002 0000 JAY, RONALD B/LIA M 3627 GRAND VIEW BLVD LOS ANGELES CA 90066
246006003 0000 KULIANA MAUI LTD PTNRSHIP HABER CORP 16830 VENTURA BLVD,STE 501 ENCINO CA 91436	246006004 0000 SUZUKI,MAMARU MAC P O BOX 1267 LAHAINA HI 96767
246006005 0000 CAMENSON,ANN L C/O STIEBINGER,JAMES 1001 N BEVERLY GLEN BLVD BEL AIR CA 90077	246006007 0000 KALEPA,DALLAS KAUKAHA JR 95-453 KAELO PL MILILANI HI 96789
246006007 0000 SUTER,LILIAN PAAOAO 22 KEKAI RD LAHAINA HI 96761	246006008 0000 POTTS, MICHELE MARIE 458-A FRONT ST LAHAINA HI 96761
246006009 0000 KUSUDA, YOSHIKO PO BOX 553 LAHAINA HI 96767	246006010 0000 ROWAN, TERESA L ETAL 458 FRONT ST LAHAINA HI 96761
246006011 0000 OTA,CHIYOKO TRUST 472 FRONT ST LAHAINA HI 96761	246006012 0000 SPREITER,JANET L LIV TR 478 FRONT ST LAHAINA HI 96761

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246006015 0000 R H S ENTERPRISES,LTD 146 SHAW ST LAHAINA HI 96761	246006019 0000 MASUDA CRAIG S/BEVERLY H PO BOX 117 LAHAINA HI 96761
246006020 0000 SOMERS,FAMILY TR EST SOMERS,CHARLES L/ESTHER L TRS 1136 RANGE VIEW RD VISTA CA 92084	246006021 0000 WARREN,DAVE CARL PO BOX 10146 LAHAINA HI 96761
246006022 0000 KALEPA,DALLAS KAUKAHA,JR 95-453 KAELO PL MILILANI HI 96789	246006022 0000 SUTER,LILLIAN PAAOAO 22 KEKAI RD LAHAINA HI 96761
246006030 0000 AOTAKI AKIO ETAL TRS 1634 AINAKEA STREET LAHAINA HI 96761	246006030 0000 YANO ITSUO ETAL TRS 80 LEHUA ST KAHULUI HI 96732
246006033 0000 BARBIER,JOHN C P O BOX 10355 LAHAINA HI 96761	246006034 0000 DIXON,HELEN ESTHER 419 ILIKAHI ST LAHAINA HI 96761
246006035 0000 WILLIAMS,JENNIFER ELAINE 423 ILIKAHI ST LAHAINA HI 96761	246006036 0000 SHUE,CHARLES DOUGLAS TRUST 425 ILIKAHI ST LAHAINA HI 96761
246006037 0000 AOTAKI,AKIO TRUST 1634 AINAKEA ST LAHAINA HI 96761	246006037 0000 YANO,ITSUO TRUST 80 LEHUA ST KAHULUI HI 96732
246006038 0000 SUZUKI,MAMARU MAC P O BOX 1267 LAHAINA HI 96767	246006039 0000 MARTIN,RICHARD H C/O MCCASLAND,TROY/SUSAN 2555 ARDETH RD LA JOLLA CA 92037

PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246006040 0000 NISHINO,TADASHI/ANICETA TR NISHINO,TADASHI/ANICETA TRS 459 ILIKAHI ST LAHAINA HI 96761	246006041 0000 DOLAN, PHYLLIS L 469 ILIKAHI ST LAHAINA HI 96761
246006042 0000 NAGASAKO RICHARD/BARBARA TRS 477 ILIKAHI ST LAHAINA HI 96761	246006043 0000 HAYWOOD, WILLIAM J C/O RICHARD DRAYSON TTEE 2241 VINEYARD STREET WAILUKU HI 96793
246006051 0000 BONSELL,KEVIN RICHARD BONSELL,KEVIN R/KELLY M K 51 KAUAULA RD LAHAINA HI 96761	246006052 0000 DUNCAN,CHRISTIAN EDWARD DUNCAN,CHRISTIAN E/FATIMA P O BOX 955 LAHAINA HI 96761
246006053 0000 KANEMITSU STEVEN I/LENA N 456 ILIKAHI ST LAHAINA HI 96761	246006054 0000 DOAN, TU THI 450 ILIKAHI ST LAHAINA HI 96761
246006055 0000 CHRISTENSON,DORIS O TRUSTEE 442 ILIKAHI ST LAHAINA HI 96761	246006056 0000 ROSS, RAYMOND E/CAROL ANN 432 ILIKAHI ST LAHAINA HI 96761
246006057 0000 KAM,CAROLYN W K 407 ALIO ST LAHAINA HI 96761	246006059 0000 SIMONSEN, DALE M/MARTHA 433 ALIO ST LAHAINA HI 96761
246006078 0000 HOERL CHRISTINE PO BOX 1024 LAHAINA HI 96761	246006079 0000 CONNELL,FAMILY TR CONNELL, LEWIS 13998 LODGEPOLE COURT PENN VALLEY CA 95946
246006080 0000 PETERSON,ERIC 33 KAUAULA RD LAHAINA HI 96761	246006089 0000 LUCKEY,DAVID JAMES LUCKEY,DAVID J/LINDA L 134-B SHAW ST LAHAINA HI 96761

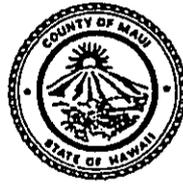
PARCEL OWNERS WITHIN 500 FEET OF
TMK: 4-6-002:005

246006090 0000
MASUDA SUEKO
PO BOX 117
LAHAINA HI 96767



APPENDIX H
SM2 2002/0114 Approval Letter

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



COUNTY OF MAUI
DEPARTMENT OF PLANNING

July 16, 2003

Mr. Joe Fidele
455 Front Street
Lahaina, Maui, Hawaii 96761

Dear Mr. Fidele:

RE: After-the-Fact Special Management Area (SMA) Minor Permit – For a Privacy Wall at 433 Front Street, TMK: 4-6-002: 005, Lahaina, Maui, Hawaii (SMX 2002/0691) (SM2 2002/0114)

In response to your application received on December 12, 2002, and in accordance with the Special Management Area Rules for the Maui Planning Commission, Sections 12-202-12 and 12-202-14, a determination has been made relative to the above-referenced project that:

1. The project is a development;
2. The project has a valuation not in excess of \$125,000.00 (Valuation: \$9,500.00);
3. The project has no significant adverse environmental or ecological effects, taking into account potential cumulative effects; and
4. The project is consistent with the objectives, policies, and the Special Management Area guidelines set forth in the Hawaii Revised Statutes (HRS), Chapter 205A, and is consistent with the County General Plan and Zoning.

In consideration of the above determinations, you are hereby granted a Special Management Area Minor Permit approval for the project, subject to the following conditions:

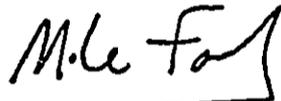
1. That construction shall be in accordance with plans submitted on December 12, 2002.
2. That a building permit, if required, shall be obtained for the wall.

Mr. Joe Fidele
July 16, 2003
Page 2

3. That appropriate measures shall be taken to mitigate the short-term impact of the project relative to soil erosion from wind, rain, and noise levels.
4. That pursuant to the enclosed Notice of Violation and Order, the portions of the wall that lie within the 40-foot shoreline setback shall be removed and all applicable fines shall be paid by August 30, 2003.
5. That the 16-foot "driveway," as indicated on project plans, shall remain free of solid structures. Wrought-iron or other similar materials may be used for gates, provided that the existing public views to the shoreline are preserved. The design of the gates shall be approved by the Maui Planning Department prior to installation.
6. That full compliance with all other applicable governmental requirements shall be rendered.

Should you have any questions, please contact Matt Niles, Staff Planner, of this office at 270-7735.

Sincerely,



MICHAEL W. FOLEY
Planning Director

MWF:MCN

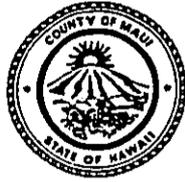
c: Wayne A. Boteilho, Deputy Planning Director
Clayton I. Yoshida, AICP, Planning Program Administrator
Gilbert S. Coloma-Agaran, (DPWEM)
Aaron H. Shinmoto, PE, Planning Program Administrator (2)
John Nakagawa, Office of Planning, CZM Program
Matt Niles, Staff Planner
DSA (2)
Project File
03/CZM File (w/ Encl.)
03/SM2 File
General File
K:\WP_DOCS\PLANNING\SM2\2003\0114_FideleWall\approval.wpd

APPENDIX I
Pre-Consultation Correspondence

ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

August 18, 2005

AUG 24 2005
cc: Raymond

Mr. Raymond Cabebe
Chris Hart & Partners, Inc.
1955 Main Street, Suite 200
Wailuku, Hawaii 96793

Dear Mr. Cabebe:

RE: Preconsultation Comments for the Preparation of the Draft Environmental Assessment for the Loughhead Residence located at 433 Front Street, TMK: 4-6-002:005, Lahaina, Island of Maui, Hawaii (EA 2005/0012)

The Maui Planning Department (Department) has reviewed the above referenced project and requires the following additions in order to continue processing:

1. Chapter I – Project Information
 - a. Provide a description the construction materials proposed for the swimming pool.
 - b. Provide a complete list of permits and approvals required by the proposed action.
2. Section I.F – Shoreline Setback Assessment
 - a. Include the engineering drawings referred to in relation to the artificial nonconforming structure locating the interface.
 - b. Include a recent letter of concurrence from the Department of Land and Natural Resources (DLNR), Office of Conservation and Coastal Lands (OCCL) regarding the original findings of the Certified Shoreline Survey Map in Appendix D.
3. Chapter III – Potential Impacts and Mitigative Measures

Identify how pool water will be discharged for regular maintenance and cleaning activities. Discuss potential impacts and mitigative measures to nearshore coastal waters.

