Consolidated Applications for

HRS Chapter 343 Draft Environmental Assessment

&

Special Management Area Use Permit,

For

Maalaea Village Mixed Use Commercial & Residential Project

TMK No.: (2) 3-6-008: 006
Maalaea Maui Hawaii

CHRIS HART & PARTNERS, INC.

December 2007

COUNTY OF MAUI
DEPARTMENT OF PLANNING
250 South High Street,
Wailuku, Hawaii 96793
Telephone: (808) 270-7735
Facsimile: (808) 270 7634
E-mail: planning@co.maui.hi.us

ZONING AND FLOOD CONFIRMATION REQUEST FORM

APPLICANT: Chris Hart & Partners Inc. PHONE NO.: 270-1563 (Jordan Hart)

ADDRESS: 115 North Market Street, Wailuku, Maui, Hawaii 96793

PROJECT NAME: Maalaea Workforce Housing Project

ADDRESS AND/OR LOCATION:

TMK NUMBER(S): (2) 3-6-008: 006

ZONING INFORMATION

STATE LAND USE Urban COMMUNITY PLAN (B) Business

COUNTY ZONING (B-2) Community Business SPECIAL DISTRICT SMA

OTHER _____

FLOOD INFORMATION

FLOOD HAZARD AREA ZONE C

BASE FLOOD ELEVATION _____ mean sea level, 1929 National Geodetic Vertical Datum or for Flood Zone A0, FLOOD DEPTH _____ feet.

FLOODWAY [ ] Yes or [X] No

FLOOD DEVELOPMENT PERMIT IS REQUIRED [ ] Yes or [X] 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:

AARON SHINMOTO
Planning Program Adminsitrator

(Signature) (Date) 7/5/07

Zoning Administration and Enforcement Division

COUNTY OF MAUI
DEPARTMENT OF PLANNING
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE: (808) 270-7735 FAX: (808) 270-7634

APPLICATION TYPE: **ENVIRONMENTAL (ASSESSMENT) REVIEW**

DATE: December 3, 2007 **VALUATION:** $ 23,315,000.00

PROJECT NAME: Maalaea Village

PROPOSED DEVELOPMENT: 110 Unit Mixed Use Residential & Commercial Project, With 40% Workforce Housing Component, Within 6 Buildings, Including a Swimming Pool, and Onsite Amenities.

TAX MAP KEY NO.: (2) 3-6-008: 006 **CPR/HPR NO.:** _____ **LOT SIZE:** 4.069 Acres

PROPERTY ADDRESS: Within the Maalaea Triangle, Between Honoapiilani Highway & Maalaea Road

OWNER: Maalaea Triangle Partnership **PHONE:(B)** _____ **(H)** _____

ADDRESS: 75B North Church Street

CITY: Wailuku **STATE:** Maui, Hawaii **ZIP CODE:** 96793

OWNER SIGNATURE: See Authorization Letter Timothy Piasky

APPLICANT: Victory Development Hawaii, LLC.

ADDRESS: 161 Wailea Ike Place, Suite A-105

CITY: Wailea **STATE:** Maui, Hawaii **ZIP CODE:** 96753

PHONE (B): (808) 874-0398 **(H):** _____ **FAX:** _____

APPLICANT SIGNATURE: Timothy Piasky

AGENT NAME: Chris Hart & Partners, Inc.

ADDRESS: 115 North Market Street

CITY: Wailuku **STATE:** Maui, Hawaii **ZIP CODE:** 96793

PHONE (B): 242-1955 **(H):** _____ **FAX:** 242-1956

EXISTING USE OF PROPERTY: Existing Parking Lot & Graded Pad

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: Urban

COMMUNITY PLAN DESIGNATION: Commercial (B) **ZONING DESIGNATION:** Community Business District (B-2)

OTHER SPECIAL DESIGNATIONS: Special Management Area

Rev. 8/6/03

COUNTY OF MAUI
DEPARTMENT OF PLANNING
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE: (808) 270-7735 FAX: (808) 270-7634

APPLICATION TYPE: MAUI PLANNING COMMISSION SPECIAL MANAGEMENT AREA PERMIT APPLICATION

DATE: December 3, 2007

PROJECT NAME: Maalaea Village

PROPOSED DEVELOPMENT: 110 Unit Mixed Use Residential & Commercial Project, With 40% Workforce Housing Component, Within 6 Buildings, Including a Swimming Pool, and Onsite Amenities.

TAX MAP KEY NO.: (2) 3-6-008: 006 **CPR/HPR NO.:** _____ **LOT SIZE:** 4.069 Acres

PROPERTY ADDRESS: Within the Maalaea Triangle, Between Honoapiilani Highway & Maalaea Road

OWNER: Maalaea Triangle Partnership PHONE:(B)_____ (H)_____

ADDRESS: 75B North Church Street

CITY: Wailuku STATE: Maui, Hawaii ZIP CODE: 96793

OWNER SIGNATURE: See Authorization Letter Timothy Piasky

APPLICANT(PRINT) Victory Development Hawaii, LLC.

ADDRESS: 161 Wailea Ike Place, Suite A-105

CITY: Wailea STATE: Maui, Hawaii ZIP CODE: 96753

PHONE (B): (808) 874-0398 (H): _____ FAX: _____

APPLICANT SIGNATURE: Timothy Piasky

CONTACT NAME:(PRINT) Chris Hart & Partners, Inc.

ADDRESS: 115 North Market Street

CITY: Wailuku STATE: Maui, Hawaii ZIP CODE: 96793

PHONE (B): 242-1955 (H): _____ FAX: 242-1956

EXISTING USE OF PROPERTY: Existing Parking Lot & Graded Pad

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: Urban

COMMUNITY PLAN DESIGNATION: Commercial (B) ZONING DESIGNATION: Community Business District (B-2)

OTHER SPECIAL DESIGNATIONS: Special Management Area

BUILDING APPLICATION NO._____ PROJECT VALUATION $ 23,315,000.00

NOTICE OF APPLICATION
SPECIAL MANAGEMENT AREA USE PERMIT

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

1. Tax Map Key: (2) 3-6-008: 006
(See attached location map)

2. Location (street address):

Within the Maalaea Triangle, Between Honoapiilani Highway & Maalaea Road

3. Existing Land Use Designations:

a. State Land Use District: Urban

b. Community Plan Designation: (B) Commercial

c. County Zoning: (B-2) Community Business District

4. Description of the Existing Uses on Property:

Maalaea Triangle Commercial Center, Existing Parking Lot & Graded Pad

5. Description of the Proposed Development on Property:
Maalaea Village:
110 Unit Mixed Use Residential & Commercial Project, With 40% Workforce Housing Component, Within 6 Buildings, Including a Swimming Pool, and Onsite Amenities.

****

Maalaea Triangle Partnership (Owner)
BY:
Victory Development Hawaii, LLC. (Applicant)
(Owner/Applicant)
(See Authorization Letter)

(Signature)

161 Wailea Ike Place, Suite A-105
Wailea, Maui, Hawaii 96753
(Address)

874-0398
(Telephone)

Chris Hart & Partners, Inc.
(Agent)

(Signature)

115 North Market Street
Wailuku, Maui, Hawaii 96793
(Address)

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)

MAUI PLANNING COMMISSION

TO: DATE: December 3, 2007

Please be informed that the undersigned has applied to the Maui Planning Commission of the County of Maui for a Special Management Area Permit Application pursuant to the Special Management Area Rules of the commission for the following parcel:

1. Tax Map Key: (2) 3-6-008: 006

2. Street Address: Within the Maalaea Triangle, Between Honoapiilani Highway & Maalaea Road (Location Map Attached)

3. Community Plan: (B) Commercial Zoning: (B-2) Community Business District

4. Proposed Development: Maalaea Village:

110 Unit Mixed Use Residential & Commercial Project, With 40% Workforce Housing Component, Within 6 Buildings, Including a Swimming Pool, and Onsite Amenities.

THIS SECTION TO BE COMPLETED BY THE PLANNING DEPARTMENT:

Public Hearing Date: _____

Time: _____

Place: _____

The hearing is held under the authority of Chapters 205A and 91, Hawaii Revised Statutes (HRS), and the Maui Planning Commission Rules. The particular sections of the Statute and Rules involved are Sections 205A-26,205A-27,205A-28, and 205A-29, HRS and Chapter 201 and 202, Maui Planning Commission Rules.

Petitions to intervene shall be in conformity with Section 12-201-20 of the Rules of Practice and Procedure for the Maui Planning Commission and shall be filed with the commission and served upon the applicant no less than ten days before the first public hearing date. Filing of all documents to the commission is c/o the Maui Planning Department, 250 South High Street, Wailuku, Maui, Hawaii 96793.

The computation of time begins with the day following the act, event, or default, and includes the last day of the period unless it is a Saturday, Sunday or legal state holiday in which event the period runs until the end of the next day which is not a Saturday, Sunday, or state holiday. When the prescribed period of time is 10 days or less, Saturdays, Sundays, or state holidays within the designated period will be excluded in the computation. Any party may be represented by Counsel or other representative.

Testimony relative to this request may be submitted in writing to the Maui Planning Commission, 250 South High Street, Wailuku, Maui, Hawaii 96793, or presented in person at the time of the public hearing.

Information relative to the application is available for review at the Planning Department, 250 South High Street, Wailuku, Maui, Hawaii, Telephone (808) 270-7735; toll-free from Molokai 1-800-272-0117, Extension 7735; and toll-free from Lanai 1-800-272-0125, Extension 7735.

Victory Development Hawaii, LLC.
Name of Applicant

Timothy Riddy
Signature

161 Wailea Ike Place, Suite A-105
Address Wailea,Maui, Hawaii 96753

(808) 874-0398
Telephone

Chris Hart & Partners, Inc.
Name of Applicant's Agent, if applicable

Christopher L. Hart
Signature

115 North Market Street
Address Wailuku, Maui, Hawaii 96793

(808) 242-1955
Telephone

Consolidated Applications for

HRS Chapter 343 Draft Environmental Assessment

&

Special Management Area Use Permit,

For

Maalaea Village Mixed Use Commercial & Residential Project

TMK No.: (2) 3-6-008: 006
Maalaea Maui Hawaii

Prepared by:
Chris Hart & Partners, Inc.
1955 Main Street, Suite 200
Wailuku, Maui, Hawaii 96793

CHRIS HART & PARTNERS, INC.

December 2007

TABLE OF CONTENTS

Section Page

I. INTRODUCTION 1

A. OVERVIEW OF REQUEST 1
B. PROJECT OVERVIEW 1
C. REQUIRED LAND USE AND DEVELOPMENT PERMITS OR APPROVALS 3

II. DESCRIPTION OF THE PROPERTY 4

A. PROPERTY LOCATION 4
B. PROPERTY DESCRIPTION 4
C. CHRONOLOGICAL OVERVIEW OF SUBJECT PROPERTIES 5
D. LAND USE DESIGNATIONS 5
E. DESCRIPTION OF THE PROPOSED ACTION 5
F. ALTERNATIVES 8
1. No Action 8
2. Developing a Residential Project Only 9
3. Development as a Commercial/Retail Project Only 9
4. Development of a Mixed Use Commercial/Residential Project. 10

III. ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES 11

A. PHYSICAL ENVIRONMENT 11
1. Land Use 11
2. Climate 12
3. Topography and Soils 13
4. Flood and Tsunami Hazard 13
5. Flora and Fauna 14
6. Air Quality 14
7. Noise Characteristics 15
8. Visual Resources/Urban Design 16
9. Archaeological/Historical Resources 17
10. Shoreline Resources 18
B. SOCIO-ECONOMIC ENVIRONMENT 18
1. Population and Housing 18
2. Economy 20
C. PUBLIC SERVICES 21
1. Recreational Facilities 21
2. Police and Fire Protection 22
3. Medical Facilities 22
4. Solid Waste 23

5. Schools *24*
D. INFRASTRUCTURE 24
1. Roadways and Traffic *24*
2. Wastewater *27*
3. Water *28*
4. Drainage and Erosion Control *28*
5. Electrical, Telephone, Cable, and Data Systems *30*

IV. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES, AND CONTROLS 31

A. HAWAII LAND USE LAW 31
B. HAWAII STATE PLAN 31
C. GENERAL PLAN OF MAUI COUNTY 31
D. KIHEI-MAKENA COMMUNITY PLAN 34
E. MAUI COUNTY ZONING 37
F. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES 39
1. SCENIC AND OPEN SPACE RESOURCES *41*
2. COASTAL ECOSYSTEMS *42*
3. ECONOMIC USES *42*
4. MANAGING DEVELOPMENT *44*
5. PUBLIC PARTICIPATION *45*
6. BEACH PROTECTION *46*
7. MARINE RESOURCES *46*

V. HRS CHAPTER 343 SIGNIFICANCE CRITERIA 48

VI. FINDINGS AND CONCLUSIONS 52

VII. REFERENCES 53

FIGURES

Figure No. 1	Regional Location Map
Figure No. 2	Aerial Location Map
Figure No. 3	TMK Parcel Map
Figure No. 4	State Land Use Map
Figure No. 5	Kihei-Makena Community Plan Map
Figure No. 6	County Zoning Map
Figure No. 7	Special Management Area (SMA) Map
Figure No. 8	Flood Insurance Rate Map (FIRM)
Figure No. 9	Scenic Resource Map
Figure No. 10a-b	Site Photographs
Figure No. 11	Parking Lot Plan
Figure No. 12	Proposed Site Plan
Figure No. 13	Proposed Structure Elevation
Figure No. 14a-b	Architectural Renderings
Figure No. 15	Character of Neighboring Development
Figure No. 16	Parcel Survey Map

APPENDICES

Appendix A	**Pre-Consultation**
A-1)	Mailing List, Map & Pre-Consultation Letter to Neighboring Property Owners within 500 feet of Project Site, Neighboring Property Owner Responses and CH&P Responses to Neighboring Property Owner Comment Letters
A-2)	Mailing List & Pre-Consultation Community Meeting Invitation to Neighboring Property Owners within 500 feet
A-3)	Mailing List & Pre-Consultation Community Meeting Invitation to Property Managers of Hauoli Road Condominiums
A-4)	Minutes From November 28, 2007 Pre-Consultation Community Meeting
A-5)	Pre-Consultation Letters Sent to Reviewing Agencies, Comment Letters From Reviewing Agencies and CH&P Responses to Reviewing Agency Comment Letters
Appendix B	**Archaeological & Cultural Reports**
B-1)	Archaeological Monitoring Plan
B-2)	Cultural Impact Assessment Report
Appendix C	**Preliminary Drainage & Engineering Reports**
Appendix D	**Traffic Impact Analysis Report**
Appendix E	**Wastewater Assessment Report**

I. INTRODUCTION

A. Overview of Request

The proposed Maalaea Village will consist of one hundred and ten (110) units within six (6) 2-story, 3-story and 4-story buildings. Buildings will be staggered through the property in an uninformed manner to defuse building mass and enhance architectural character. The project will contain two hundred-fifty eight (258) paved parking stalls. Two hundred and five (205) parking stalls are existing, and fifty three (53) new stalls are proposed. One hundred and ten (110) parking stalls will be designated for exclusive use by Maalaea Village residents, and one hundred (100) of those stalls will be physically separated at the north end of the Project Site for use specifically by residents of the Maalaea Village, as requested by Planning Department staff in a pre-consultation meeting on April 30, 2007.

B. Project Overview

District:	(Wailuku District) Maalaea, Maui
Tax Map Key:	(2) 3-6-008: 006
Location:	Maalaea Triangle, Maalaea, Maui, Hawaii
Land Area:	4.069-acres
Landowner:	Maalaea Triangle Partnership 75 B North Church Street Wailuku, Maui, Hawaii 96793

Applicant:	Victory Development Hawaii, LLC. 161 Wailea Ike Place, Suite A-105 Wailea, Maui, Hawaii 96753 Phone: (808) 874-0398 Fax: (808) 875-0817
Approving Agency:	Maui Planning Commission c/o Department of Planning County of Maui 250 South High Street Wailuku, Hawaii 96793 Phone: (808) 270-7735
Planning Consultant & Landscape Architect:	Chris Hart & Partners, Inc. Landscape Architecture and Planning 115 North Market Street Wailuku, Maui, Hawaii 96793 Phone: (808) 242-1955 Fax: (808) 242-1956 Contact: Mr. Jordan E. Hart
Engineering Consultant:	Otomo Engineering Inc. 305 South High Street, Suite 102 Wailuku, Maui, Hawaii 96793 Phone: (808) 242-0032
Wastewater Assessment:	Engineering Dynamics Corp. 66 Wailani Street Wailuku, Maui, Hawaii 96793-1855 Phone: (808) 242-1644
Traffic Consultant:	Traffic Management Consultant 1188 Bishop Street, Suite 1907

	Honolulu, Oahu, Hawaii
	Phone: (808) 536-0223
Surveyor:	Warren Unemori Engineering, Inc.
Address:	Wells Street Professional Center
	2145 Wells Street Suite 403
	Wailuku, Maui, Hawaii 96793
	Phone: (808) 249-6903
Archeological &	Scientific Consultant Services, Inc.
Cultural Consultant:	711 Kapi`olani Boulevard, Suite 975
	Honolulu, Hawaii 96813
	Phone: (808) 597-1182
	Fax: (808) 597-1193

Land Use Designations

State Land Use Classification:..……	Urban
Kihei-Makena Community Plan:…….	(B) Commercial
County Zoning:……..	B-2 Community Business District
Other Designations:……...	Special Management Area
Existing Land Use:…….	Graded Pad (portion) Paved Parking Lot (portion)
Proposed Land Use:...……	Mixed use Residential/Commercial

C. Required Land Use and Development Permits or Approvals

1. Special Management Area Use Permit for the construction of a 6 (six) building 110 unit Mixed use Residential/Commercial Project and related improvements.

II. DESCRIPTION OF THE PROPERTY

A. Property Location

The Maalaea Village site is located within the Maalaea Triangle, a partially developed commercial center in Maalaea, island of Maui. Maalaea Triangle is located *mauka* of Maalaea Road and *makai* of the Honoapiilani Highway. The parcel is identified by TMK No.: (2) 3-6-008: 006.

The project will access Honoapiilani Highway and Maalaea Road via existing drive ways into the Maalaea Triangle and the signalized intersection of the Honoapiilani Highway and Kapoli Street.

The project site is located approximately 600 feet from the Maalaea Harbor and the Pacific Ocean (**See**: Figure Nos. 1, 2 & 10a-b, "Regional Location Map", "Aerial Location Map" & "Site Photographs").

B. Property Description

The parcel abuts Maalaea Road to the East, Honoapiilani Highway to the West and Kapoli Street to the North. The project site is identified as Parcel 6 of the Maalaea Triangle Commercial Subdivision. Existing and operating tenants of the Maalaea Triangle are the Maui Ocean Center, the Harbor Shops with restaurants and shops catering mainly to island visitors the Circle K convenience store and gas station, Carl's Jr. fast food restaurant and the Maui Golf and Sports Park miniature golf course and activity center. To the West, across Honoapiilani Highway is an agricultural lot which was previously under pineapple cultivation but is now used for cattle grazing. To the East, across Maalaea Road is an agricultural lot, currently under sugar cane cultivation.

The project site, Parcel 6, is partially developed with two hundred and five (205) paved parking stalls and associated lighting and drainage infrastructure. The building pad for the proposed project has been previously cleared and graded.

C. Chronological Overview of Subject Properties

- June 20, 1989 - SMA Permit issued for Maalaea Triangle Project.
- The Maui Planning Commission subsequently issued three (3) one-year time extensions to initiate the project.
- 1995 – The Maalaea Triangle SMA permit was amended to include the Maui Ocean Center.

D. Land Use Designations

State Land Use District Boundaries:	Urban (**See:** Figure No. 4, "State Land Use Map")
Kihei-Makena Community Plan:	(B) Commercial District (**See:** Figure No. 5, "Kihei Makena Community Plan Map")
County Zoning:	"B-2" Community Business District (**See:** Figure No. 6, "County Zoning Map")
Other Designations:	Special Management Area (SMA) (**See**: Figure Nos. 7, "SMA Map")

E. Description of the Proposed Action

The Maalaea Village will consist of one hundred and ten (110) units clustered in six (6); 3-story and 4-story buildings (**See: "**Figure No. 12 Proposed Site Plan**"**). Building heights will be 35 feet for 3-story structures and 45 feet for 4-story structures (**See:** Figure Nos. 13 & 15 "Proposed Structure Elevation" & "Character of Neighboring Development"). On site amenities will include a swimming pool, Jacuzzi, restrooms, walking paths and a generously landscaped interior court. The total square footage of the project is approximately 110,040 SQFT. The Maalaea Village is anticipated to cost approximately $ 23,315,000.00 to develop.

Units:
The Maalaea Village consists of 110 units clustered in six (6) buildings. Buildings will three and four stories.