Mr. Raymond Cabebe
August 18, 2005
Page 2

4. Section III.A.1 – Land Use

The land use designations for the East and West Adjacent Property are incorrect and should be exchanged.

5. Section III.A. 3 – Flood and Tsunami Zone

The Draft EA indicates that the *enclosed areas* of the proposed project are being constructed entirely in Flood Zone B. Clarify the Flood Zone designation for the proposed swimming pool and related structures.

6. Section III.A. 8 – Visual Resources

Provide construction plans for the proposed driveway gate.

7. Based on discussions with Department staff, the proposed swimming pool will be relocated outside of the shoreline setback area. The Draft EA should be revised accordingly, which should include deleting Chapter VI, revising the related permit applications, and updating the site plans.

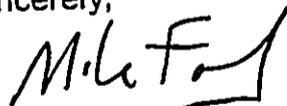
8. Chapter IX is repeated.

9. Appendix H – SM2 2002/0114 Approval Letter

- a. Include the construction plans referenced in the approval letter.
- b. Provide a discussion as to how the conditions of approval have been complied with.

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

Sincerely,



MICHAEL W. FOLEY
Planning Director

MWF:KAC:jmu

c: Wayne A. Boteilho, Deputy Planning Director
Kivette A. Caigoy, Environmental Planner
Thorne Abbott, Staff Planner
EA Project File
General File K:\WP_DOCS\PLANNING\EA\2005\0012_LougheadResd\PreConLtr.wpd



OFFICE OF THE
COUNTY CLERK
COUNTY OF MAUI

September 14, 2005

'05 SEP 15 P1:35

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

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

Dear Mr. Foley:

RE: Draft Environmental Assessment (EA) for the Loughead Residence at TMK: (2)
4-6-002:005 Lahaina, Maui, Hawaii.

Thanks you for your pre-consultation comments on the subject project. Our response to those comments are as enumerated as follows:

1. Chapter I – Project Information

- a. The proposed swimming pool will be constructed with exterior plaster on shot-crete with steel reinforcing. The pool coping will be a natural stone on top of poured-in-place concrete with ceramic water line tile. This description is incorporated into the application.
- b. A list of permits and approvals required is incorporated into the application as Section I.F.

2. Section II.F – Shoreline Setback Assessment

- a. The certified shoreline map provided in Appendix "D" was prepared by a licensed engineer. It locates the existing nonconforming seawall in relation to the certified shoreline. The seawall was constructed by the U.S. Army Corps of Engineers around 1912.
- b. Attached is the letter from Ms. Dierdre S. Mamiya of the Land Division, Department of Land and Natural Resources, dated April 29, 2004, that accompanied the original certified shoreline map. The Office of Conservation and Coastal Lands (OCCL), which reviews all shoreline maps submitted for certification, has indicated to us that the subject shoreline is considered certified for the duration of the existence of the seawall as long as it remains intact and unaltered. The wall has remained in the same condition since the shoreline was certified on April 27, 2004.

3. Chapter III – Potential Impacts and Mitigative Measures

RECEIVED
COUNTY OF MAUI
PLANNING DEPARTMENT
250 SOUTH HIGH STREET
WAILUKU, HAWAII 96793

Pool Water

The following text is added to Section V.D. "Coastal Ecosystems":

A dry well will be placed between the southern boundary and the proposed residence for the purpose of pool water discharge for maintenance/cleaning activities. As a mitigative measure prior to any discharge, the dechlorinated pool water will be tested for safe ph and chlorine levels. Dechlorination will be accomplished chemically or by refraining from the addition of chlorine for a few of days.

4. Section III.A.1 – Land Use

The inadvertent transposition has been corrected.

5. Section III.A.3 – Flood and Tsunami Zone

This section has been revised with the following text:

The enclosed areas of the proposed project is being constructed entirely in the Zone B portion of the property and portions of the open lanais will be in Zone A12. The proposed pool and deck will be in both the A12 and V12 Zones. Construction within the Special Flood Hazard Area (A12) and Coastal High Hazard Area (V12) will comply with standards set forth in Chapter 19.62 of the Maui County Code (MCC).

6. Section III.A.8 – Visual Resources

Preliminary construction plans for the proposed gate are attached. The gate is designed to have a basket weave see-through grating consisting of ½" pickets or similar material.

7. A revised site plan with the reconfigured swimming pool replaces the original site plan. References to the proposed swimming pool have been revised in the Draft EA.

8. The page misprint has been corrected.

9. Appendix H – SM2 2002/0114 Approval Letter

a. The SMA file has been requested in order to obtain the construction plans and will be submitted under separate cover.

b. Compliance with the conditions of the SMA permit as enumerated:

1. Since SMA permit was an after-the-fact permit, the plans reflect the actual construction specifications of the wall.
2. A building permit was not required because the wall height does not exceed six (6) feet.
3. The SMA permit was an after-the-fact permit and there is no evidence of any significant soil erosion.

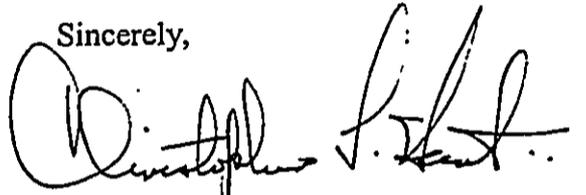
Mr. Michael Foley, Director
County of Maui Planning Department
Re: Loughhead Residence
September 14, 2005
Page 3

4. The portion of the wall along the southerly property line that lay within the forty-foot shoreline setback was removed except for the portion that is part of the seawall constructed around 1912.
5. The proposed site plan provides for a sixteen (16) foot wide driveway with a metal gate design that preserves the public view to the shoreline.
6. There were no other applicable governmental requirements.

We are transmitting two (2) copies of the revised Draft EA/SMA application for your use and review.

Thank you for your timely review and processing of this application. If additional clarification is necessary, please call.

Sincerely,



Christopher L. Hart, ASLA
Landscape Architect - Planner

Enclosures

c: Mr. Rick Loughhead
Mr. Dennis Harmon, Harmon Architects

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 29, 2004

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

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
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

MA-304AKAMAIESLMAP

Akamai Land Surveying, Inc.
Sherman Dudley Deponce
P.O. Box 1748
Makawao, Maui, Hawaii 96768

RECEIVED
MAY 10 2004

LD-NAV

CHRIS HART & PARTNERS
Landscape Architecture & Planning

Dear Mr. Deponce:

Subject: TRANSMITTAL OF SIGNED SHORELINE SURVEY MAPS
Applicant: Akamai Land Surveying, Inc.
Owner: Loughhead Management, LLC
Location: Island: Maui - Alio, Lahaina
TMK: (2) 4-6-002: 005

Enclosed please find five (5) signed shoreline survey maps for the subject property.

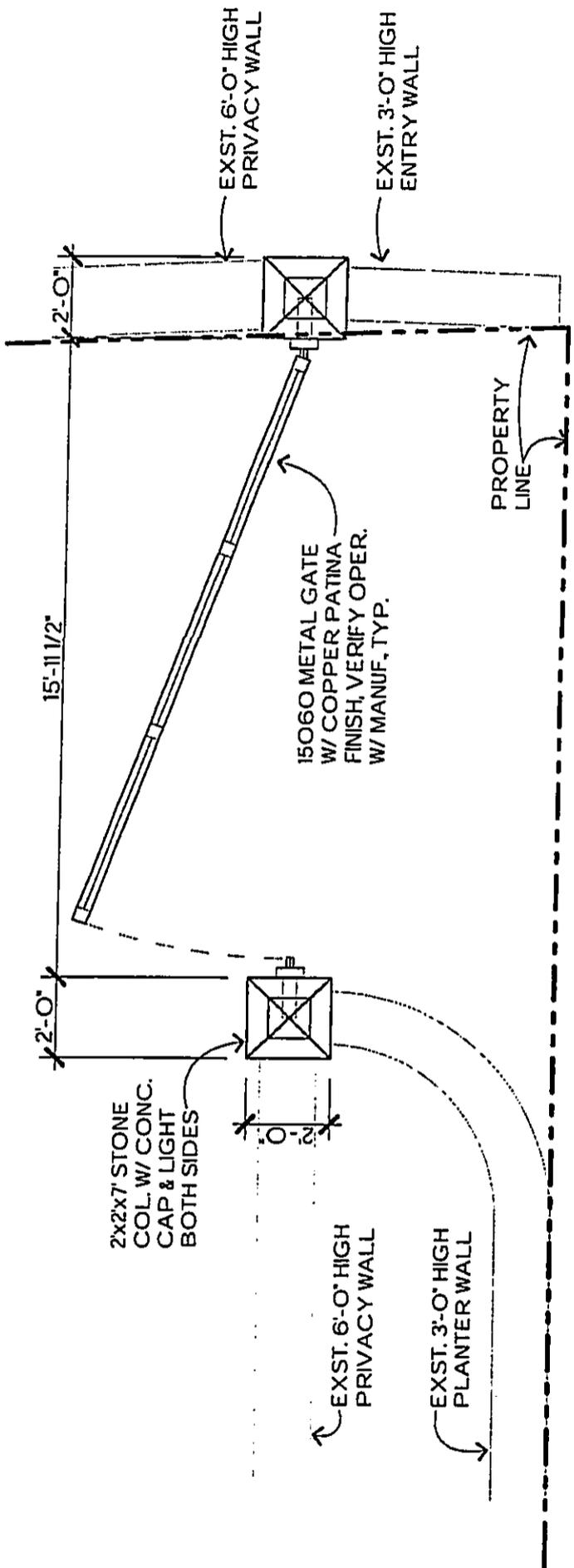
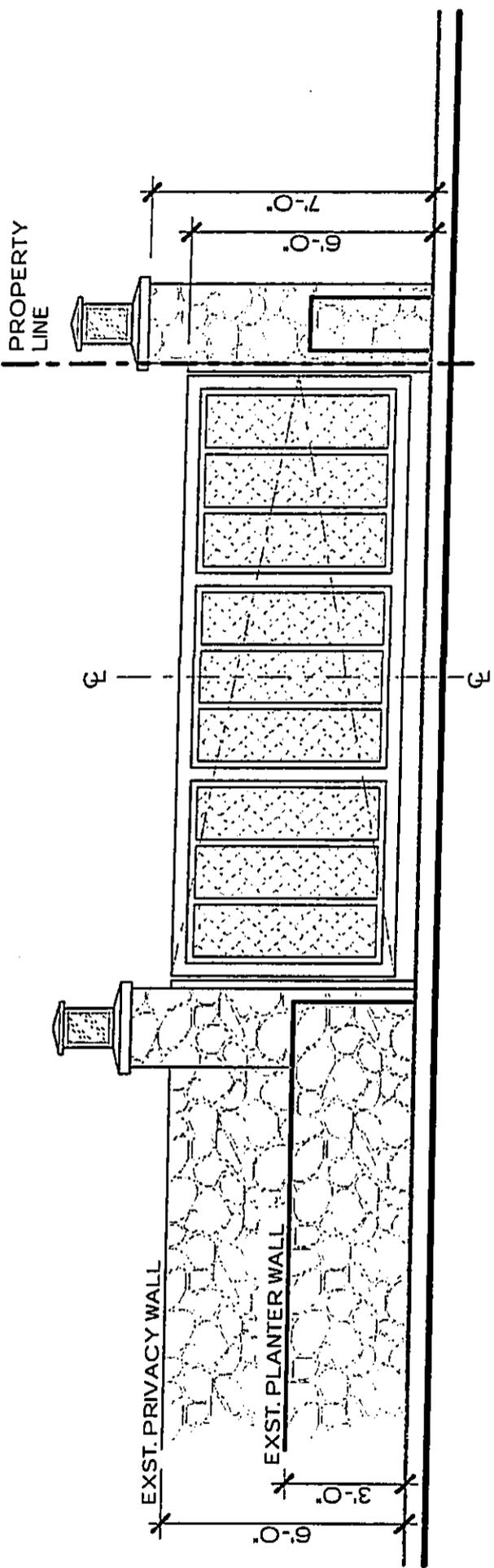
Should you have any questions, please feel free to contact Nicholas A. Vaccaro of our Land Division Support Services Branch at (808) 587-0384.

Very truly yours,

DIERDRE S. MAMIYA
Administrator

C: DAGS SURVEY w/attach
MDLO w/attach
File

C: Rick Loughhead - 2 copies
C: Christ Hart, AIA - 1 copy
C: Dennis Harmon, AIA - 1 copy



LOUGHHEAD RESIDENCE -
ENTRY GATE DETAIL

SCALE: 1/4" = 1'-0"

APPENDIX J
Comment Letters and Responses

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

USDA

United States Department of Agriculture

 NRCS Natural Resources
Conservation Service

Our People...Our Islands...In Harmony

210 Ima Kala Street, Suite #209, Wailuku, HI 96793-2100
(808) 244-3100

October 7, 2005

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

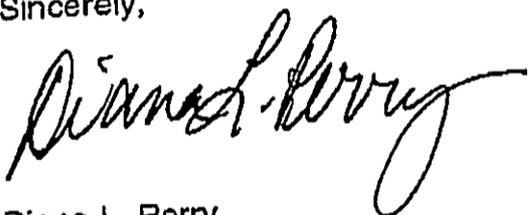
05 OCT 11 P 1:12
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Regarding: Loughhead Residence in Lahaina, Maui, HI
TMK: (2) 2-6-011: 014

Dear Ms. Caigoy,

I have received a copy of the Application for Special Management Area Use Permit & HRS Chapter 343 Environmental Assessment for the Loughhead Residence in Lahaina. I appreciate the opportunity to review the application. However, I have no comments concerning the permitting and applications at this time.

Sincerely,



Diana L. Perry
Civil Engineer

Cc: Ranae Ganske-Cerizo, NRCS



November 30, 2005

Ms. Diana L. Perry
Natural Resources Conservation Service
US Department of Agriculture
210 Imi Kala Street, Suite #209
Wailuku, Hawaii 96793-2100

Dear Ms. Perry:

RE: Loughead Residence
Draft Environmental Assessment and Special Management Area Application
TMK: (2) 4-6-002:005 Lahaina, Maui, Hawaii.

Thank you for your October 7, 2005 "no comments" letter in response to the Draft
Environmental Assessment and Special Management Area application for the subject project.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Christopher L. Hart, ASLA
Landscape Architect - Planner

c: Mr. & Mrs. Rick Loughead
Mr. Dennis Harmon
Ms. Kivette Caigoy, Planning Department

Oct-25-05 11:44am

From-DEPT O,

PLANNING COUNTY OF MAUI

808-242819

T-050 P.06/06 F-797



REPLY TO
ATTENTION OF: CEPOH-EC-T

DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, HONOLULU
BUILDING 223
FORT SHAFTER, HAWAII 96858-5440

'05 OCT 21 AM 11:46

October 20, 2005

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Civil Works Technical Branch

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

Dear Mr. Caigoy:

Thank you for the opportunity to review and comment on the Special Management Area (SMA) Application and Environmental Assessment (EA) for the Loughhead Residence Project, Lahaina, Maui (TMK 4-6-2: 5). The following comments are provided in accordance with Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

- a. Based on the information provided, a DA permit will not be required at this time.
- b. We concur with the flood information provided on page 10 of the EA.

Should you have any questions, please call Ms. Jessie Dobinchick of my staff at 438-8876.

Sincerely,

James Pennaz, P.E.
Chief, Civil Works
Technical Branch



November 30, 2005

Mr. James Pennaz, Chief
Civil Works Branch
Department of the Army
U.S. Army Engineer District, Honolulu
Fort Shafter, Hawaii 96858-5440
Attention: Jessie Dobinchick

Dear Mr. Pennaz:

RE: Loughead Residence
Draft Environmental Assessment and Special Management Area Application
TMK: (2) 4-6-002:005 Lahaina, Maui, Hawaii.

Thank you for your October 20, 2005 letter in response to the Draft Environmental Assessment and Special Management Area application for the subject project.

We acknowledge that a Department of Army (DA) permit is not required for the construction of the proposed project. We also acknowledge your confirmation of the flood hazard information.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Christopher L. Hart, ASLA
Landscape Architect - Planner

c: Mr. & Mrs. Rick Loughead
Mr. Dennis Harmon
Ms. Kivette Caigoy, Planning Department

LINDA LINGLE
GOVERNOR OF HAWAII



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

'05 OCT 13 A7:19

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

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

October 12, 2005

Mr. Michael W. Foley
Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawai'i 96793

Attention: Kivette A. Caigoy

Dear Mr. Foley:

Subject: Loughead Residence
TMK: (2) 4-6-002:005
EA 2005/0012, SM1 2005/0023

Thank you for the opportunity to comment on the land use applications for the Loughead residence. The following comments are offered:

1. National Pollutant Discharge Elimination System (NPDES) permit coverage will be required for any construction discharge into the ocean.
2. Hawaii Administrative Rules, Chapter 11-23, Underground Injection Control requirements may apply to the dry well for the swimming pool backwash water.

Should you have any questions, please call me at 808 984-8230.

Sincerely,

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

Herbert S. Matsubayashi
District Environmental Health Program Chief

c: Chris Hart & Partners



November 30, 2005

Mr. Herbert S. Matsubayashi
Department of Health
Maui District Health Office
54 High Street
Wailuku, Hawaii 96793

Dear Mr. Matsubayashi:

RE: Loughead Residence
Draft Environmental Assessment and Special Management Area Application
TMK: (2) 4-6-002:005 Lahaina, Maui, Hawaii.

Thank you for your October 12, 2005 letter in response to the Draft Environmental Assessment and Special Management Area application for the subject project. We offer the following responses to your comments:

1. Since there will not be any construction discharge into the ocean, a National Pollutant Discharge Elimination (NPDES) permit from the Clean Water Branch is not necessary.
2. The proposed dry well for the swimming pool will not be deeper than it is wide, therefore Underground Injection Control (UIC) requirements are not applicable.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Christopher L. Hart, ASLA
Landscape Architect - Planner

c: Mr. & Mrs. Rick Loughead
Mr. Dennis Harmon
Ms. Kivette Caigoy, Planning Department

Dec-01-05 09:53am

From-DEPT OF PLANNING COUNTY OF MAUI

808-242819

T-259 P.02/04 F-269

KC

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
ROBERT K. MASUDA
DEPUTY DIRECTOR - LAND
DEAN NAKANO
ACTING DEPUTY DIRECTOR - WATER

'05 NOV 25 P
DEPT OF PLANNING
COUNTY OF MAUI
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AQUATIC RESOURCES
RECREATION AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HAWAIIAN HISTORICAL PRESERVATION
HAWAIIAN ISLAND RESERVE COMMISSION
LAND
STATE PARKS

November 22, 2005

LOUGHEAD.RCM
LD-NAV

Honorable Michael W. Foley
Planning Director, County of Maui
Planning Department
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Foley:

Subject: The Loughead Residence SMA
Address: 433 Front Street, Lahaina, Maui, Hawaii
I.D. No.: CP 2005 0008
Project: Construct Two-Story Family Residence
TMK: (2) 4-6-002: 005

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

A review of our shoreline records for the subject property indicates that the shoreline certification is expired.

The Department of Land and Natural Resources' (DLNR) Land Division 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,

RUSSELL TSUJI
Administrator

C: File



December 7, 2005

Mr. Russell Tsuji, Administrator
Land Division
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Tsuji:

RE: Loughead Residence
Draft Environmental Assessment and Special Management Area Application
TMK: (2) 4-6-002:005 Lahaina, Maui, Hawaii.

Thank you for your letter dated November 22, 2005 in response to the Draft Environmental Assessment and Special Management Area Use Permit application for the subject project.

The shoreline along the subject property was certified on April 27, 2004. Although shoreline certifications are only valid for one year, the shoreline is fixed by an existing non-conforming seawall constructed sometime prior to 1919. The Office of Conservation and Coastal Lands (OCCL), which reviews all shoreline maps submitted for certification, has indicated to us that the subject shoreline is considered certified for the duration of the existence of the seawall as long as it remains intact and unaltered. The seawall is currently in the same state since the shoreline was certified.