Units will be accessed by three stair towers and two elevators via open walkways.

The twenty-eight (28) two-story Live/Work Units will consist of approximately 520 Square Feet (SQFT) of workspace including a half-bath on the first floor with an internal staircase leading to a second floor residence of approximately 1,080 SQFT with, two bedrooms, two baths, living room, lanai and open plan kitchens. The Live/Work units are approximately 1,600 SQFT including retail and living area.

Forty-four (44) of the Workforce Hosing residential units will be approximately 550 SF apartments with one bedroom and one bath.

There will be thirty-eight (38) 1-story flat market rate residential units are approximately 1,080 SQFT with two bedrooms and two baths.

Unite Square Footage		**Totals**
Workforce Residential Units		550
Market Residential Units		1080
Live/Work Units		1600
Commercial	520	
Residential	1080	

Parking:
Two hundred and five (205) parking stalls exist on the project site. An additional fifty-four (54) parking stalls are proposed for construction (**See**: Figure No. 11, "Parking Lot Plan").

One hundred ten (110) parking stalls will be designated for exclusive use by the Maalaea Village residents on site. One hundred four (104) of the designated parking stalls will be physically separated from general use as requested by Planning Department staff in project pre-consolation on April 30, 2007.

One hundred and forty-nine (149) undesignated stalls will be located in the west parking lot of the project site to further accommodate owners and guests.

There are also two hundred and seven (207) parking stalls for reciprocal use by all Maalaea Triangle tenants located within parcels 2, 4 and 5, immediately southwest of the project site.

A total of four hundred and sixty-six (466) parking stalls are located on site or in the immediate vicinity and will be for use by Maalaea Village residents and visitors

Parking Plan	
Stalls Existing On Site	205
Stalls Proposed to be Added	54
Total Parking Proposed On Site	**259**
Reciprocal Maalaea Triangle Parking	207
Total Spaces Available for Resident and Guest Use	466

Description of Architectural Character:

Building exterior finish materials will include earth toned plaster covered concrete, bronze tinted windows with dark brown frames and wrought iron rails and detailing. Roofing will be dark green composition shingles on low 3:12 pitched roofing elements. Walkways will be colored and salt finished concrete. (**See:** Figure Nos. 14a-c "Architectural Renderings")

Sustainable Concepts employed in the design include the following:

- Assessment of site characteristics such as topography, geology, solar orientation, water and drainage, existing infrastructure.

- Siting of buildings to minimize use of elevators. Shared access reduces number of required energy consuming mechanical devices.

- Use of double paned windows and doors to minimize heat transfer.

- Use of local materials such as concrete and concrete masonry units with high insulative value.

- Specification of high efficiency lighting, water heating and mechanical systems.

- Tenant electrical sub-metering to promote conscious conservation.

- Specification of low flow water dispensing devices.

- Specification of low VOC materials in building construction and furnishings.

- Installation of water efficient landscaping .

- Landscape designs to create shade especially for paved areas to reduce 'heat island' effect.

- Best Management Practices during construction to include:
    - Dust fences
    - Silt fences for soil erosion
    - Periodic watering for dust control
    - Use of construction entry designed to minimize impact on roadways

The use of interior open spaces for rest and recreation, parameter fencing and landscape planting will be designed to focus pedestrian activity away from automobile activity within the Maalaea Triangle Parking Lot and Maalaea Road.

F. ALTERNATIVES

1. No Action

Analysis. "No action" would result in an underutilized commercially zoned property within the urban area of Maalaea.

Pursuing infill development of the urbanized area is consistent with the land use policies, pursuant to HRS 205, State land use law and the adopted Kihei Makena Community Plan. Furthermore, Maalaea is the location of one of Maui's two small boat harbors. By further developing the Maalaea Triangle in close proximity to the Maalaea Harbor

(approximately 600 feet), additional services and resources will be located to conveniently support resident and visitor use of the harbor. Maalaea Village will provide additional commercial services in the area, as well housing opportunities for residents to support existing commercial uses at the Maalaea Triangle.

2. Developing a Residential Project Only

Analysis.

Feasibility for a residential only project is problematic, due to the existing commercial nature of the Maalaea Triangle, which caters primarily to visitors.

Developing a residential only project will not capitalize on the expansion of Maalaea as continuity and the Maalaea Triangle as a commercial canter which provides a divers selection of services. The current goods and services in the Triangle are oriented to island visitors. Without adding additional, commercial spaces to the triangle the project will forego the opportunity to take advantage of commercial use potential. Based on experience with the recent Kaioni

"Residential and office uses are two of the most critical uses for a town center because they create synergy with retail use, including restaurants…Add to sidewalk traffic…contribute to a more complex experience of a neighborhood environment in the eye of the user and complement and feed other uses and users…" (ULI Beyard p.19)

3. Development as a Commercial/Retail Project Only

Analysis.

The current of residents and traffic accessing the Maalaea Triangle has not been adequate to stimulate the full-build-out of the commercial center over the past decade.

The project site has remained undeveloped as a commercial/retail project since the issuance of the original SMA Use Permit in mid 1990's. Combining commercial and residential uses would be most feasible for this project site by bringing peope into the Triangle in the form of

employees and residents, and attract additional customers by creating activity and interest in the commercial center.

"Perhaps the most important fact is that denser development facilitates the creation of a sense of place. A place that is filled with people who have many places to go and things to do in full of energy. What is a town center without the liveliness that people bring to it? There is a direct correlation between that liveliness and high density. This makes high density a key element in achieving a town center development that feels authentic." (ULI Beyard p. 25)

4. Development of a Mixed Use Commercial/Residential Project.

The proposed project does not require land use designation changes and can be constructed with the Approval of an SMA Permit.

There is a surplus of B-2 Commercial/Retail in the Maalaea Triangle. Adding a Residential and a Live/Work Commercial component to the Maalaea Triangle will stimulate existing commercial activity and by intensifying the critical mass of people in the Maalaea Triangle area. The Maalaea Village will also reduce the surplus of existing undeveloped commercial entitled land within the Maalaea Triangle (**See**: Figure No.: 2, "Aerial Location Map").

The project is anticipated to further stimulate activity in the Triangle by offering twenty-eight (28) commercial/residential live-work units. The development patterns occurring currently in the Maalaea Triangle include the creation of larger commercial spaces. The proposed live/work units will provide opportunities for a variety of small scale commercial services in the Maalaea area. It is the Applicant's assertion that there is demand for specialized small-scale commercial space further generated by the proximity of the Maalaea Harbor. The applicant anticipates that the live/work units proposed will cater to existing demand for commercial activates by specialized local business operators which require less commercial space to operate.

III. ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Land Use

Existing Conditions:

The Maalaea Village is located in the community of Maalaea at the southwest corner of Maui's Central Valley. Maalaea is characterized by a mix of harbor, commercial, resort and residential developments. The project site is within the existing Maalaea Triangle Commercial Subdivision (**See:** Figure No. 2, "Aerial Location Map").

Specific uses and land designations surrounding the subject site include the following (**See:** Figure Nos. 5, 6 & 7 "Kihei Makena Community Plan Map", "County Zoning Map" & "State Land Use Map")

- North:

Current Use -	Gas Station & Fast Food
State Land Use Designation –	Urban District
Community Plan Designation –	(B) Commercial
Maui County Zoning Designation –	(B-2) Community Business District

- South:

Current Use -	(Maalaea Triangle Parcel 3) Existing Parking Lot & Graded Pad
State Land Use Designation –	Urban District
Community Plan Designation –	(B) Commercial
Maui County Zoning Designation –	B-2 Community Business District

- East:

Current Use -	Agriculture (sugar cane).
State Land Use Designation –	Agriculture
Community Plan Designation –	(PD-11) Project District No. 11
Maui County Zoning Designation –	(R-2) Residential

- West:

Current Use -	Agriculture (cattle)
State Land Use Designation –	Agriculture
Community Plan Designation –	(PD-12) Project District No. 12
Maui County Zoning Designation –	Agriculture

Potential Impacts and Mitigating Measures:
The proposed development is consistent with the land use designation for the project site. The project site is classified State Urban Land Use District, Designated (B) Commercial in the Kihei-Makena Community Plan and Zoned Maui County B-2 Community Business District. The proposed project is consistent with the land use policies and development patterns in the Maalaea Region and the previously issued SMA Permit for the development of the Maalaea Triangle Commercial Subdivision. Based on the existing land use designations of the project site, the previously issued SMA Use Permit for the development of the Maalaea Triangle Commercial Subdivision, and the partially developed state of the project site, it is not anticipated that the Maalaea Village will result in significant long or short-term impacts to the region.

2. Climate

Existing Conditions:
The climate of the Maalaea region of Maui is influenced by persistent north-northeasterly trade winds. Maalaea is located on the dry leeward side of southwest Maui. Average annual temperature in southwest Maui is 80°F. Average monthly temperatures vary by about 20 degrees between the coolest and warmest months. Rainfall at the subject property averages 15 inches per year with the highest average monthly rainfall, less than three inches, occurring between November and March.

Potential Impacts and Mitigation Measures:

The construction of the Maalaea Village is not anticipated to have an adverse effect on the local climate.

3. Topography and Soils

Existing Conditions:

Elevations on site range from approximately fifty (50) feet above sea level at the Northwest corner to approximately twenty-four (24) feet above sea level at the Southeast corner of the parcel. The average slope of the parcel is approximately 3.7% from *mauka* to *makai* (**See**: Figure No. 16 & Appendix C, "Parcel Survey Map" & "Preliminary Drainage & Engineering Reports").

The soil type on site is Ewa Silty Clay (EsB), three (3) to seven (7) percent slope. Ewa Silty Clay is typically associated with Sugar Cane cultivation and is characterized to have moderate permeability, slow runoff and slight erosion hazard.

Potential Impacts and Mitigating Measures:

The project site has been partially developed as part of the SMA Permit obtained for the development of the existing Maalaea Triangle.

Approved Best Management Practices for the project site will be implemented during the construction phase of development, in order to limit wind and water born soil erosion as much as possible.

4. Flood and Tsunami Hazard

Existing Conditions:

According to the Flood Insurance Rate Map Community-Panel Number 150003 0235 (**See:** Figure No. 8, "Flood Insurance Rate Map") for this region, the project site is situated within Zone "C", an area of minimal flood hazard potential (**See**: Appendix C, "Preliminary Engineering Report").

Potential Impacts and Mitigation Measures:

The proposed drainage mitigation measures for the Maalaea Village will minimize any alterations to the natural pattern of the existing onsite surface runoff and reduce the quantity of runoff sheet flowing from the project to downstream properties. The propose drainage system will be designed in accordance with Chapter 4, "Rules for the Design of Storm Drainage Facilities in the County of Maui."

Based on the information provided by the Flood Insurance Rate Map, the proposed project is not in an area of significant flood hazard risk.

5. Flora and Fauna

Existing Conditions:

The Maalaea Triangle is an existing commercial center. The Project site has been partially developed with parking, lighting and drainage infrastructure. The project site has been graded in preparation of development.

Any animals that may be existing on site are typical to the Maalaea area and might include dogs, cats, mongoose, mice and rats as well as non-native birds.

Existing vegetation on the parcel consists of various grasses and shrubs (**See**: Figure Nos. 2 & 10a-b, "Aerial Location Map" & "Site Photographs").

No native, rare, endangered or threatened plant or animal species are known to exist on the project site.

In pre-consultation with the Maui Ocean Center, concerns were raised over construction phase impacts on existing marine species housed within the Maui Ocean Center.

Potential Impact and Mitigating Measures:

It is not anticipated that the completion of the partially developed Maalaea Village site will result in negative impacts to rare, threatened or endangered species of plants and or animals.

The applicant will coordinate with the Maui Ocean Center, prior to and throughout the construction phase, in order to mitigate any potential impacts on marine species housed within the Maui Ocean Center.

6. Air Quality

Existing Conditions:

Air quality in the South Maui region is relatively good. The only point sources of air pollution in the immediate vicinity would be smoke and dust from sugar cane cultivation occurring east of the project site and the Maui Electric Company power generation plant to the east near Kealea Pond. Non-point sources of emissions (automobiles and boats) in the area do not generate high concentration of

pollutants. The relatively high quality of air can also be attributed to Maalaea's constant exposure to the prevailing winds, which quickly disperse concentrations of emissions. Maui is currently in attainment of all criteria pollutants established by the Clean Air Act, as well as the State of Hawaii Air Quality standards. The Maalaea 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 Mitigating Measures:

Air quality impacts attributed to the proposed project could include dust generated by the parking lot paving activities. Site work could generate airborne particulate; however since the site is level and used for parking, grubbing and grading work will be minimal. Dust control measures will be implemented to minimize the potential impact from wind-blown emissions to surrounding properties, including:

- Providing an adequate water source onsite during construction, so that the area can be adequately sprinkled to control fugitive dust.
- Onsite piles of dirt or stockpiled site material will be covered and water and/or soil stabilizers will be used to mitigate fugitive dust.
- Controlling of dust from debris hauled away from the project site.
- Landscaping and rapid covering of bare areas after grading.
- Controlling of dust from shoulders, project entrances, and access roads.
- Other measures in compliance with Hawaii Administrative Rules, Chapter 11-60.1, Air Pollution Control, Section 11-60.1-33, Fugitive Dust, and other applicable Federal, State and County requirements.

7. Noise Characteristics

Existing Conditions:

Maalaea's existing ambient noise levels are considered relatively low in the project area. The project site does abut the Honoapiilani Highway to the west.

During the community pre-consultation meeting on November 28, 2007 concerns were raised about construction phase impacts on nearby residents.

Potential Impacts and Mitigating Measures:

Short-term: The proposed project will generate noise during construction work. Heavy construction equipment, such as material-carrying trucks and trailers and construction equipment will be the dominant source of noise during the construction period. To minimize construction-related impacts on nearby residents, the applicant proposes to limit construction activities to normal daylight working hours and to adhere to the State Department of Health's noise regulations for construction equipment.

Long term: Once construction is completed, Maalaea Village is not anticipated to have a adverse impact upon the existing noise conditions in the area.

8. Visual Resources/Urban Design

Existing Conditions:

In the Maui Coastal Scenic Resources Study (1990), mountain, ocean and open space view corridors are identified along the section of Honoapiilani Highway between North Kihei Road Maalaea Road at the southern access to Maalaea Harbor (**See:** Figure No. 09, "Scenic Resource Map"). This stretch of Honoapiilani Highway is approximately one (1) mile long. The Maalaea Triangle/Maui Ocean Center development is within this study area.

The site of the proposed Maalaea Village building complex contains no vertical construction.

Potential Impacts and Mitigating Measures:

The proposed Maalaea Village building complex will affect an existing, unobstructed ocean view along a short segment of Honoapiilani Highway.

The existing ocean view through Maalaea Road at its intersection with Honoapiilani Highway will not be affected.

Mountain views along Honoapiilani Highway will not be affected by the proposed development. The Maalaea Triangle/Maui Ocean Center property is not identified as a noteworthy open space view in the Maui Coastal Scenic Resources Study.

Also, the visual impact of the proposed building complex in relation to Honoapiilani Highway will be minimized by landscape planting, the articulation and staggering of the building mass, and the building's distance from the highway (approximately 220 feet to 325 feet). Also, the building height of the proposed Maalaea Village complex will be comparable to existing mid-rise residential apartment/condominium buildings along nearby Hauoli Street that are currently visible along Honoapiilani Highway.

In conclusion, the proposed Maalaea Village building complex will affect an existing, unobstructed ocean view along a short segment of Honoapiilani Highway. However, the proposed project will not significantly affect the overall panoramic ocean view experience on Honoapiilani Highway between North Kihei Road and the southern access road to Maalaea Harbor that spans approximately one (1) mile. Design measures have been incorporated in the architectural, site, and landscape planting plans to minimize the visual impact of the project and on existing public views to the ocean. The proposed development will not affect mountain views along Honoapiilani Highway and open space views along the highway, as identified in the Maui Coastal Scenic Resources Study.

The Maalaea Village will not impact *makai* to *mauka* views from the shoreline.

9. Archaeological/Historical Resources

Existing Conditions:

The Archaeological Monitoring Plan which provides a full description of archaeological research done and work proposed for the project site was prepared by Scientific Consulting Services Inc. (SCS), in October of 2007. (**See**: Appendix B-1, "Archaeological Monitoring Plan")

A previous Archaeological Survey was prepared for on the project site, conducted by Kennedy in 1986, entitled *Letter Report: Walk-Through Examination of the Proposed Maalaea Triangle, Maui (TMK: 3-6-01:1).* Cultural deposits were discovered in this examination; however, no cultural deposits were discovered within the site of the Maalaea Village, which is parcel 6 of the Maalaea Triangle.

Potential Impacts and Mitigating Measures:

The Project Site has undergone previous archaeological surveys during the change in zoning and SMA permit processes for the Maalaea Triangle Commercial

Subdivision and Maui Ocean Center. The project site was previously disturbed during the site preparation and construction of the Maalaea Triangle, cultural remains were not encountered.

The Archaeological Monitoring Plan attached to this report as an Appendix will be carried out at the time of project construction. If burials are discovered during construction work will cease immediately, and SHPD Maui will be contacted for involvement.

10. Shoreline Resources

Existing Conditions:
The project location is approximately 600 feet from the Maalaea Harbor and Pacific Ocean.

Potential Impacts and Mitigating Measures:
Because the Maalaea Village is located a short distance from the shoreline, additional measures relating to erosion, drainage and dust, as discussed in previous sections will be implemented in order to mitigate any anticipated impacts that the proposed project might have shoreline resources (**See**: Figure Nos. 1 & 2, "Regional Location Map" & "Aerial Location Map" and Appendix C, "Preliminary Drainage & Engineering Reports").

B. SOCIO-ECONOMIC ENVIRONMENT

1. Population and Housing

Existing Conditions:
The population of the County of Maui has exhibited relatively strong growth over the past decade with a year 2000 population of 128,241, a 27.6% increase over the year 1990 population of 100,504 residents. The year 2000 population of Maui Island was 117,644 residents. The year 2000 population of the South Maui District was 22,870 residents or 19.4% of Maui Island's population. (*Maui County Community Plan Update Program: Socio-Economic Forecast*, SMS Research, June 14, 2002).

Potential Impacts and Mitigating Measures:
The Maalaea Village will not result in any significant or negative impacts to the population of Maui County. It is anticipated that the project will contribute to some population increase by providing long term housing in the Maalaea region.

The recently adopted; Maui County Code Chapter 2.96 Residential Workforce Housing Policy will apply to the Maalaea Village.

The proposed Maalaea Village will include thirty-eight (38) market rate residential units, twenty-eight (28) market rate commercial/residential live-work units and forty-four (44) Workforce Housing Units.

The proposed mix of units are broken down as follows:

Market Rate Residential Units	38	35%
Market Rate Live/Work Units	28	25%
Total Market Rate Units	**66**	**60%**
Workforce Housing Units	**44**	**40%**
Total Proposed Units	**110**	**100%**

The Residential Workforce Housing policy for the County of Maui is intended to provide affordable-priced housing for Maui residents in a range of income groups. Although the median family income for the County of Maui in year 2007 is $69,900.00 (as calculated by the US Department of Housing and Urban Development) it can be difficult to qualify for loans required to purchase a market rate home in Maui County, while making the median income.

The workforce housing ordinance was adopted with the intent to provide housing opportunities for qualifying families with a range of incomes from 80% of the Median Income to 160% of the Median Income. Maui County's requirement to provide Workforce Housing with the development of market rate units by percentage of the median income is as follows:

Median Income	$ 69,900.00	Percent of Median Income	Family Income	Percent of Units by Income Group	Quantity of Units by Income Group
Workforce Housing Units	44				
Below-Moderate Income					
	More Than	**80%**	$ 55,920.00	30%	**13.20**
	Not More Than	**100%**	$ 69,900.00		
Moderate Income					
	More Than	**100%**	$ 69,900.00	30%	**13.20**
	Not More Than	**120%**	$ 83,880.00		
Above-Moderate Income					
	More Than	**120%**	$ 83,880.00	20%	**8.80**
	Not More Than	**140%**	$ 97,860.00		
Gap Income					
	More Than	**140%**	$ 97,860.00	20%	**8.80**
	Not More Than	**160%**	$ 111,840.00		

The applicant will finalize an agreement to implement the Workforce Housing requirements with the Department of Housing and Human Concerns, during the processing of this Consolidated EA and SMA application and prior to the issuance of Final Subdivision or Building Permits, as required by Workforce Housing legislation.

2. Economy

Existing Conditions:

The visitor industry is the primary economic generator for the island and County of Maui. Maalaea strongly supports Maui's visitor industry through the Maalaea Harbor and the Maui Ocean Center, which are two large visitor activity destination and revenue centers.

Potential Impacts and Mitigating Measures:

Short Term: The project will support construction-related employment in the form of contract craftsmen and laborers. The project will also support peripheral development industry sectors, such as material suppliers, transportation and consultants.