Thank you again for your comments. If you have any further questions, please do not hesitate to contact me.

Sincerely,

Christopher L. Hart, ASLA
Landscape Architect - Planner

c: Mr. Rick Loughead
Mr. Dennis Harmon, Harmon Architects
Ms. Kivette Caigoy, Planning Department

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

LINDA LINCLE
GOVERNOR OF HAWAII



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

ROBERT K. MASUDA
DEPUTY DIRECTOR - LAND

DEAN NAKANO
ACTING DEPUTY DIRECTOR - WATER

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



'05 JUL 27 AM 11:53

DEPT OF PLANNING COUNTY DEPARTMENT OF LAND AND NATURAL RESOURCES
RECEIVED STATE HISTORIC PRESERVATION DIVISION
601 KAMOKILA BOULEVARD, ROOM 555
KAPOLEI, HAWAII 96707

July 22, 2005

Jeffrey Pantaleo
Archaeological Services Hawai'i, LLC
1930 A Vineyard St.
Wailuku, Hawai'i 96793

Log No: 2005.1388
Doc No: 0507MK13

Dear Mr. Pantaleo:

SUBJECT: Chapter 6 E-42 Historic Preservation Review of an Archaeological Monitoring Plan Special Management Area Assessment for an Exempt Action Determination for the Proposed Loughhead Residence (Subject I.D.: SMX 2004/0236) [County/Planning] Waine'e Ahupua'a, Lahaina District, Island of Maui; TMK (2) 4-6-002:005

Thank you for the opportunity to review this plan which was sent to our office on June 16, 2005 (Rotunno-Hazuka and Pantaleo 2005, *Archaeological Monitoring Plan for all Improvements Related to the Proposed Construction of a Single Family Residence and Pool at the Loughhead Property, TMK 4-6-002:005, Waine'e Ahupua'a; Lahaina District; Island of Maui*)...Archaeological Services Hawaii, LLC, ms. We have previously commented on the above action (Log 2004.1782/Doc 0406CD23) and recommended that no action be taken on the subject permit until an archaeological inventory survey had been conducted. We subsequently reviewed and accepted an archaeological inventory survey for the subject parcel (Log 2005.0675/Doc 0504MK08).

During the archaeological inventory survey, one historic property with two features was identified. SIHP 50-50-03-5643 consists of a seawall (Feature 1) and a cesspool (Feature 2). We concurred that the Feature 1 seawall should be preserved "as is," on this and adjacent parcels. We also concurred that archaeological monitoring was warranted during ground altering activities. The archaeological monitoring will serve a dual purpose; protecting the sea wall during construction, and identifying any subsurface historic properties that may be present on the subject parcel. We understand the undertaking consists of excavations between 18 inches and 8 feet in depth.

The plan conforms to DLNR/SHPD guidelines governing standards for monitoring and includes the following provisions. An archaeologist will be on site on a full-time basis and will have the authority to halt excavation in the event that cultural materials are identified. Consultation with Maui SHPD will occur in this event, to determine acceptable course of action. If human burials are identified, work will cease, the SHPD Burial Sites Program, Maui SHPD, O'ahu SHPD and the Maui/Lana'i

Jeffrey Pantaleo
Page 2

Islands Burial Council will be notified, and compliance with procedures outlined in HRS 6.E-43 will be followed. Coordination meetings with the construction crew will be held prior to project initiation. The plan further indicates that an acceptable report will be submitted to this office within 180 days of project completion.

Please notify our Maui and O'ahu offices, via facsimile, at onset and completion of the project and monitoring program.

The plan is acceptable. If you have any questions, please contact Dr. Melissa Kirkendall at 243-5169.

Aloha,



Melanie A. Chinen, Administrator
State Historic Preservation Division

MK: kf

- c: Bert Ratte, DPWEM, County of Maui
- Michael Foley, Director, Dept of Planning, 250 S. High Street, Wailuku, HI 96793
- Maui Cultural Resources Commission, Dept. of Plng, 250 S. High Street, Wailuku, HI 96793
- Jeffrey Pantaleo, Principle Investigator, ASH, LLC FAX 837-0171



November 30, 2005

Ms. Melanie A. Chinen, Administrator
Department of Land and Natural Resources
Historic Preservation Division
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

Dear Ms. Chinen:

RE: Draft Environmental Assessment (EA) Comments for the Loughead Residence at TMK:
(2) 4-6-002:005 Lahaina, Maui, Hawaii (EA 2005/0012, SM1: 2005/0023)..

Thank you for your July 22, 2005 letter in response to the review of the *Archaeological Monitoring Plan for all Improvements Related to the Proposed Construction of a Single Family Residence and Pool at the Loughead Property* (Rotunno-Hazuka and Pantaleo, June 2005) which was prepared in connection with the subject Draft EA and Special Management Area application. Your acceptance of the said monitoring plan is based on an acceptance of the *Archaeological Inventory Survey Report of a 0.361 Acre Coastal Parcel* (Guerriero and Pantalio, January 2005) from which you concluded that the project will have "no effect" on historic properties.

As stated in your letter, in the event that any cultural materials are discovered during construction activities, Maui SHPD will be consulted to determine the acceptable course of action. If human burials are identified, work will cease, the area will be protected, and the Maui/Lana'i Islands Burial Council will be contacted immediately.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Christopher L. Hart, ASLA
Landscape Architect - Planner

c: Mr. Rick Loughead
Mr. Dennis Harmon, Harmon Architects
Ms. Kivette Caigoy, Planning Dept.

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

LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE K. Y. SALMONSON
DIRECTOR OF OEQC

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
DEPARTMENT OF HEALTH
LEIOPAPA A KAMEHAMEHA
235 SOUTH BERETANIA STREET, SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186
ELECTRONIC MAIL - oeqc@doh.hawaii.gov

In reply, please refer to:
File: 2005-10-08 LOUGHEAD

November 4, 2005

Mr. Richard Loughead and Mrs. Maureen Loughead
185 Naomi Street
Shell Beach, California 93449

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

Mr. Raymond Cabebe
Chris Hart and Partners, Inc.
1955 High Street, Suite 200
Wailuku, Hawaii'i 96793

Dear Mesdames Loughead and Caigoy, and Messrs. Loughead and Cabebe:

The Office of Environmental Quality Control has reviewed the draft environmental assessment for the Loughead Residence, Tax Map Key (2nd) 4-6-002, parcel 5, situated in the judicial district of Lahaina. We offer the following comment for your consideration and response.

Bed and Breakfast: The multiple-bedroom layout of the residence opening to a common area on the first-floor of the residence leads us to question whether the single family residence has the potential for use as a bed and breakfast facility in an area zoned solely for residential use. What provisions of the County of Maui zoning code ensures against such a future scenario?

Thank you for the opportunity to comment. If there are any questions, or if you would like to discuss this matter further, please call Mr. Leslie Segundo, Environmental Health Specialist, at (808) 586-4185.

Sincerely,

A handwritten signature in cursive script that reads "Genevieve Salmonson".
GENEVIEVE SALMONSON
Director

RECEIVED
NOV 16 2005
04/6003



CHRIS
HART
& PARTNERS, INC.

November 30, 2005

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

Dear Ms. Salmonson:

RE: Draft Environmental Assessment (EA) Comments for the Loughead Residence at TMK:
(2) 4-6-002:005 Lahaina, Maui, Hawaii (EA 2005/0012, SM1 2005/0023).

Thank you for your November 4, 2005 in response to the Draft Environmental Assessment (EA)
and Special Management Area application for the subject project.

Bed and Breakfast. The owner/applicant addressed the Maui Planning Commission on October
25, 2005 at its regular meeting on this issue. He indicated that he has no intention of operating a
"bed and breakfast" and fully intends to use the proposed building as a single family residence.
He has a large family consisting of five children and numerous grandchildren. He has stated that
his family has been visiting Maui for over thirty years and acquired the property for their primary
residence because of his love of Maui and the Lahaina area. Should a future owner chooses to
convert the use of the structure to a "bed & breakfast", he/she will be subject to Chapter 19.64,
Maui County Code which governs such use.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Christopher L. Hart, ASLA
Landscape Architect - Planner

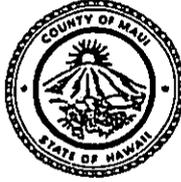
c: Mr. Rick Loughead
Mr. Dennis Harmon, Harmon Architects
Ms. Kivette Caigoy, Planning Dept.

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

ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

October 28, 2005

RECEIVED
NOV - 1 2005

CHRIS HART & PARTNERS, INC.
Landscape Architecture & Planning
CC: Raymond, Chris

Mr. Raymond Cabebe
Chris Hart & Partners, Inc.
1955 Main Street, Suite 200
Wailuku, Hawaii 96793

Dear Mr. Cabebe:

RE: Draft Environmental Assessment Comments for the Loughead Residence Located at 433 Front Street, TMK: 4-6-002:005, Lahaina, Island of Maui, Hawaii (EA 2005/0012) (SM1 2005/0023)

At the regular meeting of October 25, 2005, the Maui Planning Commission (Commission) reviewed the above-referenced document and provided the following comments:

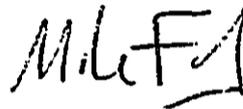
1. In addition to the carport structure, identify other areas on-site for parking.
2. The proposed structure includes at least seven (7) bedrooms and a separate ohana unit, which is not the typical construction of a single family residence.
 - a. Discuss if the applicant plans to convert the proposed structure to a Bed & Breakfast operation.
 - b. Other than holidays and special events, how many people does the applicant anticipate to be living in the proposed structures.
3. Xerophytic landscaping should be incorporated into the proposed project to minimize fertilizer runoff into the nearshore coastal waters.
4. When was the privacy wall along Front Street constructed?
5. Discuss how the proposed structures are designed to comply with the flood zone and tsunami zone requirements. Discuss how the proposed structures will withstand tsunami events. Was this property inundated by the 1946 Tsunami event?

Mr. Raymond Cabebe
October 28, 2005
Page 2

6. Identify the closest public beach accessways to the property on the site plans.
7. Clarify whether the seawall is located on private or public property. Provide further discussion as to whether the seawall impacts coastal processes.
8. The proposed two-story structure is rather large and appears to impact the view even more than those imposed by the original residence. Further, the size appears to be inappropriate for the general area. Please discuss.

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

Sincerely,



MICHAEL W. FOLEY
Planning Director

MWF:KAC:smb

c: Wayne A. Boteilho, Deputy Planning Director
Kivette A. Caigoy, Environmental Planner
Thorne Abbott, Staff Planner
EA Project File
General File
K:\WP_DOCS\PLANNING\EA\2005\0012_LougheadResd\MPC_DEAComments.wpd



November 30, 2005

Mr. Michael W. Foley, Director
Planning Department
250 South High Street
Wailuku, Hawaii 96793
Attention: Ms. Kivette Caigoy

Dear Mr. Foley:

RE: Draft Environmental Assessment (EA) Comments for the Loughead Residence at
TMK: (2) 4-6-002:005 Lahaina, Maui, Hawaii (EA 2005/0012, SM1 2005/0023).

Thank you for your summary of comments from the Maui Planning Commission on the subject project at its October 25, 2005 meeting. Our response to these comments are as enumerated as follows:

1. Off-street parking requirements for single-family dwelling specify two (2) spaces for each dwelling unit and one (1) for each accessory dwelling (Section 19.36.010, Maui County Code). These requirements are satisfied by the two-car carport and a space at the end of the entrance driveway. In addition, there is room for parking at least two more vehicles on the "motor court" shown on the site plan.
2. Regarding the proposed residence having seven (7) bedrooms and a separate accessory dwelling "ohana" unit:
 - a. As the applicant stated on record at the meeting, he has no intention of operating a "bed & breakfast". He has a large family consisting of five (5) children (ages 8 to 35) and numerous grandchildren. He stated that his family has been visiting Maui for over thirty years and acquired the property for their primary residence because of his love of Maui and the Lahaina area. If a future owner has the inclination to convert the use of the structure to a "bed & breakfast", he/she would be subject to the rules and regulations governing such use, i.e. Ordinance No. 2609, Maui County Code.
 - b. It is anticipated that a number of people will be living in the residence on a permanent basis, but the applicant expects family, including brothers, sisters, and in-laws to be visiting regularly.
3. All of the landscape plant material specified will be drought tolerant.

4. The privacy wall was constructed in 2002 with SMA Permit SM2 20020114. No building permit was required because the height of the wall does not exceed six feet.
5. As discussed in the application, the enclosed areas of the proposed project are being constructed entirely in the Zone B portion of the property and portions of the open lanais will be in Zone A12. Zone B is an area of 100 year flooding of less than one foot. The proposed pool and deck will be in both the A12 and V12 Zones. The base flood elevation for both zones is 8 feet. As required by Chapter 19.62 "Flood Hazard Areas" of the Maui County Code (MCC), construction within the Special Flood Hazard Area (A12 & V12):
 - shall be adequately anchored to prevent flotation, collapse, or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - shall be constructed with materials and utility equipment resistant to flood damage
 - shall be constructed using methods and practices that minimize flood damage.
 - shall be constructed with electrical, heating, ventilation, plumbing, air conditioning, and other service facilities that are designed or located so as to prevent the entry and accumulation of floodwater.
 - shall have the lowest floor, including basement, elevated to, or above, the base flood elevation.

Construction within the Coastal High Hazard Area (V12):

- shall be elevated on adequately anchored pilings or columns and securely anchored to such pilings or columns so that the lowest horizontal portion of the structural members of the lowest floor (excluding the pilings or columns) is elevated to or above the base flood level.
- shall be located on the landward side of the reach of mean high tide.

According to the National Oceanic and Atmospheric Administration's (NOAA) West Coast & Alaska Tsunami Warning Center website, the run up (maximum vertical elevation wave reached above sea level) for the 1946 Tsunami in Lahaina was 2.0 meters (6.6 feet). The 1960 Tsunami recorded a slightly higher run up of 2.1 meters (6.9 feet). The subject property is relatively flat with an elevation of seven (7) feet above mean sea level.

6. The closest public beach access is located approximately 330 feet to the south through a "pedestrian easement" across parcel 4-6-002:002 (See: Exhibit No. 1).
7. The certified shoreline map (Appendix "D") locates the "concrete and rock wall" constructed prior to 1919 within the bounds of the subject property.
8. The original residence actually extended into the adjacent parcel to the north. Also, an accessory structure at the southern boundary obstructed *makai* views

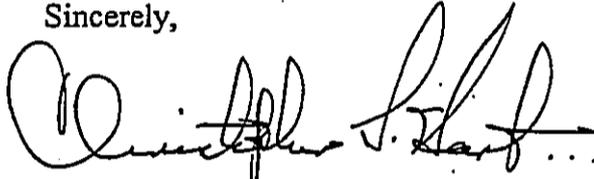
Mr. Michael Foley, Director
County of Maui Planning Department
Re: Loughead Residence
November 30, 2005
Page 3

leaving no view corridors through the property. In addition, we have prepared a photo survey of residences along Front Street of similar scale, ranging from 2,020 to 6,269 square feet (See: Exhibit No. 2).

In conclusion, we note that there are a number of large residences in this area without any *makai* view corridors. As such, we feel that the context, existing character, and scale of the proposed residence are appropriate for the neighborhood.

Thank you for your cooperation. If additional clarification is necessary, please call.

Sincerely,



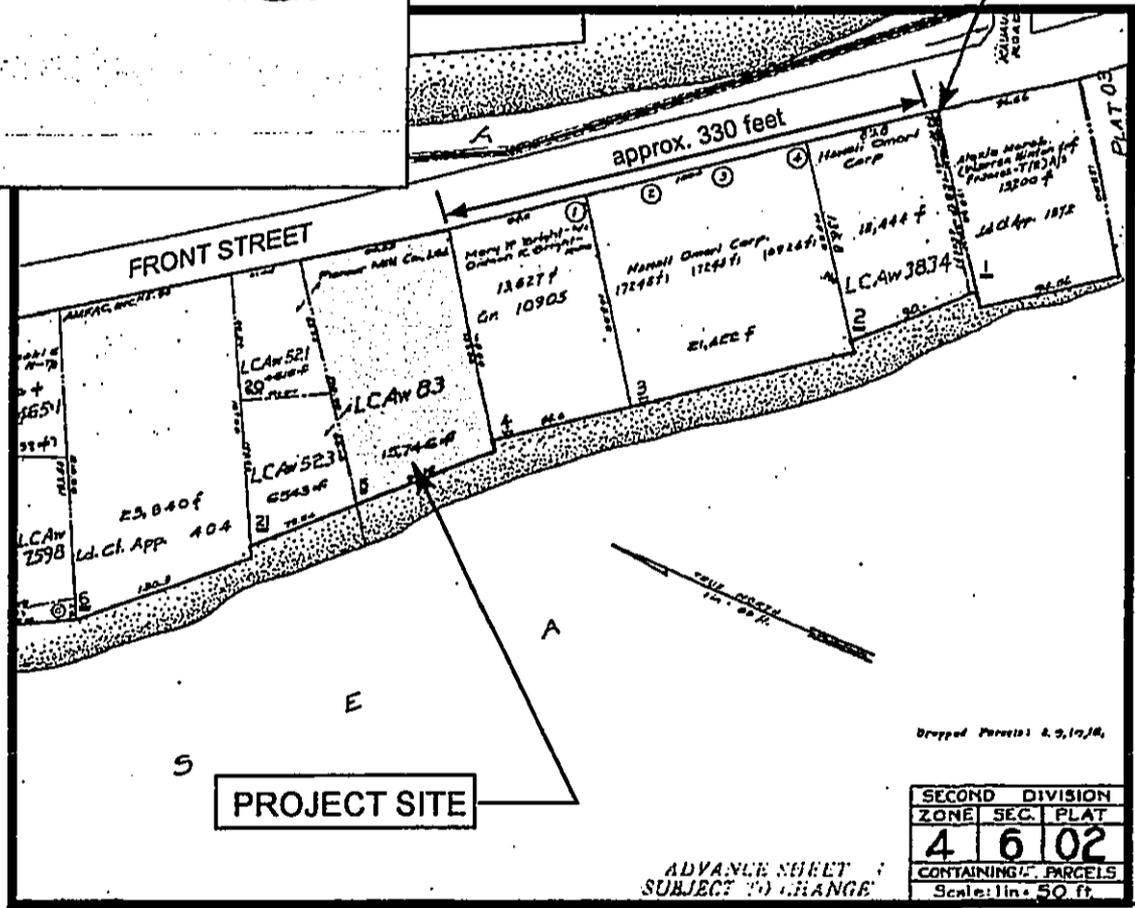
Christopher L. Hart, ASLA
Landscape Architect - Planner

Enclosures

c: Mr. Rick Loughead
Mr. Dennis Harmon, Harmon Architects



4 foot wide pedestrian beach access



SECOND DIVISION		
ZONE	SEC.	PLAT
4	6	02
CONTAINING 12 PARCELS		
Scale: 1 in = 50 ft.		