Long Term: Over the long-term, the project will contribute to a nominal increase in the population of the Maalaea area. The completion of the Maalaea Village will expand the variety of services and residential housing opportunities provided in the area.

Live/work units will provide an opportunity for residents of the Maalaea area to provide goods and services and avoid commutes between home and work. In close proximity to the Maalaea Small Boat Harbor and the Maui Ocean Center, the Maalaea Village could result in diversification and specialized commercial services not currently available in the immediate area.

C. PUBLIC SERVICES

1. Recreational Facilities

Existing Conditions:

The South Maui area has a reputation as a recreational destination, particularly for ocean related activities. Ocean sports and recreation available in the South Maui District include swimming, fishing, surfing, scuba diving, snorkeling, sailing, and para-sailing.

National, State and County facilities and beach parks in the Maalaea region include the Maalaea Small Boat Harbor, the Lahaina Pali Trail, Kealia National Wildlife Refuge and Haycraft Park.

Potential Impacts and Mitigating Measures:

The Maalaea Village will contribute to the South Maui Parks Assessment Fee in the amount of approximately $ 17,510.00 per unit in excess of three (3).

Parks Assessment Calculation:

110	Units Proposed
3	Units Exempted
107	Units Assessed
$ 17,510.00	Kihei-Makena Parks Assessment Fee
$ 1,873,570.00	**Total Anticipated Parks Assessment Fee**

The Parks Assessment Fee collection process was implemented to mitigate impacts from the development on County parks facilities.

2. Police and Fire Protection

Existing Conditions:

The Maui County Police Department (MPD) maintains headquarters in Wailuku at the intersection of Kaahumanu Avenue and Mahalani Street approximately 8.4 miles from the subject property. The MPD also maintains a regional substation in Kihei located within the Kihei Town Center, across from Kalama Park on South Kihei Road approximately 8.16 miles from the project site.

The Wailuku Fire Station is located at the intersection of Wells Street and Kinipopo Street, approximately 7.8 miles from the subject property. A fire station is also located in Kihei at the intersection of South Kihei Road and Waimahaihai Street approximately 8.16 miles from the project site.

Potential Impacts and Mitigating Measures:

The proposed project will not extend the existing service area limits for emergency services. The Maalaea Village will place additional demands on these services as naturally expected population growth and use expansion occur. However, the proposed project will also generate an increase in property tax collected by the County of Maui, which will in turn be distributed to the above referenced public safety departments. Property tax collection is currently the accepted method of emergency service growth accommodation in the County of Maui.

3. Medical Facilities

Existing Conditions:

The Wailuku based Maui Memorial Medical Center (MMMC) provides centralized medical services for the Island. Medical and dental offices are located in Kihei and Wailuku to serve the region's residents.

According to the County's Public Facilities Assessment Update, July 15, 2002, the status of hospital facilities on Maui in 2000 is as follows:

- **Obstetric and Pediatric Beds** are significantly underutilized throughout the County of Maui, with a maximum actual occupancy rate of 31% compared to the desirable rate of 85%.

- **Critical Care Beds**, available only at Maui Memorial Medical Center, stayed occupied at a fairly favorable 64% rate in 2000, compared to the desirable rate of 75%.

- **Acute Care Beds** appeared to be undersupplied at MMMC. This could be because non-acute patients were occupying acute care beds while they waited for long-term care beds at Hale Makua and Kula Hospital.

- **Long-term Care Beds** at Hale Makua and Kula Hospital appeared to be inadequate to handle demand in 2000, with occupancy rates consistently exceeding the desired rate of 95%.

- **Specialty Care Beds** were generally underutilized in hospitals of the County of Maui in 2000.

As for the existing capacity of Emergency Medical Services, the County's Public Facilities Assessment Update, July 15, 2002, notes that the Kihei-Makena area is currently served by one ambulance. However, there is a present need for two ambulances.

Potential Impacts and Mitigation Measures. The proposed section will not result in a significant population increase and will therefore not produce a significant increase in demand for physicians, dentists, nurses, mental health personnel and hospital beds.

4. Solid Waste

Existing Conditions:

Two landfills are currently operating on Maui, the Central Maui Landfill in Puunene and the Hana landfill. Solid waste collection is currently provided by a private waste collector and taken to the Central Maui Landfill.

According to the County's Public Facilities Assessment Update, July 15, 2002, existing capacity and planned expansion of the Central Maui Landfill will accommodate the Kihei-Makena Community Plan Region's waste disposal needs beyond the year 2020.

Potential Impacts and Mitigating Measures:
Solid waste generated by the Maalaea Village will be collected and disposed of in the Central Maui Landfill by a commercial disposal service. Construction debris generated for the construction of the project will be reused or recycled when practical or disposed of at a construction and demolition waste landfill in Maalaea.

5. Schools

Existing Conditions:
The Maalaea District is serviced by both private and public schools. Public school students will typically attend facilities located in the Wailuku area.

Potential Impacts and Mitigating Measures:
The Maalaea Village triggers the newly implemented assessment fee imposed by the State Department of Education. Although the assessment rate has not yet been determined for the Wailuku School District, the Applicant anticipates that he impact fees will be implemented during the entitlement process for this project and will participate with any impact fees as required State law.

D. INFRASTRUCTURE

1. Roadways and Traffic

Existing Conditions:

A Traffic Impact Analysis Report was prepared for the Maalaea Village by the Traffic Management Consultant, Traffic Engineer Randall Okaneku (**See**: Appendix D, "Traffic Impact Analysis Report").

Access
The project site is accessed by four existing driveways, which also provide access to the surrounding Maalaea Triangle.

Parking
Two hundred and sixty (260) parking stalls would be provided for the proposed project. One hundred ten (110) stalls would be assigned parking for the residential condominium. One hundred (100) of the assigned stalls will be secured by gated entry/exit. The other 10 assigned parking stalls will be located

along the South Driveway. The remaining 150 stalls would be open parking for the proposed retail activities.

Roadways

Honoapiilani Highway is a two-way, two- to four-lane arterial highway between Wailuku and West Maui. In the vicinity of the project site, Honoapiilani Highway is a three-lane highway, two lanes in the northbound direction and one lane in the southbound direction.

Honoapiilani Highway is signalized at its intersection with Kapoli Street. Maalaea Road is a two-way, two-lane roadway, which provides access to Maalaea Harbor. Maalaea Road intersects Honoapiilani Highway at two locations. At its north terminus, only the right-turn movement from Maalaea Road to northbound Honoapiilani Highway and the left-turn movement from southbound Honoapiilani Highway to Maalaea Road are permitted at the unsignalized intersection. At its south terminus, only the right turn-in and right-turn-out movements are permitted on Maalaea Road to/from northbound Honoapiilani Highway.

Kapoli Street is a two-way, four-lane roadway between Honoapiilani Highway and Maalaea Road. Kapoli Street is signalized at its T-intersection with Honoapiilani Highway. Kapoli Street is stop-controlled at its T-intersection with Maalaea Road. Hauoli Road is a local road, which provides access to residential condominium developments. Hauoli Road is stop-controlled at its four-legged intersection with Maalaea Road, opposite the South Driveway.

Field Investigation and Data Collection

Manual traffic count surveys were conducted on September 18, 2007 and October 3, 2007, during the AM and PM peak periods of traffic − from 6:00 AM to 8:30 AM and from 3:00 PM to 5:30 PM.

Intersections

The following intersections are included in the study area:

a. Honoapiilani Highway and Kapoli Street
b. Kapoli Street and North Driveway/Carl's Jr. Driveway
c. Kapoli Street and Maalaea Road
d. Honoapiilani Highway and Maalaea Road (North Terminus)
e. Maalaea Road and East Driveway
f. Maalaea Road and Hauoli Road/South Driveway

g. Honoapiilani Highway and Maalaea Road (South Terminus)
h. Honoapiilani Highway and West Driveway

Existing AM Peak Hour Traffic

The AM peak hour of traffic occurred between 6:15 AM and 7:15 AM. Honoapiilani Highway carried about 1,600 vehicles per hour (vph), total for both directions. The AM peak direction of traffic was in the southbound direction, accounting for about 70 percent of the total traffic on Honoapiilani Highway. Maalaea Road carried about 200 vph, total for both directions. The intersection of Honoapiilani Highway and Kapoli Street operated at LOS "B" with a v/c ratio of 0.77, during the existing AM peak hour of traffic. The left-turn movement from Kapoli Street to southbound Honoapiilani Highway operated at LOS "D". The other intersections in the study area operated at LOS "B" or better.

Existing PM Peak Hour Traffic

The existing PM peak hour of traffic occurred between 3:45 PM and 4:45 PM. Honoapiilani Highway carried about 2,100 vph, total for both directions, with 55 percent of the total traffic headed in the northbound direction. Maalaea Road carried about 250 vph, total for both directions, during the existing PM peak hour of traffic. During the existing PM peak hour of traffic, the intersection of Honoapiilani Highway and Kapoli Street operated at LOS "A" with a v/c ratio of 0.64. The other intersections in the study area operated at satisfactory Levels of Service, i.e., LOS "C" or better.

Trip Generation

Trip generation statistics are best illustrated by an expert from the TIAR; Table 2:

Table 2. Trip Generation Characteristics

Land Use (ITE Code)	AM Peak Hour (vph)			PM Peak Hour (vph)		
	Enter	Exit	Total	Enter	Exit	Total
Residential Condo (230)	9	46	55	44	21	65
Retail Center (820)	24	15	39	66	71	137
Total Site Trips	33	61	94	110	92	202
Pass-By Trips	0	0	0	52	52	104
Net Trips	**33**	**61**	**94**	**58**	**40**	**98**

Conclusion:

AM Peak Hour Traffic Impact Analysis With Project

The Honoapiilani Highway and Kapoli Street intersection is expected to operate at LOS "B" with a v/c ratio of 0.84, during the AM peak hour of traffic with the proposed project. The left-turn movement from Kapoli Street to southbound Honoapiilani Highway is expected to continue to operate at LOS "D". The other intersections in the study area are expected to operate at satisfactory Levels of Service, during the AM peak hour of traffic with the proposed project.

PM Peak Hour Traffic Impact Analysis With Project

During the PM peak hour of traffic with the proposed project, the intersection of Honoapiilani Highway and Kapoli Street operated at LOS "B" with a v/c ratio of 0.72. The right-turn movement from the south junction of Maalaea Road at Honoapiilani Highway is expected to continue to operate at LOS "D", during the PM peak hour of traffic with the proposed project. The other intersections in the study area are expected to operate at satisfactory Levels of Service.

Recommendations

The gated entry to the reserved parking area at East Driveway should be located about 50 feet from the Maalaea Road traveled way to minimize any queuing back onto the public roadway.

Conclusions

At the time of the original SMA Permitting for the Maalaea Triangle, traffic improvements were constructed to accommodate traffic volumes generated by the full build out of the Maalaea Triangle Commercial Subdivision. The traffic generated by the proposed Maalaea Village is not expected to significantly impact traffic in the vicinity of the project. Traffic mitigation is not recommended at this time.

2. Wastewater

Existing Conditions:

The existing wastewater treatment facility on site at the Maalaea Triangle was constructed to accommodate the full build out of the project. There are currently two (2) undeveloped lots contained within the Maalaea Triangle. The wastewater treatment plant retains existing capacity to accommodate the full build out of the Maalaea Triangle. Engineering Dynamics, Inc. is currently collecting flow data from the existing wastewater treatment system in order to formulate a wastewater treatment plan for the Maalaea Village.

Potential Impacts and Mitigating Measures:
Wastewater flow produced by Maalaea Village is anticipated to be approximately 28,479 Gallons Per Day.

Engineering Dynamics Inc., designed the existing wastewater plant for the Maalaea Triangle. Engineering Dynamics is in the process of designing a Wastewater Treatment Plan to manage the wastewater produced by the Maalaea Village.

3. Water

Existing Conditions:
Domestic water and fire flow will be provided by the County's water system. There is an existing 12-inch waterline which supplies water from the 300,000 gallon reservoir to Honoapiilani Highway and traverses midway through the Maalaea Triangle Subdivision and connects to an existing 8-inch and 12-inch waterline on Maalaea Road.

A 300,000 gallon concrete reservoir, located approximately a 2,000 feet to the west of the project site provides storage for the area. The source for this water system is from the Central Maui source.

Potential Impacts and Mitigating Measures:
Average Daily Demand (ADD) for the proposed Maalaea Village is calculated as follows:

(560 gallons/unit) * (110 units) + (10,000/1,000) * (140) = 63,000 Gallons Per Day

4. Drainage and Erosion Control

A Preliminary Drainage and Engineering Report has been prepared for the Maalaea Village by Otomo Engineering, Inc. (**See**: Appendix C, "Preliminary Drainage & Engineering Report"

Existing Conditions:
According to the "Drainage and Soil Erosion Control Report for Maalaea Triangle Project" prepared February 28, 1995 by Warren S. Unemori Engineering, Inc. (WSUE).

Presently, runoff from the project site sheet flows in a north to south direction and into the existing improvements which was installed as part of the Maalaea Triangle Subdivision project. The onsite runoff eventually follows into a 7′ x 12′ concrete box culvert which discharges into Maalaea Harbor in the vicinity of the U.S. Coat Guard Station. Based on the WSUE drainage report, it is estimated that the calculated 50-year, 1-hour runoff from the undeveloped portion of the project site is 6.24 Cubic Feet per Second (CFS).

The drainage system installed as part of the Maalaea Triangle Subdivision improvements was sized to accommodate runoff from the development of Lot 6. As approximately 2.60 acres of the total lot area of 4.07 acres are already developed, the calculations herein are limited to the undeveloped 1.47 acres only. Runoff from the developed portion of the lot currently sheet flows into the existing drainage system.

A drainage and engineering report was prepared by WSUE For the original SMA Permit for the Maalaea Triangle Commercial Subdivision. The WSUE report was extremely conservative based on the unknown nature of future development for the project site. Based on recent calculations for the Maalaea Village by Otomo Engineering Inc., the post development runoff from the undeveloped portion of the project is estimated to be 5.27 CFS, which is a decrease of 0.97 cfs from the developed conditions of 6.24 CFS calculated for the Maalaea Triangle Subdivision. Therefore, there will be a decrease in runoff conveyed to the existing drainage system than designed.

Onsite runoff will be collected by catch basins and area drains located in landscaped areas. Drainlines from the catch basins will convey onsite runoff to existing drainage facilities along the existing roadways and driveways. Runoff will ultimately discharge into Maalaea Bay via an existing seven (7) foot by twelve (12) foot concrete box culvert, as it is presently doing. The box culvert is sized to accommodate the post development runoff from all of the project site (Parcel 6 of the Maalaea Triangle).

Potential Impacts and Mitigating Measures:

The previously designed and installed drainage system for the Maalaea Triangle Subdivision was constructed to accommodate runoff in excess of what is projected to be produced by the Maalaea Village. The existing drainage infrastructure onsite is adequate to accommodate the proposed project.

5. Electrical, Telephone, Cable, and Data Systems

Existing Conditions:

Electrical, telephone and cable TV distribution systems are existing along Maalaea Road, to the East of the project site.

Potential Impacts and Mitigating Measures:

Electrical, telephone and cable TV distribution systems will be extended from their existing location along Maalaea Road, underground to the Project Site.

IV. RELATIONSHIP TO GOVERNMENT PLANS, POLICIES, AND CONTROLS

A. HAWAII LAND USE LAW

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes the four major land use districts in which all lands in the State are classified. These districts are *Urban*, *Rural*, *Agricultural*, and *Conservation*.

The subject property is within the *Urban* District. The proposed improvements are appropriate within the *Urban* District and are consistent with the State Land Use Law.

B. HAWAII STATE PLAN

Pursuant to HRS Chapter 226, the purpose of the Hawaii state plan is to serve as a guide for the future long-range development of the State; identify the goals, objectives, policies, and priorities for the State; provide a basis for determining priorities and allocating limited resources, such as public funds, services, human resources, land, energy, water, and other resources; improve coordination of federal, state, and county plans, policies, programs, projects, and regulatory activities; and to establish a system for plan formulation and program coordination to provide for an integration of all major state, and county activities.

The Maui County General Plan was formulated in consultation with the Office of State Planning and in consideration of the objectives and policies of the Hawaii State Plan.

C. GENERAL PLAN OF MAUI COUNTY

The General Plan of the County of Maui (1990 update) provides long-term goals, objectives, and policies directed toward the betterment of living conditions in the County. Addressed are social, environmental, and economic issues that influence future growth in Maui County. The subject property's use is consistent with the following General Plan objectives and policies:

I Population, Land Use, the Environment and Cultural Resources

A. POPULATION

Objective

1. To plan the growth of resident and visitor population through a directed and managed growth plan so as to avoid social, economic and environmental disruptions.

Policies

a. Manage population growth so that the County's economic growth will be stable and the development of public and private infrastructures will not expand beyond growth limits specified in the appropriate community plans or negatively impact our natural resources.

d. Provide for population density and distribution patterns within the appropriate community plans which balance with the County's fiscal ability to provide necessary essential services.

e. Participate in and support State and Federal programs which compliment the County's growth strategy.

B. LAND USE

Objective

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

Policies

b. Provide and maintain a range of land use districts sufficient to meet the social, physical, environmental and economic needs of the community.

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

Objective

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

Policies

b. Encourage land use patterns that foster a pedestrian oriented environment to include such amenities as bike paths, linear parks, landscaped buffer areas, and mini-parks.

II Economic Activity

A. GENERAL

Objective

1. To provide an economic climate which will encourage controlled expansion and diversification of the County's economic base.

Policies

a. Maintain a diversified economic environment compatible with acceptable and consistent employment.

Objective

3. Utilize an equitable growth management program which will guide the economic well-being of the community.

a. Encourage a sustainable rate of economic development which is linked to the carrying capacity of the infrastructure systems and the fiscal ability of the County to maintain those systems.

B. VISITOR INDUSTRY

Objective

1. To encourage exceptional and continuing quality in the development of visitor industry facilities.

2. To control the development of visitor facilities so that it does not infringe upon the traditional social, economic and environmental values of our community.

Policies

a. Limit visitor industry development to those areas identified in the appropriate community plans, and to the development of projects within those areas which are in conformance with the goals and objectives of those plans.

III Housing & Urban Design

B. URBAN DESIGN

Objective

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

Policies

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

b. Encourage expansion in the process to require all non-single family development to be reviewed by the Urban Design Review Board.

Objective

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

D. KIHEI-MAKENA COMMUNITY PLAN

Nine community plan regions have been adopted in Maui County. Each region's growth and development is guided by a Community Plan, which contains objectives and policies, in accordance with the County General Plan. The purpose of the Community Plan is to outline a relatively detailed agenda for carrying out General Plan's objectives (**See:** Figure No. 5, "Kihei-Makena Community Plan Map"). The Kihei-Makena Community Plan was updated in March 1998.

The proposed action is consistent with the following goals, objectives and policies in the Kihei-Makena Community Plan:

Goal:

Land Use. A well-planned community with land use and development patterns designed to achieve the efficient and timely provision of infrastructural and community needs while preserving and enhancing the unique character of Maalaea, Kihei, Wailea and Makena as well as the region's natural environment, marine resources and traditional shoreline uses.

Objectives and Policies:

c. Upon adoption of this plan, allow no further development unless infrastructure, public facilities, and services needed to service new development are available prior to or concurrent with the impacts of new development.

Analysis.

Section III "Environmental Settings, Impacts and Mitigation Measures" 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 of the County will have in the foreseeable future, adequate capacity to serve the development and will therefore not be significantly impacted by the project. Necessary infrastructure, public facilities and services will be available prior to and/ or concurrent with development of the Maalaea Village. The Applicant will also pay any required fees or assessment for county services.

The proposed project will occur within the partially developed site of the previously approved Maalaea Triangle Commercial Center. The development proposed therefore will require significantly less public infrastructure, facilities and services than constructing an entirely new project from scratch. The property contains pre-existing uses and does not involve important agricultural lands.

Goal:

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

Analysis.
As described in **Section III "Environmental Settings, Impacts and Mitigation Measures"** of this report, Kihei-Makena's unique and fragile environmental resources, including its shoreline, near and off-shore water quality, drinking water, archaeological resources, and endangered flora and fauna, will not be impacted by this project.

Goal:
Economic Activity. A diversified and stable economic base, which serves resident, and visitor needs while providing long-term resident employment.

Analysis.
The project is located within the previously approved Maalaea Triangle and is zoned B-2 Community Business District. Residential and commercial uses proposed within the project conform to the existing Kihei-Makena Community Plan Designation of (B) Commercial.

The project site is in close proximity to important resident and visitor destinations, the Maalaea Small Boat Harbor and the Maui Ocean Center. By providing residential and commercial use opportunities in close proximity to existing commercial activity centers. New and specialized commercial services can be offered to support residents, visitors and employees at Maalaea.

E. MAUI COUNTY ZONING

The proposed action complies with the provisions of MCC Title 19, Comprehensive Zoning, as follows:

	Zoning: B-2 Community Business District
Generally	A community business district is intended to provide all types of goods and services for the community, with the exception of those uses more generally associated with industrial district, but at a lower intensity of use than in the central business district.
Permitted Use	Apartments; various retail, office, professional services and other commercial uses.
Minimum Lot Size	Six thousand square feet and the minimum lot frontage shall be sixty feet.
Existing Lot Size	4.09-acres
Maximum Building Height	The maximum height of any building shall be limited by the total floor area which shall not exceed in square feet two hundred percent of the total lot area (356,321 SQFT); and provided further, that no building be more than six stories in height.
Proposed Building Height	45-feet and four (4) stories (110,040 SQFT).
Required Parking (Apartment Use)	Apartment house, apartment, apartment-motel with kitchen facility in room: two parking spaces for each unit; provided, that two parking spaces assigned to a dwelling unit, or allocated for employee parking, may be situated in tandem thereby allowing two vehicles to park end to end;
Required Parking (Business Use)	Business building other than in B-1 neighborhood business district: one space for every five hundred square feet of floor area of building; provided, that the minimum shall be three parking spaces.
Parking Provided	Existing: 205 stalls Proposed: 53 stalls Total: 258 stalls

Parking Required	Required Parking for Commercial Use = 1 Stall for Every 500 SQFT of Floor Area Total Floor Area = (28 Units x 520 SQFT per Unit) = 14,560 SQFT of Commercial Area Total Required Parking for Commercial Use = (14,560 SQFT / 500 SQFT) = 29 Stalls Required for Commercial Use Required Parking for Residential Use = 2 Stalls for Every Residential Unit Total Required Parking for Residential Use = (2 Stalls x 110 Residential Units) = 220 Stalls Required for Residential Use Total Parking Required for the Maalaea Village Project = 249 Stalls

Analysis.

The proposed uses within the Maalaea Village, Apartment and Commercial uses are consistent with the project site's existing B-2 Community Business District Zoning.

F. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

The Maalaea Village is located within the Special Management Area (SMA). 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.

RECREATIONAL RESOURCES

Objectives: 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:

1. Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;
2. Requiring replacement of coastal resources having significant recreational value, including, but not limited to, surfing sites and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
3. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
4. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
5. Encouraging expanding public recreational use of county, state and federally owned or controlled shoreline lands and waters having recreational value;

   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; and

6. Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits, and crediting such dedication against the requirements of Section 46-6 of the Hawaii Revised Statutes.

Response:

The project site is located approximately 600 feet from the shoreline. The project site is within an existing and partially developed Commercial Center and will not impact any existing public beach access. It is not anticipated that the Maalaea Village will have an impact on the shoreline or public beach access. The Maalaea Village will further facilitate the use of the Maalaea harbor by providing commercial services and use opportunities in close proximity to the important small boat harbor facility.

2. HISTORICAL/CULTURAL RESOURCE

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

Policies:

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

Response:

As discussed in **Chapter III.A.9, "Archaeological/Historical Resources"** Archaeological Consultant, Scientific Consulting Services (SCS) has prepared and submitted an Archaeological Monitoring Plan for the project site to SHPD for approval. (**See:** Appendix: B-1, "An Archaeological Monitoring Plan").

A Cultural Impact Assessment (CIA) Report has also been prepared by SCS and has yielded no evidence of potential impacts to cultural uses or practices occurring within the project site (**See:** Appendix: B-2, "Cultural Impact Assessment Report")**.**

1. SCENIC AND OPEN SPACE RESOURCES

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

Policies:

a. Identify valued scenic resources in the coastal zone management area;

b. Insure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of the natural landforms and existing public views to and along the shoreline; and

c. Preserve, maintain and, where desirable, improve and restore shoreline open space and scenic resources; and

d. Encourage those developments, which are not coastal dependent to locate in inland areas.

Response:

The visual resource setting along Honoapiilani Highway has been discussed in **Section III.A.8** "Visual Resources/Urban Design", of this report. The 1990 Maui Coastal Scenic Resources Study identified mountain, ocean, and open space view opportunities along Honoapiilani Highway between North Kihei Road and the southern Maalaea Road access to Maalaea Harbor (**See**: Figure No. 09 "Scenic Resource Map"). This section of the highway is approximately one (1) mile in length.

As previously noted in the assessment, the proposed Maalaea Village building complex will affect an existing, unobstructed ocean view along a short segment of Honoapiilani Highway. However, the proposed project will not significantly affect the overall panoramic ocean view experience on Honoapiilani Highway between North Kihei Road and the southern access road to Maalaea Harbor that spans approximately one (1) mile. Design measures have been incorporated in the architectural, site, and landscape planting plans to minimize the visual impact of the proposed Maalaea Village building complex and on existing public views to the ocean. The proposed development will not affect mountain views along Honoapiilani Highway and open space views along the highway, as identified in the Maui Coastal Scenic Resources Study.

The subject property is part of the Maalaea Triangle/Maui Ocean Center commercial development, and the proposed development is consistent with land use plans and policies adopted by the County of Maui.

The Maalaea Village will not impact *makai* to *mauka* views from the shoreline.

2. COASTAL ECOSYSTEMS

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

Policies:

a. Improve the technical basis for mature resource management;

b. Preserve valuable coastal ecosystems of significant biological or economic importance;

c. Minimize disruption and 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 water uses which violate state water quality standards.

Response:

As discussed in **Section III.D.4 "Drainage and Erosion Control"** a drainage plan has been prepared to address the issues associated with the proposed project. The proposed project is located approximately 600 feet from the shoreline. The existing drainage infrastructure constructed by the Maalaea Triangle Subdivision will be adequate to accommodate drainage requirements for the Maalaea Village.

3. ECONOMIC USES

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

Policies:

a. Concentration in appropriate areas the location of coastal dependent, development necessary to the State's economy;

b. Insure that coastal dependent, development such as harbors and ports, visitor facilities, and energy-generating facilities are located, designed, and constructed to minimize adverse social, visual and environmental impacts in the coastal zone management areas; and

c. Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term

growth at such areas, and permit coastal dependent development outside of presently designated areas when:

1. Utilization of presently designated locations is not feasible,
2. Adverse environmental effects are minimized, and
3. The development is important to the State's economy.

Response:

The development pattern of Maalaea is characterized as high density commercial and resort/residential uses along Hauoli Road. The proposed Maalaea Village is in the State Urban District, designated (B) Commercial in the Kihei-Makena Community Plan and Zoned B-2 Community Business District. The proposed project is consistent with existing land use designations for the parcel, as well as the pattern of development existing in the area.

The proposed project is consistent with the Kihei Makena Community Plan and is an infill project and a logical continuation of past and current growth patterns.

6. COASTAL HAZARDS

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

Policies:

a. Develop and communicate adequate information on storm wave, tsunami, flood, erosion and subsidence hazard;
b. Control development in areas subject to storm wave, tsunami, flood, and erosion and subsidence hazard;
c. Ensure that development comply with requirements of the Federal Flood Insurance Program; and
d. Prevent coastal flooding from inland projects.

Response:

According to the Flood Insurance Rate Map Community-Panel Number 150003 0235 (**See:** Figure No. 8, "Flood Insurance Rate Map") for this region, the project site is situated within Zone "C", an area of minimal flood hazard potential.

Based on the information provided by the Flood Insurance Rate Map, the proposed project is not in an area of significant flood hazard risk.

4. MANAGING DEVELOPMENT

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

Policies:

a. Effectively utilize and implement existing law to the maximum extent possible in managing present and future coastal zone development;

b. Facilitate timely processing of the application 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 general public to facilitate public participation in the planning and review process.

Response:

The development of the Maalaea Village is being conducted, in accordance with applicable State and County requirements. Opportunity for public review of the proposed action is provided through the review of the HRS Chapter 343 Environmental Assessment that the Applicant has voluntarily opted to participate in and the Special Management Area application approval and public hearing process. Also prior to filing this consolidated application report, the Applicant held a pre-consultation meeting on November 28, 2007 with Maui Ocean Center representatives, owners/lessees of property within 500 feet of the project site. Meeting invitations were also sent to property managers of each of the condominium buildings along Hauoli Road, for circulation with residents..

5. 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 advice and assistance to the coastal zone management program;

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, development, and government activities; and

c. Organize workshops, policy dialogues, and site specific mediations to respond to coastal issues and conflict.

Response:

The proposed Maalaea Village Project will provide the public with opportunities for review and comment on several occasions. On July 17, 2007 a courtesy project Pre-Consultation letter was transmitted to neighboring property owners within five hundred feet of the project site (**See**: Appendix: A-1 "Pre-Consultation Letter to Neighboring Property Owners Within 500 Feet").

The applicant also conducted a pre-consultation community meeting for the Maalaea Village. The meeting occurred at the Maalaea Boat and Fishing Club Meeting Room located beneath Buzz's Warf Restaurant on Maalaea Road. The meeting took place on November 28, 2007. A Pre-Consultation Meeting Invitation letter was issued to neighboring property owners within five hundred feet of the project site and to property managers of the existing condominiums along Hauoli Road, for placement in a conspicuous location on the premises (**See**: Appendix: A-1, A-2 & A-4 "Pre-Consultation Letter to Neighboring Property Owners Within 500 Feet", "Pre-Consultation Letter to Property Managers of Neighboring Condominiums" & "Minutes From November 28, 2007 Pre-Consultation Community Meeting").

Community input collected in the November 28, 2007 pre-consultation meeting has been incorporated into this report. The meeting minutes can be found in the appendix of this report (**See**: Appendix A-3, "Community Meeting Minuets").

Please Note: the Environmental Assessment review process for this project is being undertaken voluntarily. Upon acceptance Draft EA by the Maui County Planning Department, a Notice of Filing of a Draft EA will be posted in the OEQC Bulletin. At that time, the general public will have 30 days to review and comment on the Draft EA. The public will also have the opportunity to participate in the public hearing portion of the Planning Commission review process related to this application for Special Management Area Permit Approval.

6. BEACH PROTECTION

Objectives: Protect beaches for public use and recreation.

Polices:

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.

Response:

The proposed Maalaea Village is approximately 600 feet from the shoreline. The project does not propose any structures in the shoreline area.

7. MARINE RESOURCES

Objective: Implement the State's ocean resource 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 resources in order to acquire and inventory information necessary to understand how 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.

Response:

As noted earlier, the subject property is approximately 600 feet from the shoreline. In addition, drainage mitigation measures during the parking lot improvements will minimize the possibility of non-point source pollution entering the marine environment. It is not anticipated that the proposed project will have a significant effect on marine resources.

V. 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.*

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

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

Response:
The Maalaea Village 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.*

Response:
The project is being developed in compliance with the state's long term environmental goals. As documented in this report, 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.*

Response:
The project will produce residential, employment and business opportunities. As documented in this report, no significant negative short-term or long-term impacts to the socio-economic environment are anticipated to result from this project. As discussed in **Section III.B.2 "Economy"**, the project will result in a positive impact on the economy of Maui County.

E. *Substantially affects public health.*

Response:
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.*

Response:
The proposed action will not result in substantial secondary impacts, such as population changes or effects on public facilities.

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

Response:
As discussed in **Section III.D.4 "Drainage and Erosion Control"**, 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.*

Response:
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 in proximity to developed residential and resort areas. Any increase in storm runoff due to development will be accommodated onsite in a subsurface drainage system. 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.*

Response:

The project site is a previously graded building pad and developed parking lot. There are no known rare, threatened, or endangered species or habitat at the project site.

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

Response:
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. 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.*

Response:
The subject properties are not located in an environmentally sensitive area.

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

Response:
As discussed in **Section III.A.8**, "Visual Resources/Urban Design", of this report, mountain, ocean and open space view corridors are identified in the Maui Coastal Scenic Resources Study (1990) along the section of Honoapiilani Highway between North Kihei Road and the southern access of Maalaea Road (**See:** Figure No. 09, "Scenic Resource Map"). This stretch of Honoapiilani Highway is approximately one (1) mile long. The Maalaea Triangle commercial subdivision is within this study area.

As previously noted in the assessment, the proposed Maalaea Village building complex will affect an existing, unobstructed view along a short segment of Honoapiilani Highway. However, the proposed project will not significantly affect the overall panoramic ocean view experience on Honoapiilani Highway North Kihei Road and the southern access of Maalaea Road. Design measures have been incorporated in the architectural, site, and landscape planting plans to minimize the visual impact of the proposed Maalaea Village building complex and on existing public views to the ocean. The proposed development will not affect mountain views along Honoapiilani Highway and open space views along the highway, as identified in the Maui Coastal Scenic Resources Study.

The subject property is part of the Maalaea Triangle/Maui Ocean Center commercial development, and the proposed development is consistent with land use plans and policies adopted by the County of Maui.

The Maalaea Village will not impact *makai* to *mauka* views from the shoreline.

M. *Requires substantial energy consumption.*

Response:
The energy impact of the proposed action will not be exceptional.

VI. FINDINGS AND CONCLUSIONS

This consolidated HRS 343 Environmental Assessment and Special Management Area Permit Application Report prepared for the Maalaea Village has documented that the proposed project will not result in adverse impacts to the environment or surrounding uses.

It is anticipated that short-term construction related impacts will exist; however, through the implementation of mitigation measures, effects on the surrounding area will be minimized. Mitigation measures will include, dust control, such as regular watering and sprinkling to minimize wind-blown emissions. All construction activities will be limited to normal daylight working hours. A solid waste management plan will be in place for the disposal of clearing and grubbing material from the site during construction.

In the long term, the Maalaea Village will not result in significant adverse impacts to surrounding areas, archaeological and historic resources or local population levels. Public service needs such as police, medical facilities and schools will not be significantly impacted by the project. The Maalaea Village mixed use commercial and residential project is anticipated to have a positive impact on the economy of Maui Island and County by providing employment and housing opportunities to further enhance the economic function of the Maalaea area.

Impacts to roadways, water, wastewater, drainage and other infrastructure systems are either not considered significant or will be mitigated through system improvements.
This request 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 MCC Title 19, Zoning. The proposed project is also consistent with the objectives and policies of the Kihei-Makena Community Plan.

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.

VII. REFERENCES

Urban Land Institute, Ten Principles for Developing Successful Town Centers, 2007. (By: Michael D. Beyard, Anita Kramer, Bruce Leonard, Michael Pawlukiewicz, Dean Schwanke, Nora Yoo)

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, June 2002.

County of Maui, Maui Planning Department, Kihei-Makena Community Plan. May 1998 Update.

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

County of Maui, Office of Economic Development, and Hawaii Small Business Development Center Network, Hawaii Business Research Library, Maui County Data Book 2006, December 2006.

Erosion and Sediment Control Guide for Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, March, 1981.

Flood Insurance Rate Maps of the County of Maui, September, 1989

Rainfall-Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau, 1962.

State of Hawaii, Department of Business and Economic Development, Data Book, 1990.

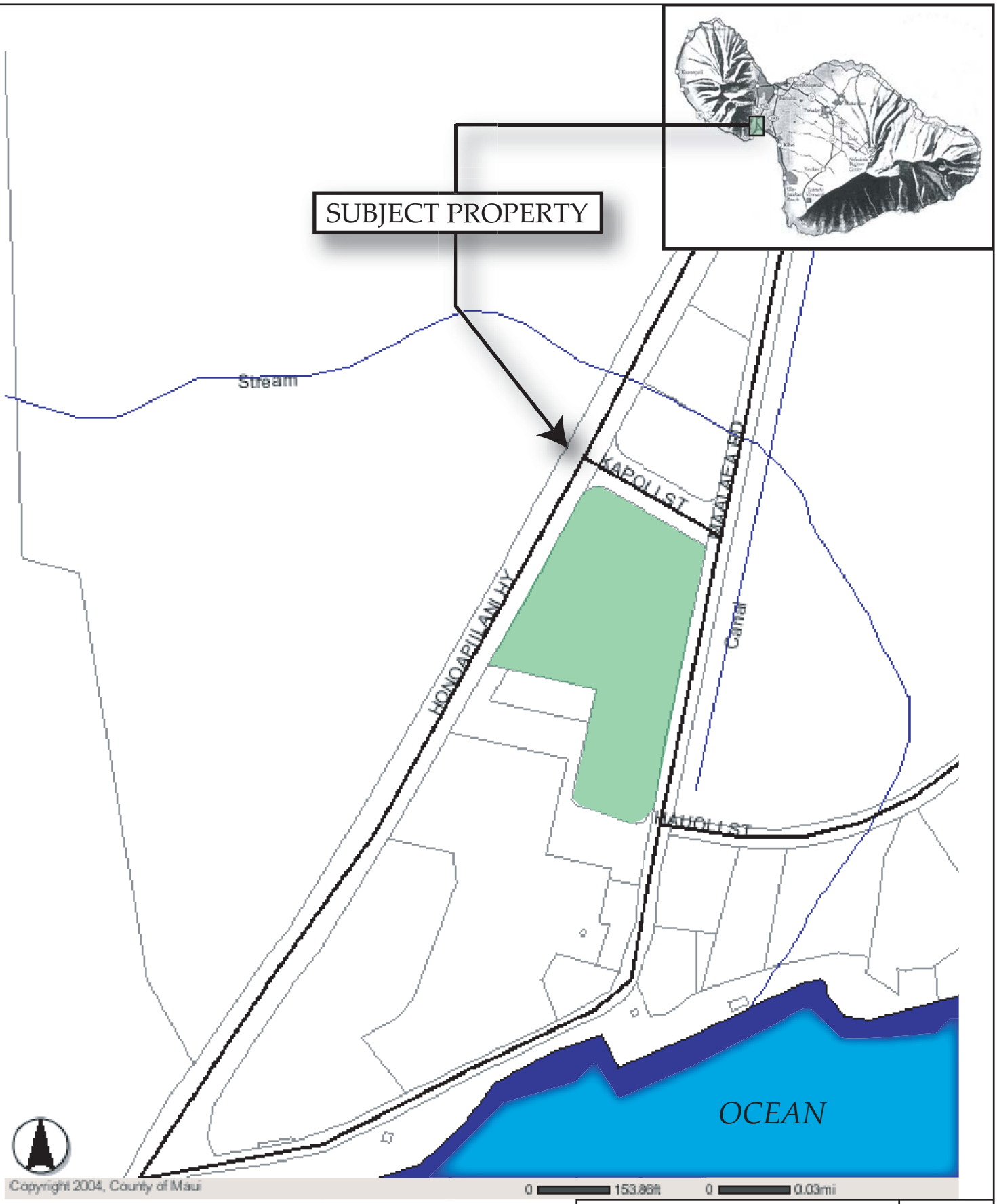
University of Hawaii, Land Study Bureau, Detailed Land Classification - Island of Maui, L.S.B. Bulletin no. 7. May 1967.

University of Hawaii, Department of Geography, Atlas of Hawaii, Second Edition, 1983

US Department of Agriculture, Soil Conservation Service in Cooperation with the University of Hawaii, Agricultural Experiment Station. Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii. 1972.