EXHIBIT 1

NOVEMBER
2005

BEACH ACCESS
Loughead Residence



DOCUMENT CAPTURED AS RECEIVED

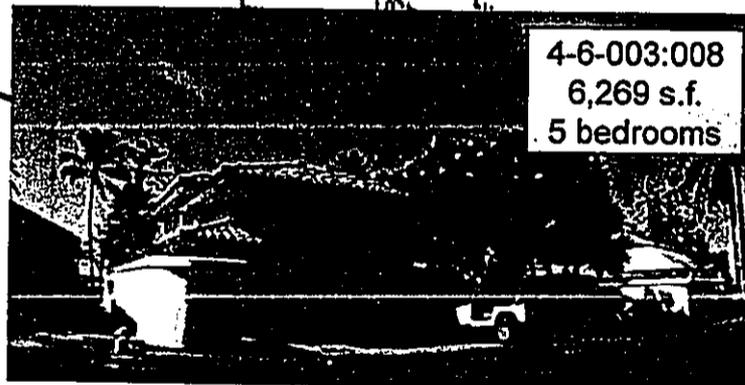
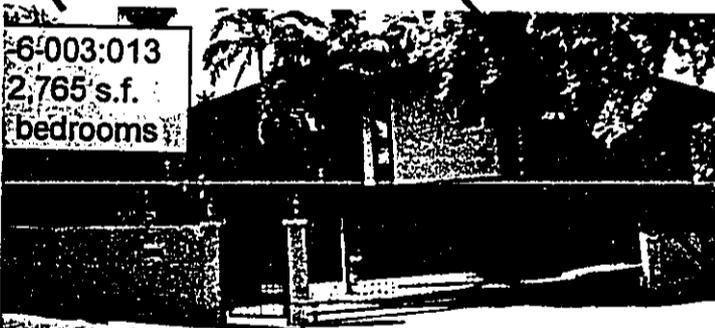
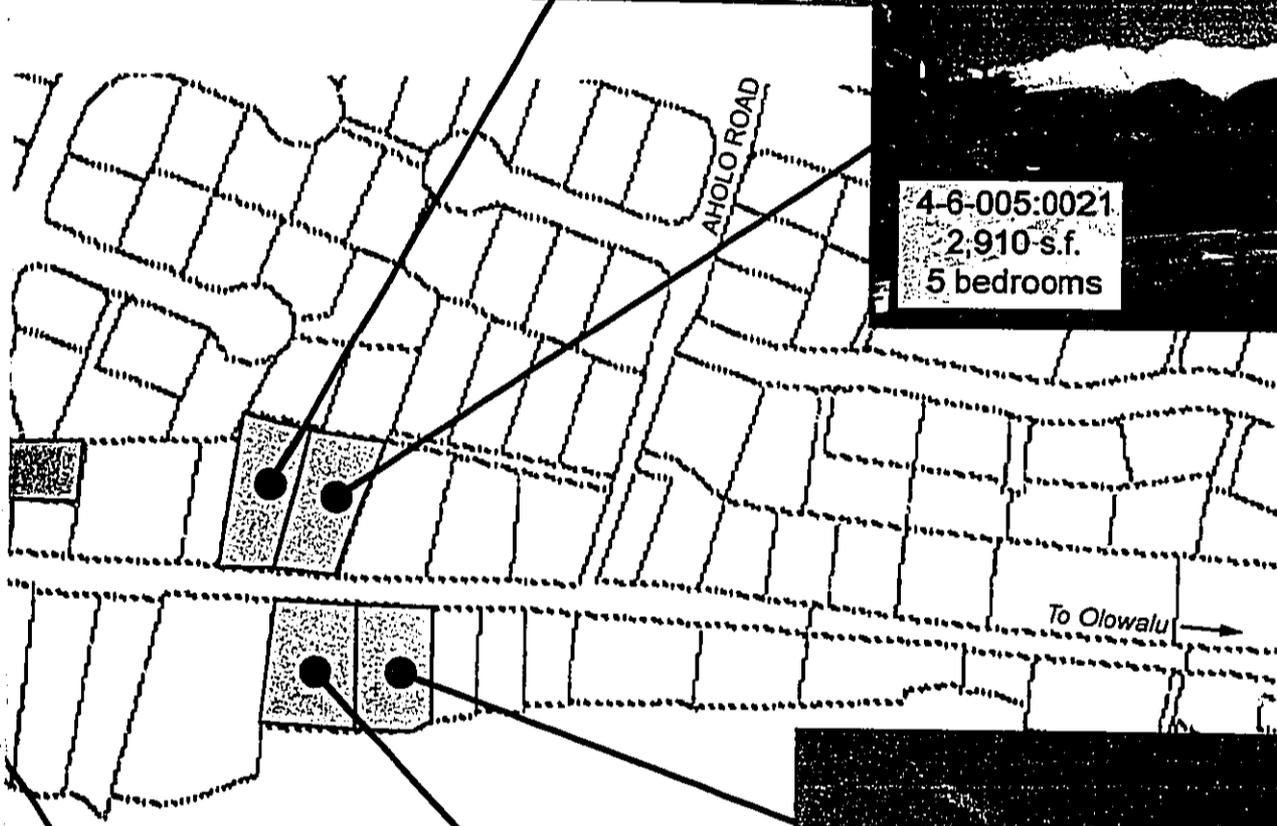
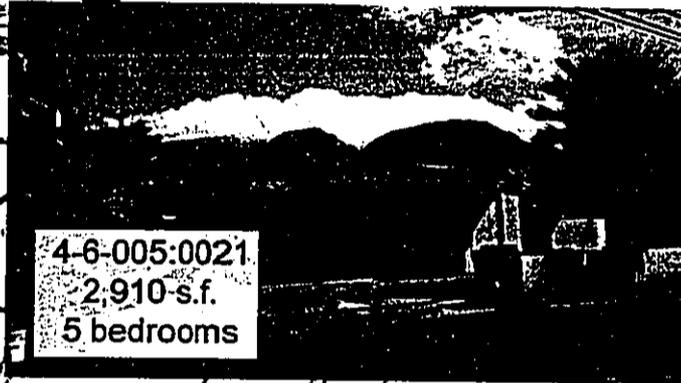
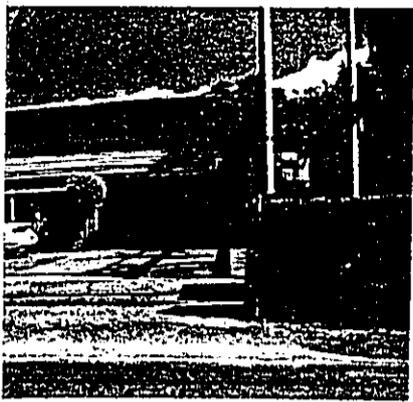


EXHIBIT 2

SINGLE FAMILY
RESIDENCES OF
SIMILAR SCALE

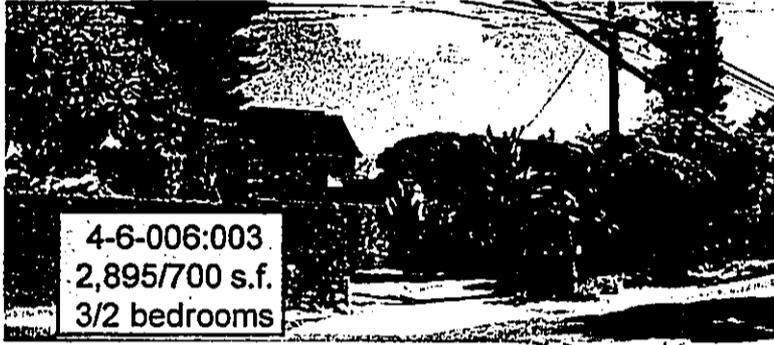
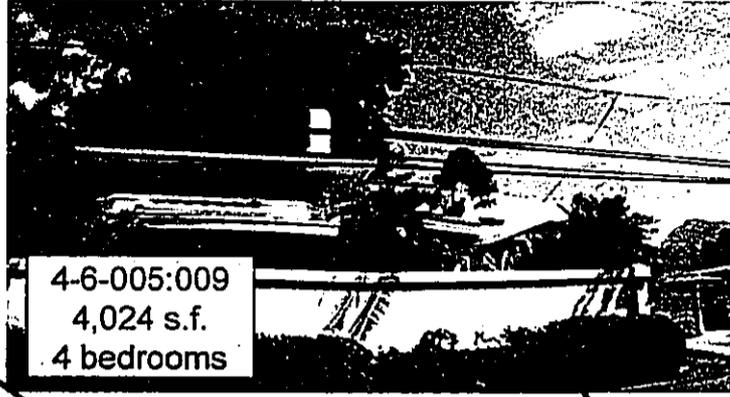


NOVEMBER 2005

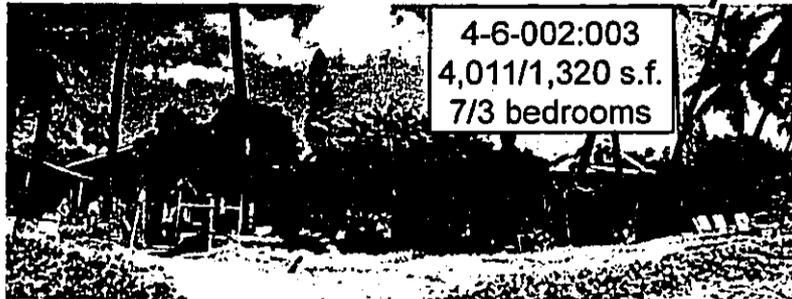
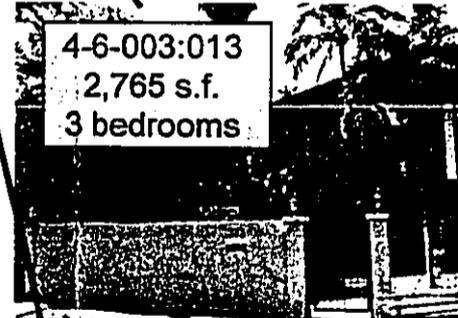
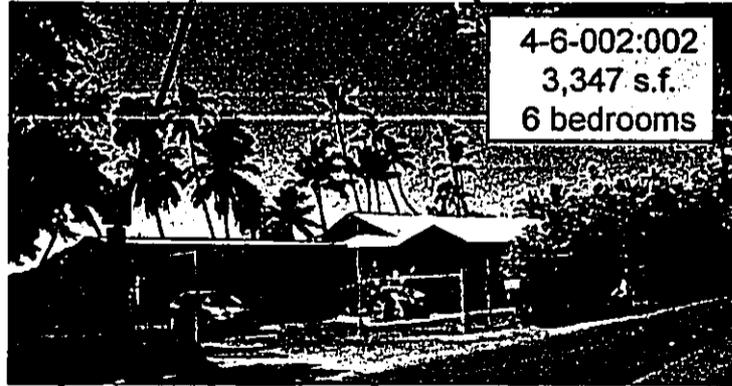
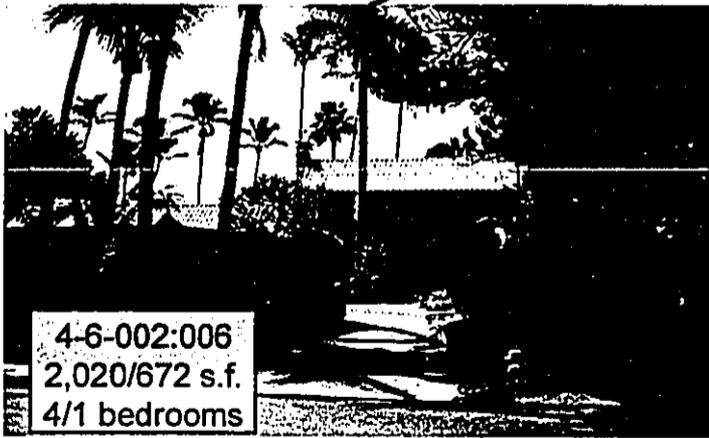
DOCUMENT CAPTURED AS RECEIVED

No Image

4-6-006:002
2,952/286 s.f.
7 bedrooms



Proposed Loughead Residence
8,155 s.f.
7 bedrooms



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



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

Wastewater Reclamation Division

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

TRACY TAKAMINE, P.E.
Solid Waste Division

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

November 28, 2005

'05 DEC -1 08:18
DEPT OF PLANNING
COUNTY OF MAUI
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MEMO TO: MICHAEL W. FOLEY, PLANNING DIRECTOR

FROM: *[Signature]* MILTON M. ARAKAWA, A.I.C.P., DIRECTOR OF PUBLIC WORKS
AND ENVIRONMENTAL MANAGEMENT

SUBJECT: APPLICATIONS FOR SPECIAL MANAGEMENT AREA USE PERMIT
AND HAWAII REVISED STATUTES, CHAPTER 343, ENVIRONMENTAL
ASSESSMENT
LOUGHEAD RESIDENCE
TMK: (2) ~~4-6-002:005~~
EA 2005/0012, SM1 2005/0023

We reviewed the subject application and have the following comments:

1. Prior to construction, submit solid waste plan.
2. The residence will have six (6) bedrooms and a caretaker's unit, but only two (2) on-site parking stalls. Recommend additional parking stalls such that the narrow Front Street's shoulder will not have to be utilized for parking of residents and/or guests.
3. The report indicates that grading of the lot will be to the road and not towards the beach. Front Street does not have a satisfactory drainage system to handle any additional runoff from the area. Adding runoff will exacerbate an already poor situation. We recommend that grading emulate the existing conditions.
4. On page 15 of the Special Management Area (SMA) application, it indicates that 4,277 square feet or 27 percent (27%) of the total

Memo to Michael W. Foley, Planning Director
November 28, 2005
Page 2

development area (15,747 square feet) is the footprint of the proposed project. This does not appear to include other impermeable areas such as the concrete motor court, concrete driveway and the pool deck. The additional runoff should be graded towards landscaped areas.

5. Verify the existing right-of-way width of Front Street fronting the residence. Additional right-of-way may be required if ultimate right-of-way width exceeds that of the existing.
6. If a road-widening strip is required, all structures within this area such as walls, trees, etc., shall be removed or relocated.
7. The plans submitted for this project do not adequately show sufficient detail to determine whether the project is compliant with the building and housing codes. We will review the project for building and housing code requirements during the building permit application process.
8. The project shall comply with all provisions of Section 16.08 (Driveways) of the Maui County Code, including, but not limited to driveway spacing from property lines and between driveways.

If you have any questions regarding this memorandum, please call Michael Miyamoto at 270-7845.

MMA:MMM:da
S:\LUCAICZMLoughead_Res_sm1_ea_46002005_da.wpd



December 7, 2005

Mr. Milton M. Arakawa, Director
Department of Public Works and Environmental Management
200 South High Street
Wailuku, Hawaii 96793
Attention: Michael Miyamoto

Dear Mr. Arakawa:

RE: Loughead Residence
Draft Environmental Assessment and Special Management Area Application
TMK: (2) 4-6-002:005 Lahaina, Maui, Hawaii (EA 2005/0012, SM1 2005/0023).

Thank you for your November 28, 2005 letter in response to the Draft Environmental Assessment and Special Management Area Use Permit application for the subject project. Our response to your comments as enumerated in your letter:

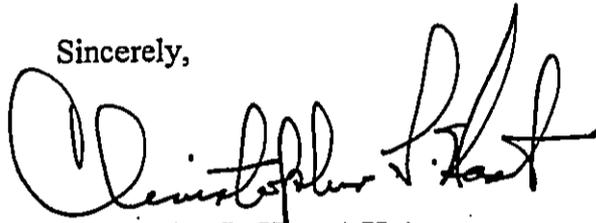
1. Construction debris will be reused or recycled when practical, or disposed at a construction and demolition waste landfill. Since this is essentially a replacement structure (the original residence was removed in 2000), the proposed project is not expected to generate a significant increase in solid waste. A solid waste plan will be submitted prior to construction.
2. Requirements for off-street parking are satisfied by the two-car carport and a space at the end of the entrance driveway. In addition, there is room for parking at least two more vehicles on the "motor court" shown on the site plan.
3. Existing drainage patterns will be emulated as much as practicably possible.
4. Non-permeable surfaces other than the proposed residence footprint will be sloped toward landscaped areas to minimize offsite runoff.
5. According to the survey done on March 4, 2004 by Sherman Dudley DePonte, Licensed Professional Land Surveyor, the existing right-of-way is approximately forty (40) feet. Since the proposed project is a single family dwelling and the total number of dwellings on the property does not exceed three, the project is exempt from Section 16.26.3304 "Improvements to Public Streets", Maui County Code (MCC).
6. Since the proposed project is exempt from road widening, wall, trees, etc. are not required to be removed.

Mr. Milton M. Arakawa
Department of Public Works and Environmental Management
Re: Loughhead Residence
December 7, 2005
Page 2

7. Final construction plans will be submitted with the application for building permit.
8. Final plans will comply with all provisions of Section 16.08 pertaining to driveways.

Thank you again for your comments. If you have any further questions, please do not hesitate to contact me.

Sincerely,



Christopher L. Hart, ASLA
Landscape Architect - Planner

c: Mr. Rick Loughhead
Mr. Dennis Harmon, Harmon Architects
Ms. Kivette Caigoy, Planning Department

ALAN M. ARAKAWA
Mayor



GEORGE Y. TENGAN
Director

ERIC H. YAMASHIGE, P.E.,
Deputy Director

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

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05 NOV -8 AM 1:40

November 1, 2005

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

Dear Ms. Caigoy:

RE: Project Name: Loughhead Residence
TMK : (2)4-6-002:005
ID : EA 2005/0012 and SM1 2005/0023

Thank you for the opportunity to provide comments on this project proposal.

Source Availability and Consumption

The project site is served by our Lahaina System. The main sources of water for this portion of the system are wells withdrawing from Launiupoko aquifer and surface water from Kanaha Stream. As of September 2005, pending projects in West Maui at some stage of discretionary review total roughly 18 MGD, of which about 8.6 MGD plan to connect to the county system. DWS does not grant or imply any guarantee of water until an application for water meter has been received and reviewed. Water availability will be determined at time of meter application. DWS will not issue reservations for future meters until new development efforts which include the expansion of Lahaina and Mahinahina Water Treatment Plants are completed. Should a larger meter be required, the Department does not guarantee that additional source will be available for this project.

The application material states that the subject parcel is currently vacant. Our records indicate that there is a 5/8-inch water meter on the property with an average daily use of 1,047 gallons. According to the consultant, water is being used to irrigate landscaped area. Based on system standards, single family dwellings use about 600 gpd, empirically single family residences use about 718 gpd in the Lahaina area. Consumption on the property is 47% & 30% higher than the standards and empirical usage information for single family dwellings in the Lahaina area, respectively. The proposed development will include 6 bedrooms, 5 bathrooms, kitchen and other amenities and water features. Anticipated increase in use would be about 1800 gpd. Climate-adapted plants and other water conservation measures listed below could help reduce consumption.

System Infrastructure

A 4-inch waterline borders the east side of the project site. The applicant will be required to provide domestic and irrigation services in accordance with water system standards. Domestic and irrigation calculations will be required in the building permit process. Should the applicant decides to convert the dwellings from residential to non residential use, fire flow calculations and a reduced pressure back flow preventer will be required by the department.

"By Water All Things Find Life"

Printed on recycled paper



Page 2

Loughead Residence
Ms Kivette A Caigoy
November 1, 2005

Conservation

In order to alleviate demand in the Lahaina System, we encourage the applicant to consider the following water conservation measures and integrate them in project design and construction:

Use brackish and/or reclaimed water sources for dust control and for all non-potable water uses during various phases of construction. Reclaimed water is readily available at the Lahaina Wastewater Reclamation Facility.

Eliminate Single-Pass Cooling: Single-pass, water-cooled systems 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.

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low-flow water fixtures and devices in faucets, showerheads, urinals, water closets, and hose bibs. Water conserving washing machines, ice-makers and other units are also available.

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".

Use Climate -adapted Plants: The project is located in the Maui County Planting Plan - Plant Zones 3 and 5. In the event of any landscape renovation, we encourage the applicant to utilize appropriate native and non invasive species and avoid the use of potentially invasive plants. Native plants adapted to the area, conserve water and protect the watershed from degradation due to invasive alien species. Attached is a list of appropriate plants for the zones as well as potentially invasive plants to avoid.