FIGURES:

Figure No. 1	Regional Location Map
Figure No. 2	Aerial Location Map
Figure No. 3	TMK Parcel Map
Figure No. 4	State Land Use Map
Figure No. 5	Kihei-Makena Community Plan Map
Figure No. 6	County Zoning Map
Figure No. 7	Special Management Area (SMA) Map
Figure No. 8	Flood Insurance Rate Map (FIRM)
Figure No. 9	Scenic Resource Map
Figure No. 10a-b	Site Photographs
Figure No. 11	Parking Lot Plan
Figure No. 12	Proposed Site Plan
Figure No. 13	Proposed Structure Elevation
Figure No. 14a-b	Architectural Renderings
Figure No. 15	Character of Neighboring Development
Figure No. 16	Parcel Survey Map



Maalaea Village

Figure No. 1

October 2007

Regional Location Map

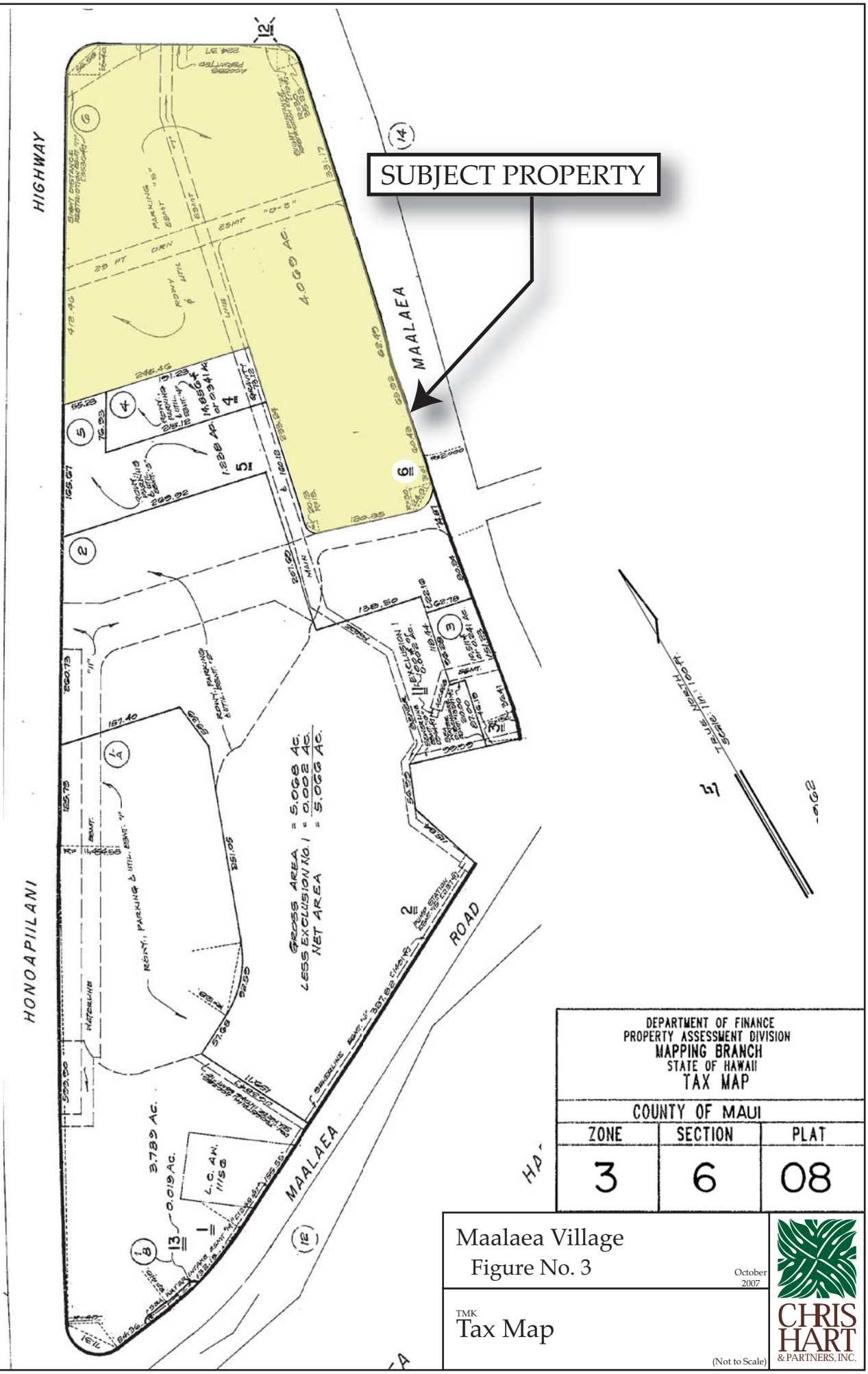
CHRIS HART & PARTNERS, INC.

Maalaea Village
Figure No. 2

November 2007

Aerial Location Map

CHRIS HART & PARTNERS, INC.



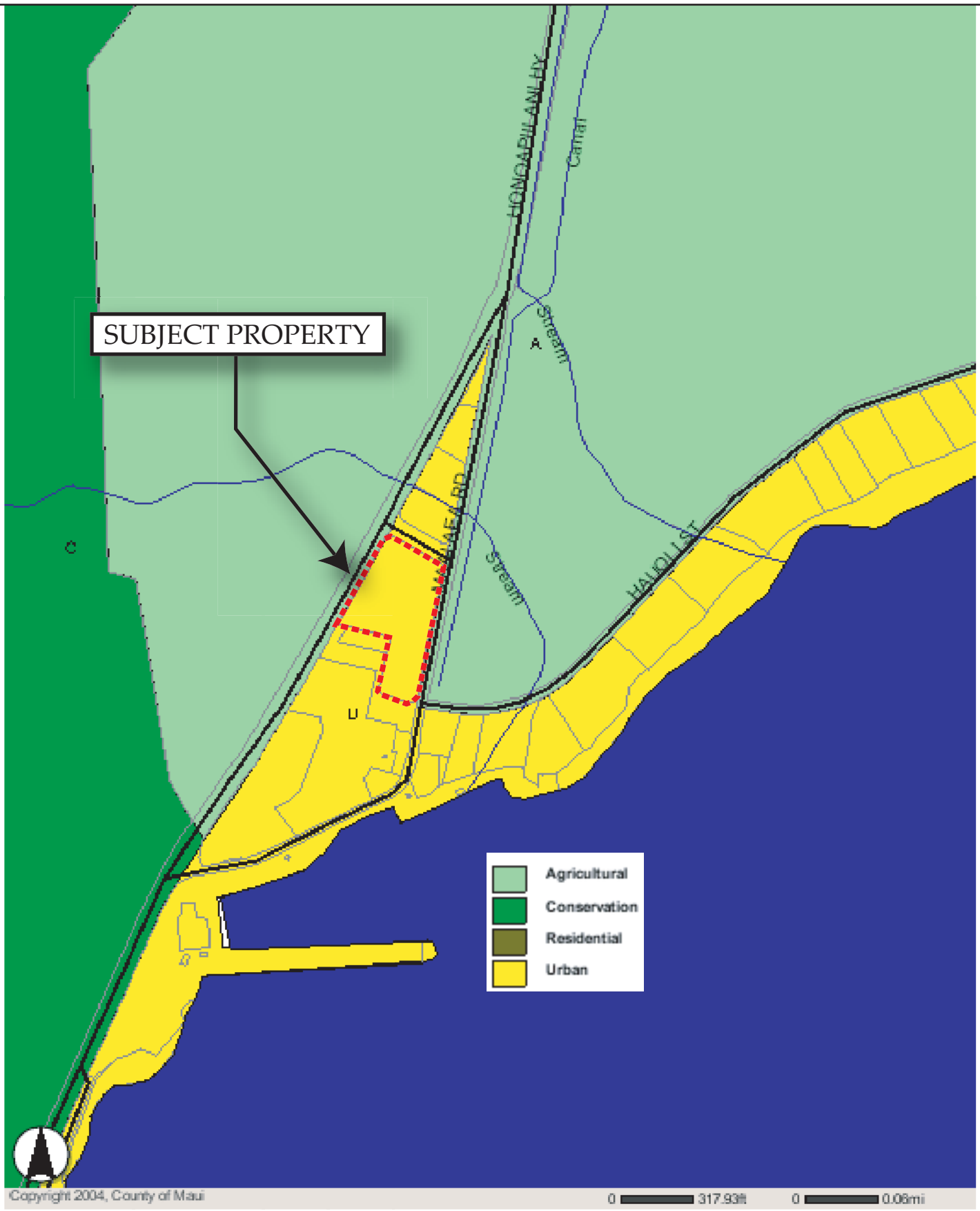
Maalaea Village
Figure No. 3

October 2007

TMK
Tax Map

(Not to Scale)

CHRIS HART & PARTNERS, INC.

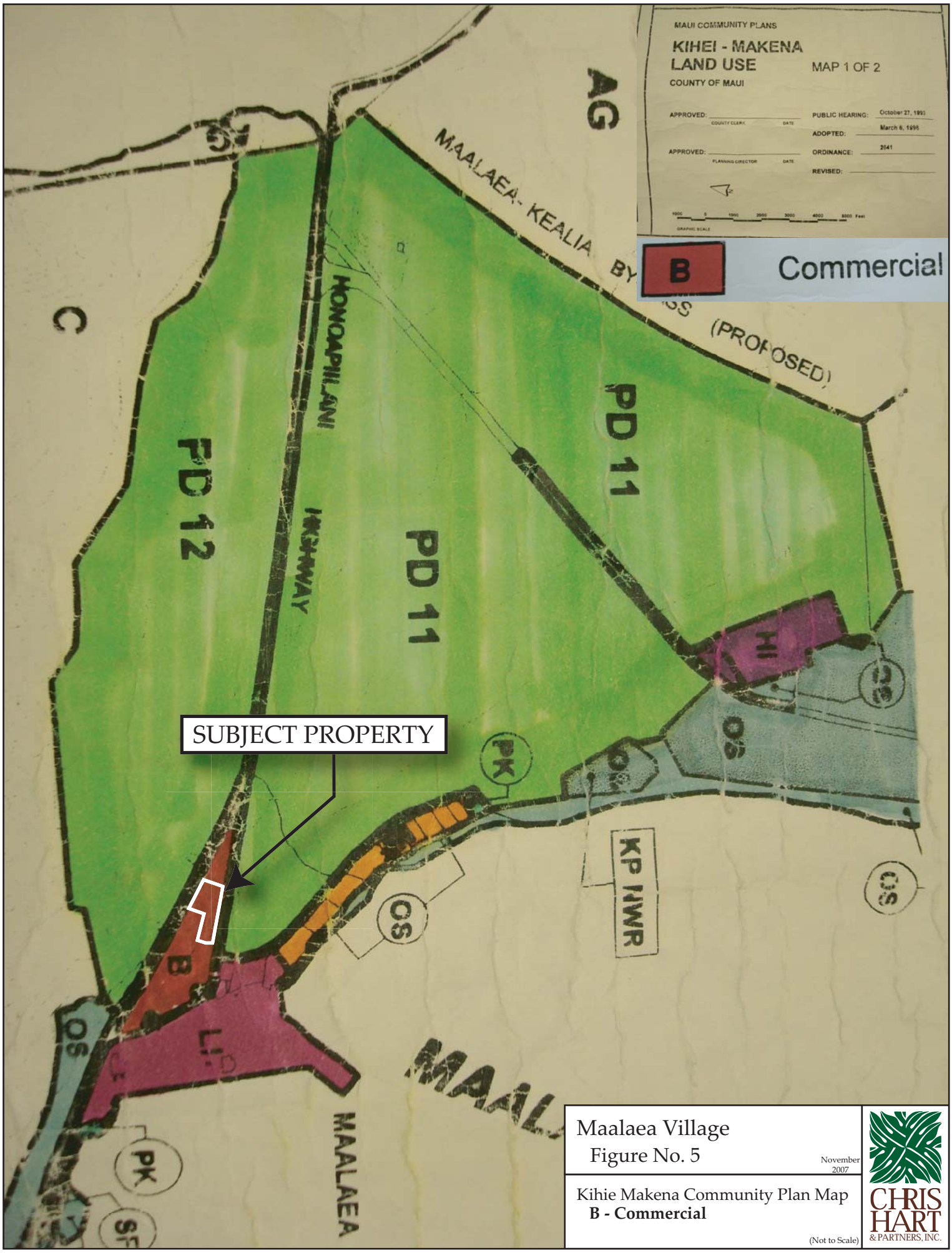


Maalaea Village
Figure No. 4

October 2007

State Land Use
District Boundary Map

CHRIS HART & PARTNERS, INC.



SUBJECT PROPERTY

Maalaea Village
Figure No. 5

November 2007

Kihie Makena Community Plan Map
B - Commercial

(Not to Scale)

CHRIS HART & PARTNERS, INC.

Maalaea Village
Figure No. 6

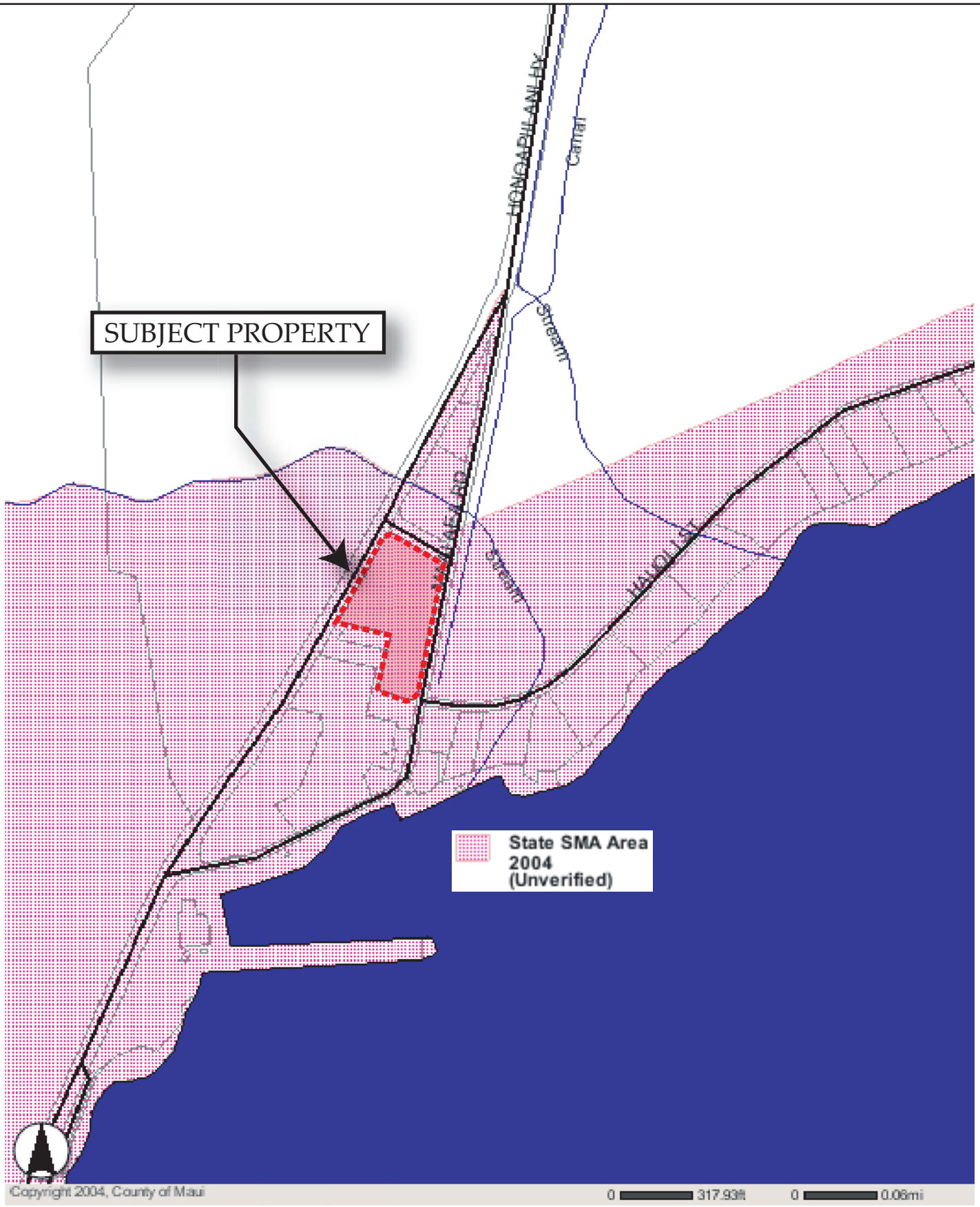
November 2007

Maui County Zoning Map
B-2 Community Business District

N

(Not to Scale)

CHRIS HART & PARTNERS, INC.

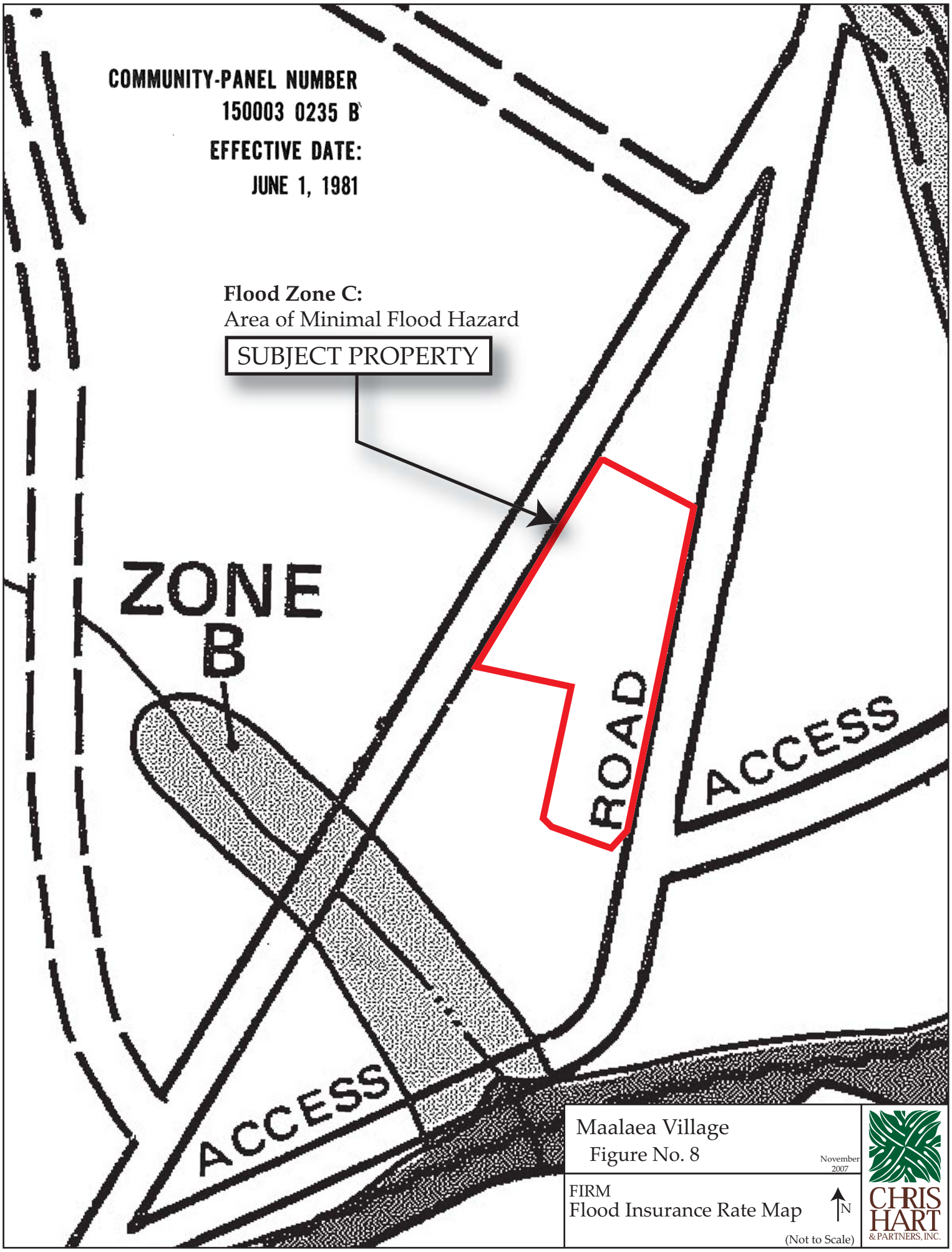


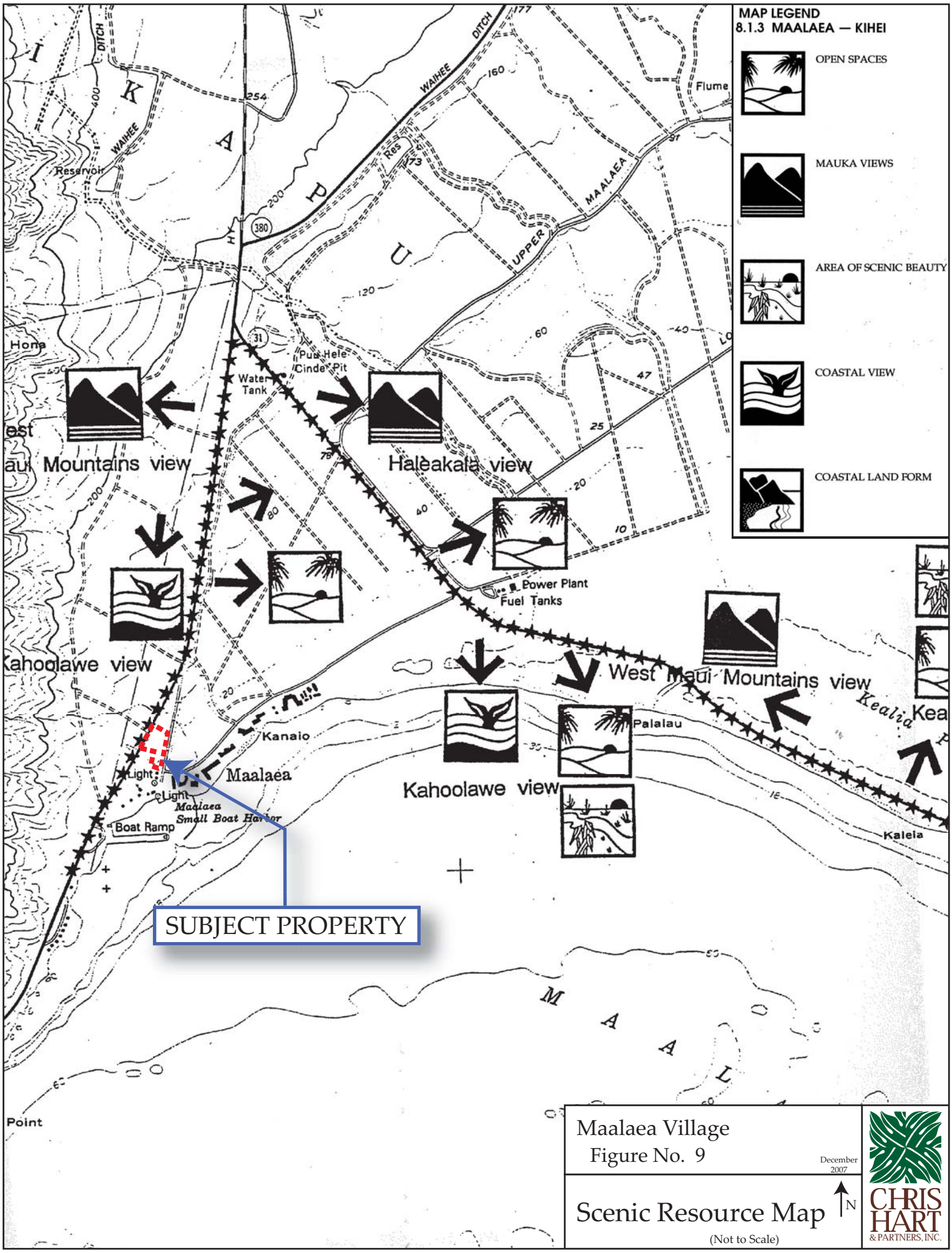
Maalaea Village
Figure No. 7

November 2007

SMA
Special Managemetn Area Map

CHRIS HART & PARTNERS, INC.


COMMUNITY-PANEL NUMBER
150003 0235 B
EFFECTIVE DATE:
JUNE 1, 1981
Flood Zone C:
Area of Minimal Flood Hazard
SUBJECT PROPERTY
ZONE
B
ROAD
ACCESS
ACCESS
Maalaea Village
Figure No. 8
November 2007
FIRM
Flood Insurance Rate Map
N
(Not to Scale)
CHRIS HART
& PARTNERS, INC.



Maalaea Village
Figure No. 9

December 2007

Scenic Resource Map

(Not to Scale)

N

CHRIS HART & PARTNERS, INC.

Looking West Into Maalaea Triangle

Looking North Up Maalaea Road

Looking North Up Honoapiilani Hwy.

Looking Northeast Over Project Site

Looking West at Honoapiilani Hwy.

Looking East Down Hauoli Road

Maalaea Village
Figure No. 10a

November 2007

Site Photographs

CHRIS HART & PARTNERS, INC.

South Down Maalaea Road

South Down Maalaea Road

South Down Honoapiilani Highway

Southeast Over Project Site

South Over Project Site

South Over Project Site

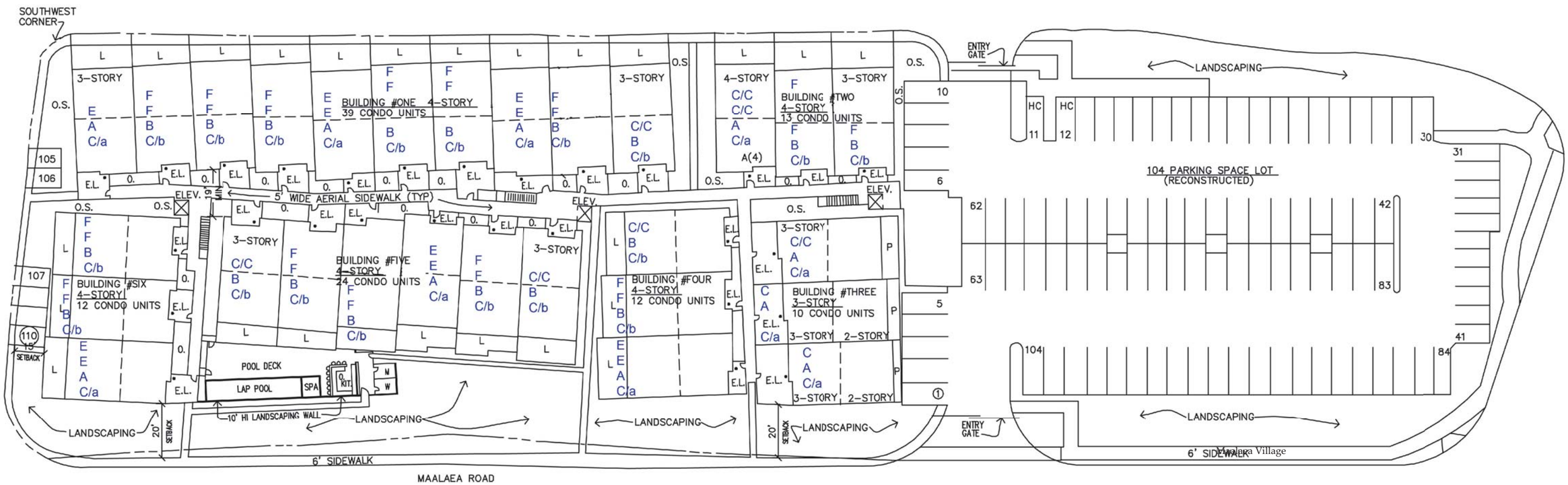
Maalaea Village
Figure No. 10b

November 2007

Site Photographs

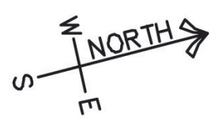
CHRIS HART & PARTNERS, INC.

VICTORY DEVELOPMENT
HAWAII
MA'ALAEA ROAD
KAPOLI ST
110 UNIT PROJECT SITE
LOT 6
RECIPROCAL PARKING
HONOAPIILANI HWY
SPACES
EXISTING PARKING IN LOT 6 205
PROPOSED ADDITIONAL PARKING 54
TOTAL 259
RECIPROCAL PARKING (WEST OF PROJECT SITE) 207
TOTAL SPACES 466
Maalaea Village
Figure No. 11
November 2007
Parking Plan
CHRIS HART & PARTNERS, INC.



Floor Plan	Quantity	Description	Square Footage
A(a)	10	Live/Work 2 bd/2.5 ba	1600 (520 1st Fl, 1080 2nd Fl)
B(b)	18	Live/Work 2 bd/2.5 ba	1593 (520 1st Fl, 1073 2nd Fl)
C	44	Work Force 1 bd/1 ba	550
E	11	Residential 2 bd/2 ba	1080
F	27	Residential 2 bd/2 ba	1073
	110 Units Total		

LEGEND
L=LANAI
E.L.=ENTRY LANAI
P.=LANAI @ GRADE
O.=OPEN TO BELOW
O.S.=OPEN SPACE



Maalaea Village
Figure No. 12

November 2007

Proposed Site Plan

(Not to Scale)

CHRIS HART & PARTNERS, INC.

11/19/07

Maalaea Village
Figure No. 13

November 2007

Proposed Building Elevation

CHRIS HART & PARTNERS, INC.

Maalaea Village
Figure No. 14a

November
2007

Architectural Rendering
Elevation

CHRIS
HART
& PARTNERS, INC.

Maalaea Village
Figure No. 14b

December 2007

Architectural Rendering
Aerial

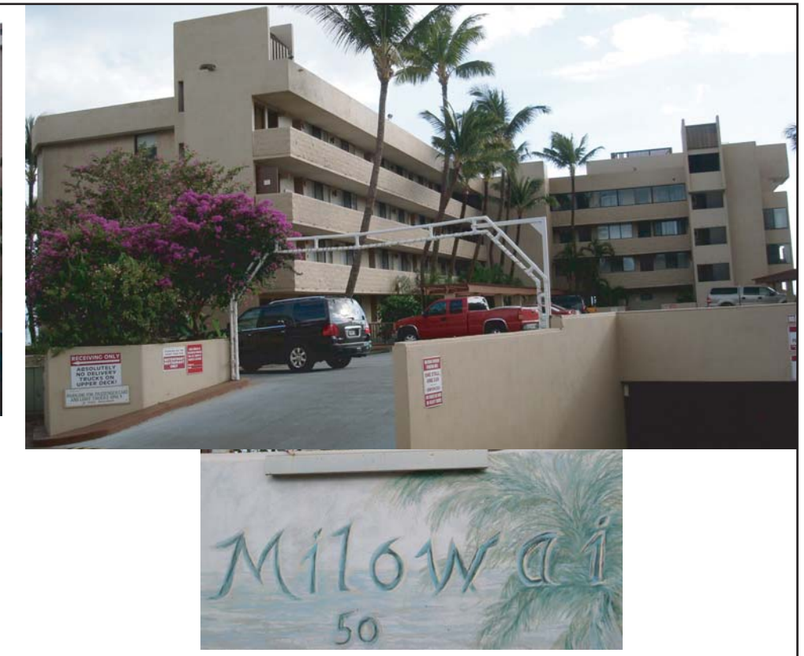
CHRIS HART & PARTNERS, INC.

Maalaea Village
Figure No. 14c

December 2007

Architectural Rendering
Aerial Photograph

CHRIS HART & PARTNERS, INC.

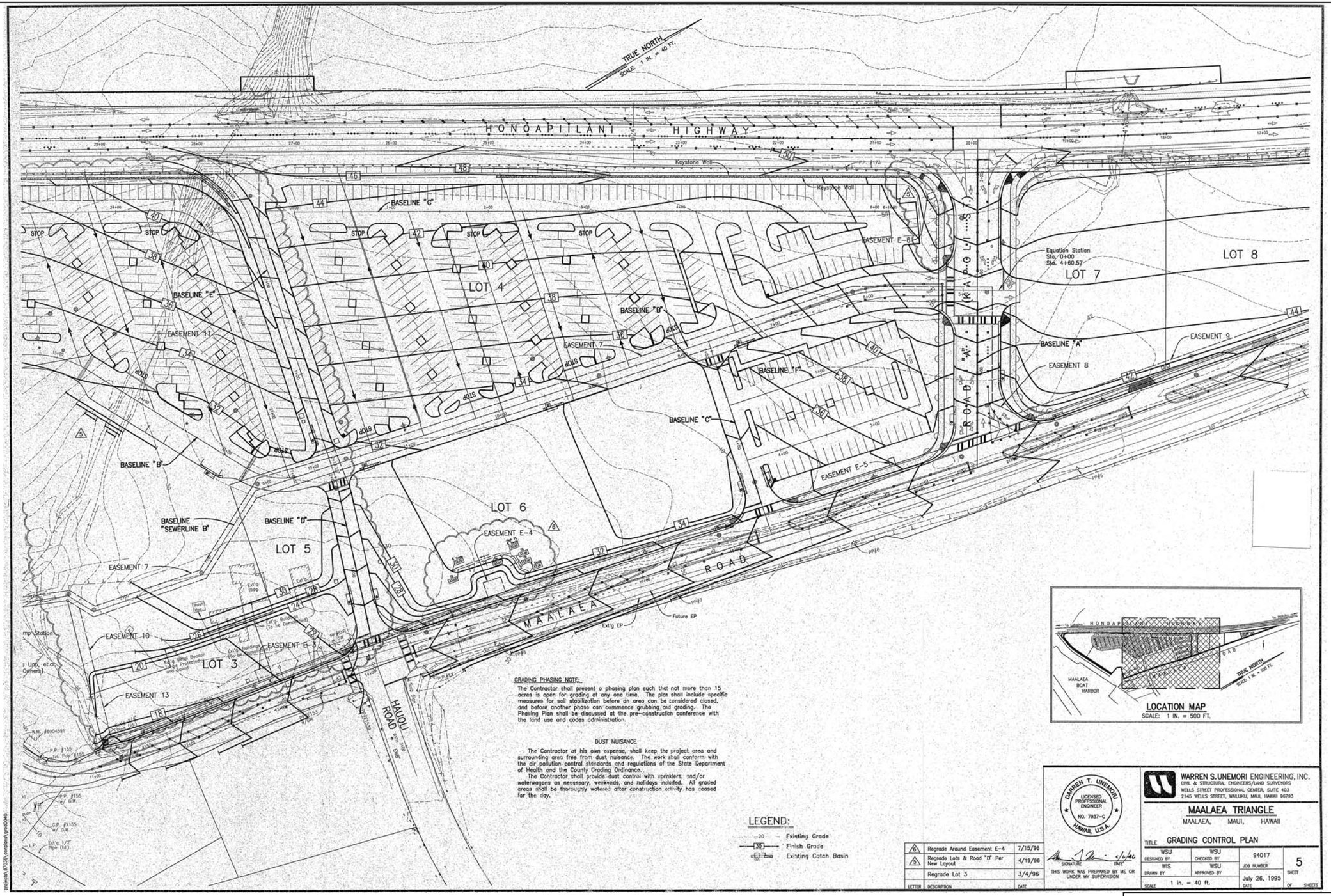


Maalaea Village
Figure No. 15

November 2007

Character of Neighboring Development

CHRIS HART & PARTNERS, INC.



GRADING PHASING NOTE:

The Contractor shall present a phasing plan such that not more than 15 acres is open for grading at any one time. The plan shall include specific measures for soil stabilization before an area can be considered closed, and before another phase can commence grubbing and grading. The Phasing Plan shall be discussed at the pre-construction conference with the land use and codes administration.

DUST NUISANCE

The Contractor at his own expense, shall keep the project area and surrounding area free from dust nuisance. The work shall conform with the air pollution control standards and regulations of the State Department of Health and the County Grading Ordinance.

The Contractor shall provide dust control with sprinklers, and/or waterwagons as necessary, weekends, and holidays included. All graded areas shall be thoroughly watered after construction activity has ceased for the day.

LEGEND:

—20— Existing Grade
—30— Finish Grade
Existing Catch Basin

LETTER	DESCRIPTION	DATE
6	Regrade Around Easement E-4	7/15/96
5	Regrade Lots & Road "D" Per New Layout	4/19/96
	Regrade Lot 3	3/4/96

DARREN T. UNEMORI
LICENSED PROFESSIONAL ENGINEER
NO. 7937-C
HAWAII U.S.A.

SIGNATURE DATE 4/4/96
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

WARREN S. UNEMORI ENGINEERING, INC.
CIVIL & STRUCTURAL ENGINEERS/LAND SURVEYORS
WELLS STREET PROFESSIONAL CENTER, SUITE 403
2145 WELLS STREET, WAILUKU, MAUI, HAWAII 96793

MAALAEA TRIANGLE
MAALAEA, MAUI, HAWAII

TITLE GRADING CONTROL PLAN

DESIGNED BY WSU	CHECKED BY WSU	JOB NUMBER 94017	SHEET 5
DRAWN BY WS	APPROVED BY WSU	DATE July 26, 1995	OF SHEETS
SCALE 1 in. = 40 ft.			

Maalaea Village
Figure No. 16

December 2007

Parcel Survey

(Not to Scale)

CHRIS HART & PARTNERS, INC.

APPENDICES:

- **Appendix A Pre-Consultation**
  - A-1) Mailing List, Map & Pre-Consultation Letter to Neighboring Property Owners within 500 feet of Project Site, Neighboring Property Owner Responses and CH&P Responses to Neighboring Property Owner Comment Letters
  - A-2) Mailing List & Pre-Consultation Community Meeting Invitation to Neighboring Property Owners within 500 feet
  - A-3) Mailing List & Pre-Consultation Community Meeting Invitation to Property Managers of Hauoli Road Condominiums
  - A-4) Minutes From November 28, 2007 Pre-Consultation Community Meeting
  - A-5) Pre-Consultation Letters Sent to Reviewing Agencies, Comment Letters From Reviewing Agencies and CH&P Responses to Reviewing Agency Comment Letters
- **Appendix B Archaeological & Cultural Reports**
  - B-1) Archaeological Monitoring Plan
  - B-2) Cultural Impact Assessment Report
- **Appendix C Preliminary Drainage & Engineering Reports**
- **Appendix D Traffic Impact Analysis Report**
- **Appendix E Wastewater Assessment Report**

- **Appendix A Pre-Consultation**
  - A-1) Mailing List, Map & Pre-Consultation Letter to Neighboring Property Owners within 500 feet of Project Site, Neighboring Property Owner Responses and CH&P Responses to Neighboring Property Owner Comment Letters

CHRIS HART
& PARTNERS INC.

July 17, 2007

Dear Neighboring Property Owner:

Regarding: Neighboring Property Owner Pre-Consultation for the proposed Maalaea Mixed Use Commercial & Workforce Residential Project, at the Maalaea Triangle, Honoapiilani Highway, Maalaea, Maui, Hawaii.
TMK No.: (2) 3-6-008: 006.

On behalf of the applicant, Mr. Tim Piasky of Victory Development Hawaii, LLC., Chris Hart & Partners is inviting you to provide any comments that you may have regarding the proposed Maalaea Mixed Use Commercial & Workforce Residential Project.

The project site is *makai* of the Honoapiilani Highway and *mauka* of Maalaea Road. The project site is Parcel 6 of the Maalaea Triangle (**See Attached**: "Regional Location Map").

The parcel is 4.069-acres in area, within the State Land Use Urban District, Kihei Makena Community Plan Designated (B) Business and is within the Maui County (B-2) Community Business Zoning District.

The proposed Maalaea Mixed Use Commercial & Workforce Residential Project will consist of one hundred (100) units, including a swimming pool and resident amenities as well as ten thousand (10,000) Square Feet of Commercial space on the first floor.

The applicant will be preparing an Environmental Assessment (EA) for the project as well as, a Special Management Area Use (SMA) Permit for the purpose of constructing the subject Mixed Use Commercial & Workforce Residential Project.

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET · WAILUKU, MAUI, HAWAII 96793-1706 · PHONE 808-242-1955 · FAX: 808-242-1956

The review and approval process will include a soon-to-be-scheduled Pre-Consultation public meeting and a future public hearing by the Maui Planning Commission. The Planning Commission Public Hearing will require public notice including letters to neighboring property owners within 500 feet.

At this time, the project has not been submitted to the County of Maui and there are no public meetings scheduled. This is a "pre-consultation" letter and it is being sent to all neighboring property owners within 500 feet of the project site, based on current Maui County Tax Records, for the purpose of seeking any comments you may have regarding the project.

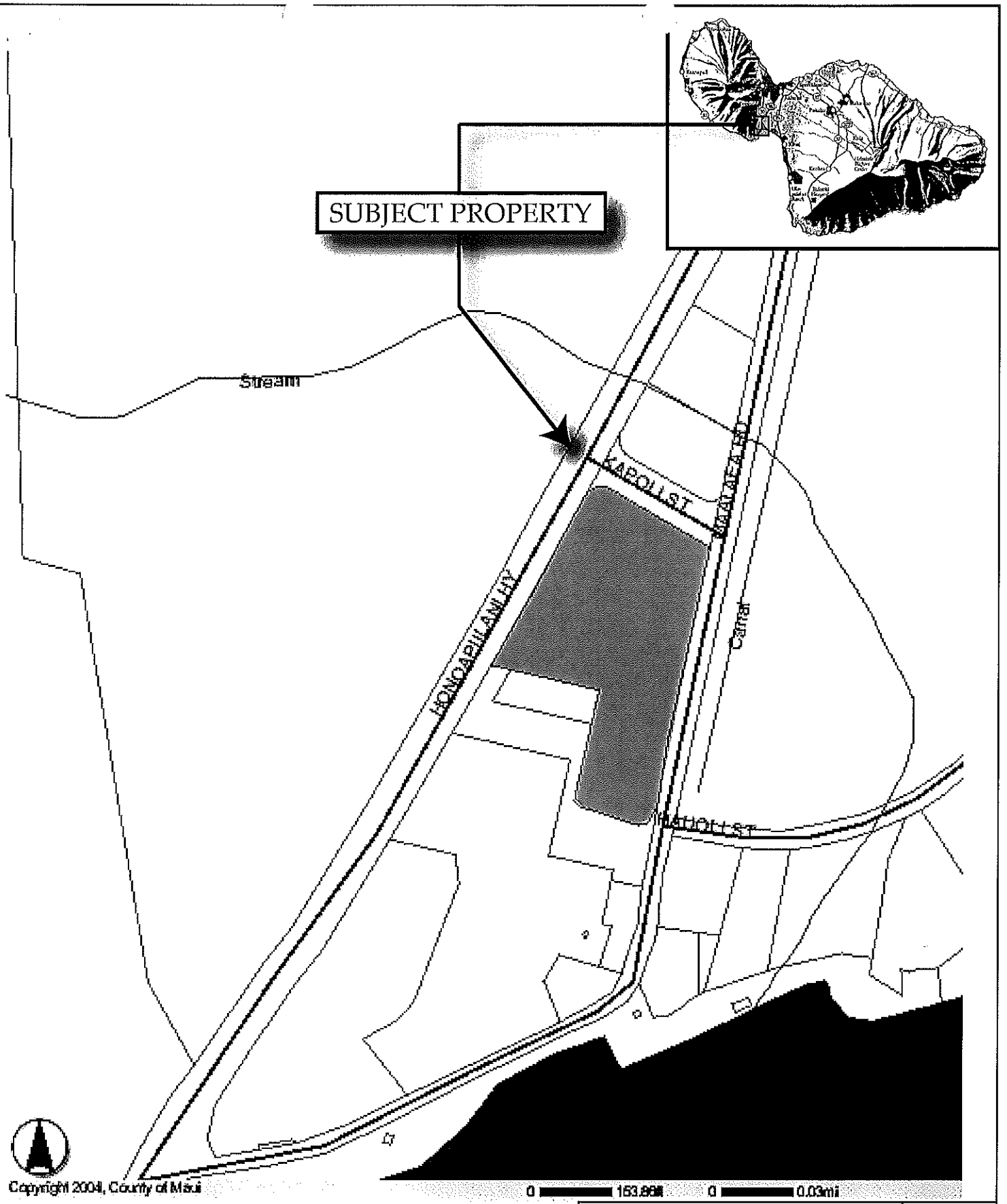
Thank you very much for your consideration. Please direct any comments you may have by phone, or in writing, to Jordan Hart of this office at (808) 242-1955.