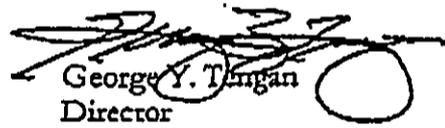
Look for Opportunities to Conserve Water: A few examples of these are as follows: When clearing driveways, etc. of debris, use a broom instead of a hose. When washing cars, use a hand-operated spray nozzle instead of an open hose. Additionally, check for leaks in faucets and toilet tanks.

Pollution Prevention

The project overlies the Launiupoko Aquifer which has an estimated sustainable yield of 8 MGD of potable water. In order to protect ground and surface water resources, we recommend that the applicant adopt Best Management Practices (BMPs) designed to minimize infiltration and runoff from construction and vehicle operations. We have attached sample BMPs construction as well as for disposal of chlorinated water from swimming pools and hot tubs for reference. Additional information can be obtained from the Department of Health.

Should you have any questions, please contact our Water Resources and Planning Division at 244-8550.

Sincerely,



George Y. Tengan
Director
eam

- cc: engineering division
- applicant, with attachments:
 - The Costly Drip
 - Maui County Planting Plan - Plant Zones 3 & 5 - Saving Water in the Yard - What and How to Plant in your Area
 - Ordinance No. 2108 - A Bill for an Ordinance Amending Chapter 16.20 of the Maui County Code, Pertaining to the Plumbing Code
 - Selected BMP's from "Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters"-EPA
 - A Checklist of Water Conservation Ideas for the Home and Yard
 - BMP's - Disposal of Chlorinated Water from Swimming Pools and Hot Tubs



November 30, 2005

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

Dear Mr. Tengan:

Re: Draft Environmental Assessment (EA) Comments for the Loughead Residence at
TMK: (2) 4-6-002:005 Lahaina, Maui, Hawaii (EA 2005/0012, SM1 2005/0023).

We offer the following comments to your letter dated November 1, 2005 related to the
subject application:

- Source Availability and Consumption: The applicant will investigate the unusually high water usage on his property
- System Infrastructure: The applicant will submit domestic and irrigation calculations during building permit application process. The applicant intends to utilize that property as a single family residence, however should a future owner choose to convert to a non-residential use, he or she will be subject to your department's rules and regulations governing such use.
- Conservation: The applicant will implement the conservation measures, including but not limited to elimination of single-pass cooling, use of low-flow fixtures and devices; proper maintenance of fixtures; and use of drought tolerant plants.
- Pollution Prevention: The applicant will specify Best Management Practices (BMPs) to minimize infiltration and runoff during construction in project construction documents, including applicable BMPs suggested in your letter.

LANDSCAPE ARCHITECTURE AND PLANNING

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

Mr. George Y. Tengan
RE: Loughead Residence
November 30, 2005
Page 2

Your constructive comments are appreciated. Please contact me, should further clarification be necessary.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher L. Hart". The signature is fluid and cursive, with a long horizontal stroke at the end.

Christopher L. Hart, ASLA
Landscape Architect - Planner

c: Mr. Rick Loughead
Mr. Dennis Harmon, Harmon Architects
Ms. Kivette Caigoy, Planning Dept.

ALAN M. ARAKAWA
MAYOR



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

November 15, 2005

DEPT OF PLANNING
COUNTY OF MAUI
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05 NOV 15 P 1:02

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

Subject: EA 2005/0012 and SM1 2005/0023 TMK (2)4-6-002:005
Loughead Residence

Dear Ms. Caigoy,

I have had the opportunity to review the subject application. Our department has one concern regarding the water supply for fire protection.

Since the water for fire protection is from the County water system and is not a private source, the Water Department has jurisdiction as to its requirements. The nearest fire hydrants are serviced from a 4" line. Generally, fire hydrants in residential communities are required to be serviced by a minimum size of 6". The proposed structure is over 5,000 sq ft in size, well larger than most homes in most communities.

We would like to request that this topic be explored to determine if the required "gallons per minute" for fire fighting purposes is available in this area. Please feel free to contact me at 270-7568 if there are any questions or concerns.

Sincerely,

Valeriano F. Martin
Captain
Fire Prevention Bureau



November 30, 2005

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

Dear Capt. Martin:

RE: Draft Environmental Assessment (EA) Comments for the Loughead Residence at TMK:
(2) 4-6-002:005 Lahaina, Maui, Hawaii (EA 2005/0012, SM1 2005/0023).

Thank you for your November 15, 2005 letter in response to the Draft EA and Special Management Area application for the subject project.

Fire Hydrant (FH) No. 33 which is approximately 165 feet from the subject property, is connected to a 4" main. However, FH No. 291, which is approximately 6 feet to the north of FH No. 33, is connected to a 12" main and should be able to provide 1000 gallons per minute for 2 hours and is well within the 350 foot radius of the subject property as required by the Department of Water Supply's (DWS) Rules and Regulations. For residential uses within residential districts, the DWS Rules and Regulations do not make a distinction regarding the size of structures. In addition, the DWS has provided comments on the subject project and did not have any concerns regarding fire protection.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Christopher L. Hart, ASLA
Landscape Architect - Planner

c: Mr. Rick Loughead
Mr. Dennis Harmon, Harmon Architects
Ms. Kivette Caigoy, Planning Dept.

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



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

KEKUHAPUPIO R. AKANA
DEPUTY CHIEF OF POLICE

October 17, 2005

MEMORANDUM

TO : MICHAEL W. FOLEY, PLANNING DIRECTOR

FROM : THOMAS M. PHILLIPS, CHIEF OF POLICE

SUBJECT : I.D. : EA 2005/0012 and SM1 2005/0023
 TMK : (2) 4-6-002: 005
 Project Name : Loughhead Residence
 Applicant : Loughhead Management, LLC c/o Chris Hart & Partners

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COUNTY OF MAUI
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- No recommendation or comment to offer.
- Refer to enclosed comments and/or recommendations.

We are returning the draft environmental assessment application which was submitted for our review. As always, thank you for giving us the opportunity to comment on this project.

Assistant Chief Sydney Kikuchi
For: THOMAS M. PHILLIPS
Chief of Police

Enclosures

COPY

TO : THOMAS M. PHILLIPS, CHIEF OF POLICE, MAUI POLICE DEPARTMENT
VIA : CHANNELS *T-2* *10/17/05*
FROM : SCOTT Y. MIGITA, POLICE OFFICER III, LAHAINA BICYCLE PATROL
SUBJECT : APPLICATION FOR SPECIAL MANAGEMENT AREA USE PERMIT & ENVIRONMENTAL ASSESSMENT: LOUGHEAD RESIDENCE, 433 FRONT STREET, LAHAINA (TMK: (2) 4-6-002:005)

Sir, this To/From is being submitted regarding an environmental assessment analyzing the potential impacts related to the proposed construction of a residential, single family, two story, 5,612 square foot residence. This area is located on a vacant parcel at 433 Front Street in Lahaina (TMK: (2) 4-6-002:005) within the Lahaina National Landmark District. This assessment is being prepared for Loughead Management, LLC and is being submitted by Chris Hart and Partners, Landscape Architecture and Planning.

Currently, this officer has not heard or received complaints regarding the issue of traffic and safety in this area. This section of Front Street is not heavily used throughout all hours of the day and evening, therefore there would be a minimal impact on traffic as a result of the construction in this area. Secondly, I foresee no significant impact on traffic and safety once the project is complete.

Submitted for your information and perusal.

Notes:

Signature 1512
10/11/05 1200

do any work.
L.N. [Signature]
10/12/05 @ 1600 hrs.

Respectfully submitted,

Signature
Scott Y. MIGITA, E-1122
P.O. III, Bike Patrol Officer
10/11/2005 at 1155 hours

AS FRONT STREET IS NARROW IN THIS AREA, APPLICANT NEEDS TO ENSURE THAT CONSTRUCTION ACTIVITY DOES NOT IMPEDE TRAFFIC.
Signature 10/12/05



November 30, 2005

Mr. Thomas M. Phillips, Chief of Police
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793
Attention: Officer Scott Migita

Dear Chief Phillips:

RE: Loughead Residence
Draft Environmental Assessment and Special Management Area Application
TMK: (2) 4-6-002:005 Lahaina, Maui, Hawaii.

Thank you for your April 12, 2004 letter in response to the Draft Environmental Assessment (EA) and Special Management Area application for the subject project.

We recognize that your department foresees no significant impact on traffic and safety generated by this project in this section of Front Street. We also acknowledge that Front Street is narrow in this area and care will be taken that traffic is not impeded during construction.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Christopher L. Hart, ASLA
Landscape Architect - Planner

c: Mr. & Mrs. Rick Loughead
Mr. Dennis Harmon
Ms. Kivette Caigoy, Planning Department



'05 OCT -7 P12:53

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COUNTY OF MAUI
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October 5, 2005

Ms. Kivette A. Caigoy
Staff Planner
County of Maui
Department of Planning
250 S. High Street
Wailuku, HI 96793

Dear Ms. Caigoy:

Subject: Loughhead Residence
TMK: (2) 4-6-002:005
I.D.: EA 2005/0012 and SM1 2005/0023

Thank you for allowing us to comment on the subject project.

In reviewing the information transmitted and our records, we have no objection to the subject project. We encourage the developer's electrical consultant to meet with us as soon as practical to verify the project's electrical requirements so that service can be provided on a timely basis.

If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

Neal Shinyama
Manager, Engineering

NS/dt:lh



November 30, 2005

Mr. Neal Shinyama, Manager
Engineering
Maui Electric Company
210 West Kamehameha Avenue
Kahului, Hawaii 96732

Dear Mr. Shinyama:

RE: Loughead Residence
Draft Environmental Assessment and Special Management Area Application
TMK: (2) 4-6-002:005 Lahaina, Maui, Hawaii.

Thank you for your October 5, 2005 "no objection" letter in response to the Draft Environmental Assessment and Special Management Area application for the subject project.

The developer's electrical consultant will meet with you as soon as plans are finalized for the subject project.

If you have any further questions, please do not hesitate to contact me.

Sincerely,

Christopher L. Hart, ASLA
President

c: Mr. & Mrs. Rick Loughead
Mr. Dennis Harmon
Ms. Kivette Caigoy, Planning Department