Sincerely yours,

Christopher L. Hart
President
Landscape Architect & Planner

Enclosures (1):
- Regional Location Map

CC: Mr. Tim Piasky
Project File



Maalaea Mixed Use
Workforce Residential Project

July 2007

Regional Location Map

(not to scale)

CHRIS HART & PARTNERS, INC.

A pre-consultation letter was sent to the following residents within 500 feet of the Maalaea Village project site, on July 17, 2007.
A community meeting notice letter was also sent to the following residents within 500 feet of the Maalaea Village project site, on November 7, 2007

236001002	0 STATE OF HAWAII		CONDO MASTER	
236001018	0 WAILUKU AGRIBUSINESS CO INC	C/O MAALAEA PROPERTIES LLC	1670 HONOAPIILANI HWY	WAILUKU HI 96793
236001025	0 UNO,GRACE KINUE TRUSTEE		P O BOX 2766	WAILUKU HI 96793
236008001	0 MAALAEA TRIANGLE PTNRSHP		75B NO CHURCH ST	WAILUKU HI 96793 0000
236008002	0 MAUI OCEAN CENTER INC	BENJAMIN KAHN	192 MAALAEA ROAD	WAILUKU HI 96793 0000
236008003	0 PACIFIC WHALE FOUNDATION		300 MAALAEA RD #211	WAILUKU HI 96793 0000
236008004	0 PACIFIC WHALE FOUNDATION		300 MAALAEA RD #211	WAILUKU HI 96793 0000
236008005	0 HILL,LOUIS W TRUST	C/O US BANK NATIONAL ASSOC, TRS	PO BOX 64142	SAINT PAUL MN 55164 9366
236008006	0 MAALAEA TRIANGLE PTNRHSP		75B NO CHURCH ST	WAILUKU HI 96793 0000
236008007	0 MID PAC PETROLEUM LLC		745 FORT ST STE 1800	HONOLULU HI 96813
236008008	0 PACIFIC ISLE GROUP LLC		P O BOX 790040	PAIA HI 96779 0000
236008009	0 PACIFIC ISLE GROUP LLC		P O BOX 790040	PAIA HI 96779 0000
236008011	0 MAALAEA TRIANGLE PTNRSHP		75B NO CHURCH ST	WAILUKU HI 96793 0000
238005017	0 ALEXANDER & BALDWIN INC		PO BOX 156	KAHULUI HI 96732 0000
238014024	0 MAALAEA YACHT MARINA		CONDO MASTER	00000 0000
238014024	1 TING DAVID P & SONS INC		53 LUNALILO ST	WAILUKU HI 96793 0000
238014024	2 SAEKS,JEFFREY		30 HAUOLI ST #102	WAILUKU HI 96793
238014024	3 SHEARIN,ROBERT THOMAS		1993 S KIHEI RD #21-301	KIHEI HI 96753
238014024	4 WILMES FAMILY TRUST	JEREMY L WILMES TTEE	PO BOX 561	PUUNENE HI 96784
238014024	5 REYNOLDS,FAMILY TR OF 1992	C/O REYNOLDS,PAUL/DIANA TTEES	142 RAINBOW #4200	LIVINGSTON TX 77399 1042
238014024	6 CASTANO,GABRIEL P		PO BOX 53	SAN MARCOS CA 92079 0053
238014024	7 CHRISTIAN FAMILY 2002 TRUST	CHRISTIAN,CHARLES & NORMA TTEES	6533 CHESBRO CIR	RANCHO MURIETA CA 95683
238014024	8 MAGUIRE,PAUL J		P O BOX 2925	SAN RAMON CA 94583 0000
238014024	9 TING DAVID P & SONS INC		53 LUNALILO ST	WAILUKU HI 96793 0000
238014024	10 VAUGHAN,JOHN WILLIAM	VAUGHAN,JOHN W/TRACI S	P O BOX 1141	VANCOUVER WA 98666 1141
238014024	11 SWANSON,GAIL		P O BOX 613	PUUNENE HI 96784
238014024	12 FOX,TED	FOX,TED/SUSAN	30 HAUOLI ST #208	WAILUKU HI 96793
238014024	13 CARTER,LEONARO		615 A OLD NASSAU ROAD	MONROE TOWNSHIP NJ 08831
238014024	14 DAVID P TING & SONS INC	C/O MAGUIRE,PAUL J	P O BOX 2925	SAN RAMON CA 94583 0000
238014024	15 ROYCE,MARY J		30 HAUOLI ST APT #206	WAILUKU HI 96793 0000
238014024	16 XENOS,ALICE		P O BOX 330194	KAHULUI HI 96733
238014024	17 FOX,TED		30 HAUOLI ST STE #208	WAILUKU HI 96793
238014024	18 RUIZ,LARRY R		30 HAUOLI ST APT 209	WAILUKU HI 96793
238014024	19 TIBBLES,JOHN R		7333 MILLER RD	ANACORTES WA 98221
238014024	20 DAVID P TING AND SONS INC		53 LUNALILO ST	WAILUKU HI 96793 0000
238014024	21 SUAREZ,GILBERTO		1008 TROPHY HILLS DR	LAS VEGAS NV 89134
238014024	22 XENOS,GEORGE DENNIS		P O BOX 330194	KAHULUI HI 96733
238014024	23 MCGINLEY,MICHAEL A		1028 GALLERY DR	OCEANSIDE CA 92057
238014024	24 KLINGLER,DONNA J TRUST		5199 PARKSIDE DR	MASON OH 45040
238014024	25 YOUNG GONZAGA,TRUST	GONZAGA,GALILEO JR/STEPHANIE TRS	793 VIA COLINAS	THOUSAND OAKS CA 91362
238014024	26 DAVID P TING & SONS INC	C/O WOLF,WILLIAM GUNNER	P O BOX 2510	OLYMPIC VALLEY CA 96146 0000
238014024	27 JOHNSON,NORMAN		30 HAUOLI ST #306	WAILUKU HI 96793
238014024	28 ISAACSON, TED R		STAR RTE 59	KULA HI 96790 0000
238014024	29 BATTEATE DAVID M/KATHRYN J		17169 HARVARD AVE	HAYWARD CA 94541 0000
238014024	30 FAY,MEREDITH A	FAY,MEREDITH	30 HAUOLI ST #309	WAILUKU HI 96793
238014024	31 RICHARDSON,FAMILY TRUST 1998	MR & MRS JAMES RICHARDSON	2075 MARLETTE AVE	RENO NV 89503 0000
238014024	32 FAY,MEREDITH A	MEREDITH FAY	30 HAUOLI ST #309	WAILUKU HI 96793
238014024	33 AKANA,GRACE F TRUST	AKANA,GRACE TTEE	PO BOX 2566	WAILUKU HI 96793
238014024	34 SLACK,SAMUEL C		7170 CAMINO TASSAJARA	PLEASANTON CA 94588
238014024	35 DAVID P TING & SONS INC		53 LUNALILO ST	WAILUKU HI 96793 0000
238014024	36 M & W ASSOCIATES		2691 AALIAMANU PL	HONOLULU HI 96813 0000
238014024	37 TRAIL,MARILYN L		P O BOX 13016	LAHAINA HI 96761
238014024	38 MCMORROW,2000 FAMILY TR	MCMORROW,DONALD JR/JUDITH ANN TRS	4952 SWINDON PL	NEWARK CA 94560
238014024	39 QUIGLEY,REBECCA S		30 HAUOLI ST #406	WAILUKU HI 96793
238014024	40 JOHNSON,NORMAN MARTIN		30 HAUOLI RD #407	WAILUKU HI 96793
238014024	41 FOX,TED		30 HAUOLI ST, #208	WAILUKU HI 96793
238014024	42 BONITA,MARGARITA A		4425 QUICKSILVER CT	HAYWARD CA 94542
238014024	43 FEREIRA TRUST		287 VIA CIMA CT	DANVILLE CA 94526
238014024	44 HUPP,NINA L		P O BOX 791885	PAIA HI 96779 1885
238014024	45 SHIEBLER,CHRISTOPHER ABBOTT		30 HAUOLI ST #412	WAILUKU HI 96793
238014026	0 MAALAEA MERMAID		CONDO MASTER	00000 0000
238014026	1 LUBNIK,MICHAEL WAYNE		20 HAUOLI ST #201	WAILUKU HI 96793
238014026	2 STENSRUD,ROBERT I		20 HAUOLI ST #202	WAILUKU HI 96793
238014026	3 WOLFORD,THOMAS C		630 NORTH 7TH ST	ALLENTOWN PA 18102
238014026	4 SCHULZ,KATHLEEN A		46 MAUNALEO PL	WAILUKU HI 96793
238014026	5 ENDO,DAVID		20 HAUOLI ST, #205	WAILUKU HI 96793
238014026	6 BLYE,WARREN EUGENE		562 WAINEE ST	LAHAINA HI 96761
238014026	7 KITAOKA,EDWARD S	C/O SEEGER-NELSON,SARA	3274 WILSHIRE DR	REDDING CA 96002
238014026	8 PERRY,CHRISTINE LOUISE		P O BOX 1894	KIHEI HI 96753
238014026	9 JONES,JEANNE B		P O BOX 404	WAILUKU HI 96793
238014026	10 LONDON,JADINE Y C TRUST		1309 MCCULLY ST	HONOLULU HI 96826
238014026	10 YEE WARREN Y J/PATRICIA A		2007 ROUND TOP DR	HONOLULU HI 96822 0000
238014026	11 MORRIS,BETTY J TRUST		20 HAUOLI ST #211	WAILUKU HI 96793
238014026	12 POLYNESIAN INVESTMENT COMPANY LTD		2390 AINA LANI PL	HONOLULU HI 96822
238014026	13 MANOUKIAN,ANTHONY ARAM TR		P O BOX 1609	WAIANAE HI 96792
238014026	14 BYRNE,MICHAEL J		20 HAUOLI RD APT 301	WAILUKU HI 96793 9504
238014026	15 KNECHT,MARILYN		20 HAUOLI ST #302	WAILUKU HI 96793
238014026	16 REDDICK,MARSHALL E		4538 PEPPERWOOD AVE	LONG BEACH CA 90808 0000
238014026	17 DUFFY,THOMAS H TRUST		6913 HARVEY WAY	LAKEWOOD CA 90713 3312
238014026	19 LYNX,BRIAN A		13816 BORABORA WY APT 211A	MARINA DEL REY CA 90292 0000
238014026	20 UEMATSU,BETTY ANN TRUST		11031 WESTWOOD BLVD	CULVER CITY CA 90230
238014026	21 REDDICK,MARSHALL E		4538 PEPPERWOOD AVE	LONG BEACH CA 90808
238014026	21 RETZER,GREG D		16691 BARE FOOT CIRCLE	HUNTINGTON BEACH CA 92649 0000
238014026	22 YOKOUCHI,MASARU TRUST		2145 WELLS ST #301	WAILUKU HI 96793
238014026	23 LUNE,ALONN		20 HAUOLI ST #310	WAILUKU HI 96793
238014026	24 CHAR,KENNETH F C MARITAL TR		P O BOX 29835	HONOLULU HI 96820
238014026	25 A P KOBAYASHI FAMILY LIMITED PTNSHP	C/O PAUL KOBAYASHI	3532 LELEHUNE PL	HONOLULU HI 96822
238014026	26 SHERLEY,SCOTT A		15-611 PUNI MAUKA LP S	PAHOA HI 96778 9419
238014026	27 REDDICK,MARSHALL EUGENE		4538 PEPPERWOOD AVE	LONG BEACH CA 90808
238014026	28 VARGAS,DUANE K TRUST		1108 14TH ST PMB 247	CODY WY 82414
238014026	29 KAWACHI,GUY ASAO		20 HAUOLI ST #316	WAILUKU HI 96793
238014026	30 GEORGARAKIS,MINOS		274 PHEASANT HILL RD	SUMMIT POINT WV 25446
238014026	31 WOLOSHUK,MARK R		18660 LAUREL DR	LIVONIA MI 48152
238014026	31 WOLOSHUK,MARTHA M		16330 CRESCENT	SOUTHFIELD MI 48076 0000

238014026	32 YEE,WILBERT Y K TR		393 LIHOLIHO ST	WAILUKU HI 96793
238014026	33 LUKE,HERBERT		810 MINERT RD	WALNUT CREEK CA 94598
238014026	34 SANDERSON,SANDRA LEIGH		P O BOX 562	PACIFICA CA 94044
238014026	35 CHANG,WALTER W Y		1165 HUNAKAI ST	HONOLULU HI 96816
238014026	36 RETZER,GREG D		16691 BAREFOOT CIR	HUNTINGTON BEACH CA 92649
238014026	37 TELLIARD,WILLIAM R	C/O M/M ALEXANDER PIAZZA	4238 GOLDEN OAK CT	DANVILLE CA 94506
238014026	38 WATANABE,MASAICHI TRUST		45-216 MOKULELE DR	KANEOHE HI 96744
238014026	39 BASTIAN,GEORGE GEOFFREY		1 SANDPIPER CT	SEASIDE CA 93955
238014026	40 LONDON,JADINE Y C TRUST		1309 MCCULLY ST	HONOLULU HI 96826
238014026	40 YEE,WARREN Y J TRUST		2007 ROUND TOP DR	HONOLULU HI 96822

Maalaea Village
Comments from Neighboring Property Owners
Received by Phone

The following are notes from comments received by phone following the issuance of the pre-consultation letter to neighbors within 500 feet of the project site.

July 20, 2007
Christopher

Christopher lives in the Maalaea Yacht Marina. He left message requesting a call back.

I called Christopher back and spoke with him:
He would like to see a grocery store or a drug store on the project site to serve nearby residents, for which he said there is a strong demand. Under current conditions, residents are forced to leave Maalaea for groceries. The existing two little markets in Maalaea are not adequate. According to Christopher, they have a monopoly on sale the of goods in the area and because of this, prices are much too high. Christopher would like the applicants to appeal to star market or food land to put a market in the project.
Christopher was cordial on the telephone.

July 20, 2007
Paul J. Maguire
SAN RAMON CA

Mr. Maguire requested information on the target residents for the Workforce Housing Units (WHU) and whether units would be for sale or rented. Mr. Maguire would be opposed to WHU rentals within the project. Mr. Maguire said that he could support of owner occupied WHUs but not rentals. I informed Mr. Maguire that ultimately the WHUs would be worked out in an agreement with the Department of Housing & Human Concerns. The agreement was not set in stone at this point, but that the units were proposed as owner occupied. Mr. Maguire was concerned whether or not the project would have a reserve budget for renovations in the future, and if not, will owners have adequate reserves of finances to pay for renovations. Mr. Maguire was concerned that WHUs might have a socially and economically negative impact on

Maalaea. Mr. Maguire further felt that the location of the project between the Honoapiilani Highway and Maalaea Road would not be comfortable for residents. Mr. Maguire informed me that he is a developer and in his opinion the project site is more appropriate for low density residential uses or commercial uses.
Mr. Maguire was cordial on the telephone.

July 23, 2007
Marylyn

Marylyn lives in Maalaea and had a Board Meeting that Wednesday, which she wanted more information for.
Marylyn stated that Maalaea has always been crime prone, with heavy drug use focused near Haycraft Park. Marylyn expressed her desire for more police involvement in the community. Marylyn stated that if more people enter the community Maalaea will need even more police.
Marylyn also wanted the project to include a post office.
I explained the proposed mixed use units for the project which interested her.
Marylyn was interested in workforce housing. I explained the intended purpose of WHUs on Maui. Marylyn thought that WHUs were a good idea and was positive about the project.

July 24, 2007
David

David was interested in the timing of the project. I informed him that we can not project a date of completion from this point.
David was interested in the workforce housing policy, and wanted to known prices for purchasing units, I explained the range of prices based on current interest rates and the percent of median income an applicant is making.
David was only seeking information and did not have had any positive or negative comments to share.

Telephone comment notes were prepared by:

Jordan E. Hart

Jordan Hart

From: Darlene Kim
Sent: Friday, July 20, 2007 8:43 AM
To: Jordan Hart
Subject: FW: Maalaea Mixed Use Commercial and Workforce Housing Project

Also I forgot to mention, he has been a homeowner for 5 years and a resident of Maui for 15 years.

From: Darlene Kim
Sent: Friday, July 20, 2007 8:40 AM
To: Jordan Hart
Subject: Maalaea Mixed Use Commercial and Workforce Housing Project

Today at 8:00am, Christopher of Maalaea, phone no. 244-7374 called. He did not want to leave his last name, a voice mail or write a letter. He wanted to speak to an individual. His concern regarding the subject matter is the following:

He and along with some of his neighbors were hoping some type of reasonable grocery store and/or drug store would be developed on that property for their community use, reason being that there is none available for them in the area and they always have to go into town. He feels this is a need in the Maalaea area. He is not against the development of housing but would have rather it be developed as mentioned. He suggested that maybe this could be done in the 10,000 sq. ft. of the commercial space on the first floor.

Darlene Kim
Chris Hart & Partners, Inc.
115 N. Market Street
Wailuku, Hawaii 96793
Phone: 808-242-1955, Ext. 558
Facsimile: 808-242-1956

For use only as explicitly authorized by Chris Hart & Partners, Inc. Unauthorized duplication in any form or distribution is expressly forbidden. Any use shall be verified with hardcopy forms of same. The contents of this media are for the exclusive use of the recipient and any specifically designated consultants. This media shall be considered as a record of the data originally provided by Chris Hart & Partners, Inc. and shall remain in its original form without any modifications whatsoever. No warranty, expressed or implied, is made of any subsequent form or use of the data contained on this media. Any subsequent uses or adaptation beyond the specific purpose intended or without verification from Chris Hart & Partners, Inc. shall be solely at the users own risk and full legal responsibility.

Jordan Hart

From: Kate Zolezzi [kzolezzi@mauioceancenter.com]
Sent: Tuesday, July 24, 2007 10:24 AM
To: Jordan Hart
Subject: Ma'alaea Mixed use commercial and residential

Hi Jordan and Chris,
Thanks for your letter asking for comments on the proposed Victory Development project here on lot 6. My concerns which I have stated to Tim are as follows.

1. Impact-on private STP. This could be huge and the plant as it stands cannot accommodate the project. I believe the developers have not yet seriously considered the implications.

2. Density of project- 100 units with 3 bedrooms each in small spaces could be 400 people or more which affects the STP, parking, traffic, safety and security issues.

3. Parking- including 100 designated stalls which may not be enough based on density. What if all occupants have their own car or even half of them which is realistic?

4. Security- MOC security for safety of animals and water systems is of utmost importance as well as security of our staff and guests who utilize the common parking lot. I have no experience with workforce housing however conceptually between density and income levels I am not sure what type of people will be residing here

5.Traffic-Buses which come to MOC regularly will now need to be rerouted to use a different entrance which at this time cannot accommodate the buses turning radius and I am not sure about visual line of sight needed to maneuver safely around other vehicles and pedestrians.

6. Safety-Unless the entire project is gated, walled or fenced how will residents make sure their children are kept safely on that property and not in the street, parking lot or otherwise roaming around the area? What if a child runs out in the street and gets hit by a car or bus?

7.Higest and Best Use- It was originally recommended and agreed upon by all that the highest and best use for MTA lots is B2 commercial. I am not convinced that mixed residential and commercial as I understand it at this point is the new highest and best use.

Please let me know if you have questions or wish to discuss further at this time.
Aloha,

Kate Zolezzi
General Manager
Phone: (808) 270-7098 • Fax: (808) 270-7070
192 Ma'alaea Rd. Wailuku, HI 96793
www.mauioceancenter.com

Our Mission: To foster understanding, wonder and respect for Hawaii's marine life

CHRIS HART
& PARTNERS INC.

December 18, 2007

Ms. Kate Zolezzi, General Manager
Maui Ocean Center
192 Maalaea Road
Wailuku, Maui, Hawaii 96793

Dear Ms. Zolezzi:

Regarding: Response to Comments, Proposed Maalaea Village Mixed-Use Residential/Commercial Project, Located at Maalaea Triangle, TMK: (2) 3-6-008: 006 Maalaea, Maui, Hawaii

As a result of our successful public meeting with surrounding Maalaea Residents on November 28, 2007, I am prepared to respond to your email dated July 24, 2007. It was noted at the public meeting that our well designed Mixed Use Residential/Commercial project is a permitted use in the B-2 Business District, and development of the vacant 4.069-acre site with reserved parking for 110 stalls will contribute to the build-out of the Maalaea Triangle to its full potential after more than 10 years of partial development.

In consideration, we thank you for providing comments, and the following responses are provided for your information and clarification:

1st Comment:
"Impact-on private STP. This could be huge and the plant as it stands cannot accommodate the project. I believe the developers have not yet seriously considered the implications."

1st Response:
Analysis of both public and private infrastructural capacity to accommodate the proposed project will be an important element of the voluntary Environmental Assessment (EA) process and the Special Management Area (SMA) Permit process. Infrastructure capacity review for the project will include an assessment of the STP currently serving the

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET · WAILUKU, MAUI, HAWAII 96793-1706 · PHONE 808-242-1955 · FAX: 808-242-1956

Maalaea Triangle. A Finding of No Significant Impact (FONSI) and an SMA Permit to construct the proposed project will only be issued if the project can comply with the infrastructure requirements of the State of Hawaii and the County of Maui. (**Note**: that the infrastructure for the full-build-out of the Maalaea Triangle has been constructed.

In addition regarding the Sewage Treatment Plant (STP) the applicant has contracted Engineering Dynamics Corp., the designer of the existing STP to conduct a professional assessment of the STP and anticipated effect, based on projections of demand resulting from the Maalaea Village Project. The applicant's Engineering Consultant is currently in the process of obtaining an assessment of the current use and capacity of the Maalaea Triangle STP.

2nd Comment:
"Density of project- 100 units with 3 bedrooms each in small spaces could be 400 people or more which affects the STP, parking, traffic, safety and security issues."

2nd Response:
As stated in our 1st Response, in order to obtain a FONSI and an SMA Permit, all State and County infrastructure concerns, as well as, concerns raised by local residents, must be adequately addressed.

STP – Current capacity, potential impacts and proposed mitigation measures for the STP will be assessed in a Wastewater Assessment Report prepared by Engineering Dynamics Corp., and will be presented to various Government Agencies for review and comment.

Parking - The proposed project site (Maalaea Triangle Lot 6) has adequate parking to accommodate county requirements for the proposed development. If Maui Ocean Center (MOC) has specific concerns regarding parking, beyond the minimum requirements for the proposed uses by the County of Maui, Victory Development Hawaii LLC., is open to further discussion regarding these concerns.

Traffic - Victory Development Hawaii has contracted the services of a Traffic Engineer to prepare a Traffic Assessment Report for the proposed project. The

Traffic Assessment Report will examine potential traffic impacts resulting from the construction of the proposed project, as well as discuss potential mitigation measures. (**Please Note**: In order to obtain a FONSI and an SMA Permit, the above-referenced Traffic Assessment Report must acceptably assess potential traffic impacts and recommend potential mitigation measures to be carried out by the developer as a condition of approval.)

Safety - The project will be designed to current County Building Code requirements. Review of the proposed project in the context of existing State and County Building Codes, design and safety standards will be conducted by various government agencies including, but not limited to the State Department of Transportation, Maui County Department of Public Works and Police Department. Existing code requirements ensure that project design and construction meet current safety requirements for the State of Hawaii and County of Maui.

Security - As stated previously, the proposed project will undergo review and comment by the Maui County Police Department, through the EA process and the SMA Permitting process. The Police Department will assess the project in the context of existing conditions in the region and anticipated impacts from the proposed project.

Through this review the Police Department will provide input and request project adjustments in order to ensure that the project is constructed to current County Standards.

In addition, the Maalaea Mixed Use Project will incorporate Crime Prevention Through Environmental Design (CPTED) principles into architectural design of structures and site planning. CPTED concepts design safety and crime prevention into development by designing-out dark or non-visible public areas, covert access routs and other

design features which unintentionally foster insecure development. CPTED principles also design-in features like natural surveillance of walkways and entryways, by making them visible to neighbors, and natural control of access ways with physical barriers. A mix of uses is also a CPTED principle by creating an environment where people are on site at all times associated with various uses throughout the day and night providing natural surveillance of the area at all times.

3rd Comment:
"Parking – including 100 designated stalls which may not be enough based on density. What if all occupants have their own car or even half of them which is realistic."

3rd Response:
Maalaea Triangle Parcel 6 has a total of two hundred and five (205) existing parking stalls, with fifty-four (54) additional parking stalls proposed, for an expected total of two hundred fifty-nine (259) parking stalls.

In addition to parking directly associated with the project site, two hundred and seven (207) Reciprocal Parking stalls for joint use with all Maalaea Triangle property owners are located directly west of the project site.

Based on pre-consultation with the Planning Department, it was recommended that the Maalaea Village provide a portion of parking designated specifically for residents. Victory Development Hawaii proposed that one hundred ten (110) stalls be designated for use by residents of Maalaea Village residents only. One hundred and four (104) of the stalls will be reserved and physically separated to ensure exclusive use in the lot north of the building site. The remaining one hundred fifty-five (155) stalls will be maintained for joint-use with the Maalaea Triangle (See: Enclosure 1, "Proposed Parking Plan"). The Planning Department has found the proposed parking plan to be acceptable during pre-consultation.

Victory Development Hawaii would be open to further discussion to identify MOC concerns and to find a mutually acceptable solution to this issue.

4th Comment:
"Security- MOC security for safety of animals and water systems is of utmost importance as well as security of our staff and guests who utilize the common parking lot. I have no experience with workforce housing however conceptually between density and income levels I am not sure what type of people will be residing here."

4th Response:
The proposed Maalaea Village will comply with the County of Maui's Workforce Housing Policy, which is intended to assist Maui's workforce, such as: teachers, police and fire personnel, etc. The Workforce Housing Policy was created to assist people who make an "average" income for Maui County, but find trouble securing home ownership because of high real estate prices resulting from offshore demand for Maui County. The Workforce Housing Policy is intended to assist Maui County Residents who make up the "Workforce" of the County and collect an "average" income in securing housing which could likely be done independently in other real estate markets.

The Maalaea Mixed Use Project is currently proposed as thirty-eight (38) market rate residential units, twenty-eight (28) market rate commercial/residential live-work units and forty-four (44) Workforce Housing Units.

The proposed mix of units is broken down as follows:

Market Rate Residential Units	38	35%
Market Rate Live/Work Units	28	25%
Total Market Rate Units	**66**	**60%**
Total Workforce Housing Units	**44**	**40%**
Total Proposed Units	**110**	**100%**

As stated previously, the Residential Workforce Housing Rules for the County of Maui are intended to provide housing for Maui residents in a range of income groups. Also, as indicated by the name of the policy, there are many members of the Maui Community who make an income close to the $69,900.00 (median income for Maui County year 2007 as

calculated by Department of Housing and Urban Development). Although these individuals are the workforce of Maui County, they can find it difficult to qualify for loans required to purchase a market rate home in Maui County.

For the year 2007 the median income for a resident of Maui County is $69,900.00 the workforce housing rules are intended to provide housing opportunities for qualifying groups who make a range of incomes from 80% of the Median Income to 160% of the Median Income. The requirements to provide Workforce Housing Units by percentage of the median income breaks down as follows:

Median Income	$ 69,900.00
Workforce Housing Units	44

		Percent of Median Income	Family Income	Percent of Units by Income Group	Quantity of Units by Income Group
Below-Moderate Income					
	More Than	80%	$ 55,920.00	30%	13.20
	Not More Than	100%	$ 69,900.00		
Moderate Income					
	More Than	100%	$ 69,900.00	30%	13.20
	Not More Than	120%	$ 83,880.00		
Above-Moderate Income					
	More Than	120%	$ 83,880.00	20%	8.80
	Not More Than	140%	$ 97,860.00		
Gap Income					
	More Than	140%	$ 97,860.00	20%	8.80
	Not More Than	160%	$ 111,840.00		

Individuals and families who qualify for Workforce Housing can be categorized as our friends and neighbors with important service careers who live in a county where the average income is not adequate to purchase an average home.

No unusual threats to the Maui Ocean Center or its animals are anticipated from a mixed-use development. We note, in addition, that the property has been designated for these permissible uses by its Maui County Zoning and the Kihei – Makena Community Plan Designation.

5th Comment:

"Traffic- Buses which come to MOC regularly will now need to be rerouted to use a different entrance which at this time cannot accommodate the buses turning radius and I am not sure about visual line of sight needed to maneuver safely around other vehicles and pedestrians."

5th Response:
Victory Development Hawaii does not desire to re-rout buss traffic in any way. It is the intent of Victory Development Hawaii to propose a project that will work successfully within the existing Maalaea Triangle Traffic Circulation Plan and compliment the existing operations of the MOC.

6th Comment:
"Safety- Unless the entire project is gated, walled or fenced how will residents make sure their children are kept safely on the property and not in the street, parking lot or otherwise roaming around the area? What if a child runs out in the street and gets hit by a bus?."

6th Response:
The project will be designed to separate the living area from roadways. The project will also be designed so that the residential recreation area will be oriented to the East side of the project site. The project will include a perimeter fence and gates in appropriate locations. Also, as discussed previously, CPTED principles will be designed into the project.

The project will be reviewed by various Government Agencies, including the Police Department, in the context of safety to potential inhabitants and surrounding uses.

7th Comment:
"Highest and Best Use- It was originally recommended and agreed upon by all that the highest and best use for MTA lots is B2 commercial. I am not convinced that mixed residential and commercial as I understand it at this point is the new highest and best use."

7th Response:
As previously noted a well designed Mixed Use Residential/Commercial project is a permitted use in the B-2 Business Zoning District. We have incorporated Retail Business in a live/work configuration and consistent with current smart growth principles we are incorporating one hundred and ten (110) long-term residential units which will contribute to the overall vitality of Maalaea Triangle as an evolving town center.

The most desirable use of a parcel must be evaluated in context with the market and surrounding land uses. The developers and tenants of the Maalaea Triangle may have previously agreed that B-2 "Retail" Commercial was the highest and best use. However, the market has disputed retail as the highest and best use over the past ten (10) years, as

the Maalaea Triangle remains only partially developed. (**Note**: The Maalaea Triangle was completed in mid 90's. Parcels 6 & 3 have been for sale since the Maalaea Triangle was completed.. Over this period, neither parcel has been developed as a B2 Commercial project.)

Victory Development Hawaii has determined that the supply of B-2 "Retail" Commercial Land Use in Maalaea exceeds the previously anticipated demand.

In conclusion, Victory Development Hawaii is offering to develop a vacant portion of the Maalaea Triangle with a mix of residential and commercial uses. As discussed previously, sixty percent (60%) of the units sold will be at market rate.

If the MOC supports the development of the surplus B-2 Business District property as a mostly residential development, it is anticipated that the existing Retail uses in the Maalaea Triangle will experience an increase in demand through the addition of residential units in Maalaea. The new residents' demand for Retail Commercial services will enhance the viability of many existing marginal shops and contribute to the overall vitality of Maalaea Triangle as an evolving town center.

Thank you for your patience and cooperation in this process. It is our intent that the foregoing information will provide a better understanding of the Proposed Maalaea Village Project. Please contact Jordan Hart at 244-1955 for further information.

Sincerely yours,

Christopher L. Hart
President
Landscape Architect & Planner

Enclosures: ()

CC:
Mr. Tim Piasky
Project File (07-058)

July 31, 2007

RECEIVED
AUG - 1 2007
CHRIS HART & PARTNERS
Landscape Architecture & Planning
~~061060~~ 071058
CC: Jordan

Chris Hart & Partners, Inc.
115 N. Market Street
Wailuku, Maui 96793

Dear Mr. Jordan Hart,

We have received the information you sent about a possible Workforce Residential Project in Maalaea. We appreciate the chance to voice our opinions at this point and we are aware that our Maalaea Yacht Marina Condo Association will be addressing a list of other questions to you as well.

The growth rate on Maui far exceeds its infrastructure's capacity. With the recent proposal to build Olowalu Town, the underway Ukumahame Development, the never ending housing projects enroute from Maalaea to Wailuku town and the massive resorts being built between Kaanapali and Honokowai, everything on Maui is overcrowded! When will the insanity stop? When will the planning department begin to require more money from those "deep pocket" developers to improve the roads, medical facilities, crowded grocery stores, etc. There isn't even enough parking at the Airport anymore to accommodate the number of people living here and coming/going? I think it is about time to impose a just say "NO" until Maui can catch up with itself. Current Maui residents deserve a chance to get to and from work and take care of their daily necessities without encountering traffic jams day after day on the roads and in parking lots.

One particular concern is, we have the misfortune of driving to work Monday thru Friday from Maalaea to the Westside. The traffic signal at the Carls Jr/Circle K, in the morning is approximately a 5 minute wait and it usually takes 2 light cycles to get onto Hwy 30 going toward Lahaina. How will they address this issue?

We are very tired of what Maui is becoming. Where has the Aloha and tranquility gone?

Sincerely,

Patrick & Rebecca Quigley
30 Hauoli St #406
Wailuku HI 96793

CHRIS HART
& PARTNERS INC.

December 20, 2007

Patrick & Rebecca Quigley
30 Hauoli Street #406
Wailuku, Maui, Hawaii 96793

Dear Mr. & Ms. Quigley:

Subject: Responses to Comments on the proposed Maalaea Village Mixed Use Project located at Maalaea, Maui, Hawaii.
TMK No. (2) 3-6-008: 006

Thank you for your enclosed July 31, 2007, letter providing comment on the proposed Maalaea Village Mixed Use Project.

For your information, the uses proposed for the project have evolved since the time of our July 17, 2007 pre-consultation letter. Currently the project is proposed as thirty-eight (38) Market Rate Residential Units, twenty-eight (28) Residential/Commercial Live-Work Market Rate Units and forty-four (44) Workforce Housing Units.

This project evolution was also discussed on November 28, 2007 at a neighborhood project information meeting held at the Maalaea Boat and Fishing Club.

1st Comment:
"The growth rate of Maui far exceeds its infrastructure's capacity."

1st Response:
Please note that the Maalaea Village Mixed Use Project will be a component of the full-build-out of the Maalaea Triangle Commercial Subdivision. The Maalaea Triangle has been appropriately Zoned, and Community Planned and issued a Special Management Area Use Permit in 1989 for the subdivision and construction of a Business/Commercial center, and the previously required infrastructure was constructed and installed for the full-build-out of the Maalaea Triangle Project. Therefore

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET · WAILUKU, MAUI, HAWAII 96793-1706 · PHONE 808-242-1955 · FAX: 808-242-1956

we believe in this case, that sufficient infrastructure has been constructed to support the full-build-out of the Maalaea Triangle Project.

In the event that additional infrastructure improvements are necessary, they will be identified in the voluntary Environmental Assessment and required SMA Use Permitting process.

2nd Comment:
"Current Maui residents deserve a change to get to and from work and take care of their daily necessities without encountering traffic jams day after day on roads and in parking lots."

1st Response:
Since your original letter, the project has evolved to include twenty-eight (28) Live/Work units. This will allow owners to operate business and work from a portion of their condominium which will be designated for commercial use. Existing residents in Maalaea and new residents to the proposed project will gain access to a more diverse selection of goods and services without being required to leave the neighborhood.

3rd Comment:
"The traffic signal at the Carls Jr/Circle K, in the morning is approximately a 5 minute wait and it usually takes 2 light cycles to get onto Hwy 30 going toward Lahaina. How will they address this issue?"

Response:
The applicant has contracted the services of a Traffic Engineering Consultant. The Traffic Engineer has prepared a Traffic Impact Assessment Report (TIAR), which will be included in the EA and SMA Application Reports. The TIAR will be reviewed and commented on by the State Department of Transportation, Maui County Police Department, Department of Public Works and Planning Department.

The applicant will address traffic issues as directed by the various government agencies and will participate in a fare share contribution to infrastructure impact fees and or construction of improvements as applicable.

Please note, your comment letter, as well as, this response will be included in the same EA and SMA Application Report which will be reviewed by the above referenced government agencies.

In conclusion, we hope that this letter has provided adequate responses to your questions and comments. Please contact Jordan E. Hart at 242-1955 for further information regarding the Maalaea Village.

Sincerely yours,

Christopher L. Hart, President
ASLA, Landscape Architect & Planner

Enclosures (1):
July 31, 2007 Comment Letter from Patrick & Rebecca Quigley

CC: Mr. Tim Piasky
Project File (07-058)

ERA Pacific Properties

A division of SRH INC.

AOAO Management Division
Po Box 1489
Kahului Hi. 96733

Phone 808-877-6565 * Toll Free 1-800-325-6284 * Fax 808-877-9449 * e-mail: lshinbibble@prodigy.net * Web Site: www.eramaui.com
Big Island Home Office: 808-965-0357 * Fax #: 808-965-8059 * www.sherleyhawaii.com

Jordan Hart
Chris Hart & Partners, Inc.
115 N. Market Street
Wailuku, Maui 96793

August 6, 2007

RECEIVED
AUG - 7 2007
CHRIS HART & PARTNERS
Landscape Architecture & Planning

cc Jordan 07/08

Dear Mr. Hart,

We have received the information you sent about a possible project in Maalaea. We appreciate the chance to ask some questions at this point of your process. Here are questions for which we hope you will provide answers:

What is "workforce" housing? We are not clear on the meaning of that term and of how it is different than the condos that are in the area. Does this refer to apartments or condominiums? Is it anticipated that they will be owner occupied, vacation rental or long term rented?

The area for this project is currently a parking lot. How are you addressing an increase in parking needs with 100 living units (some of which will have 2 cars), commercial space parking, employee parking, commercial delivery and customer parking, all of which will bring in more cars?

The space in the current parking lot is leased by boating companies (Pride of Maui, etc) so their customers are not filling the Harbor Village lot. How are you addressing the loss of space presently used as parking?
Upcoming harbor remodeling and ferry use will put an increased parking demand on the area. There is a new parking lot to be built by the coast guard station. However, this lot will not have adequate spaces to hold the present demand for parking.

The building in the Maalaea is presently low-rise. How many stories do you plan for a building with 100 units? Which roads will be used to access the development?

What is the waste system and sewer disposal that is planned for this development?

Maalaea has no police force on regular patrol. With increased population comes increase in crime. Vagrants have become a problem around the condo buildings. How are you addressing police protection and response time?

The increase in residents to this area will increase the need for services like fire protection and emergency medical assistance. What is being planned to provide these services?

There is a public park at the end of Hau'oli Street with very limited parking. 100 new units will increase use to this area, as well as the very small fishing pier at the south-east end of the harbor. Issues of concern here relate to parking as well as noise in evenings, and increased traffic on Hau'oli Street use. Have you a plan to address these issues?

This project will impact every residence on Hau'oli Street not just within 500 feet radiance and input from all interested residents should be included in your plans.

We are looking forward to your answers to these questions. Thank you for your thoughtful consideration of these matters. Please inform us of any and all discussions and meetings on this planned project.

Sincerely,

Scott A Sherley (R) BIC, Managing Agent
On behalf of: Board of Directors AOAO Maalaea Yacht Marina

CC: file

CHRIS HART
& PARTNERS INC.

December 21, 2007

Mr. Scott A Sherly (R) BIC, Managing Agent
On behalf of: Board of Directors
AOAO Maalaea Yatch Marina
P.O. Box 1489
Kahului, Maui, Hawaii 96733

Dear Mr. Sherley:

Regarding: Comments Received on the Proposed Maalaea Village Mixed-Use Residential/Commercial Project, located in Maalaea, Maui, Hawaii, TMK: (2) 3-6-008: 006

Thank you for providing comments in your letter dated August 6, 2007. As discussed in our November 28, 2007 community pre-consultation meeting, the proposed project has evolved based on community response and market analysis.

The Maalaea Village Mixed Use Project is now proposed to include thirty-eight (38) market rate residential units, twenty-eight (28) market rate commercial/residential live-work units and forty-four (44) Workforce Housing Units.

Our responses to your written comments are as follows:

1st Comment:
"What is "workforce" Housing?"

1st Response:
Workforce Housing is, housing which is sold to qualified individuals based on their income as a percentage of the median income for the County of Maui. The details of the Maui County Workforce Housing

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET · WAILUKU, MAUI, HAWAII 96793-1706 · PHONE 808-242-1955 · FAX: 808-242-1956

Policy are covered in Maui County Code Section 2.96 "Residential Workforce Housing Policy".

Generally the Workforce Housing Policy is intended to assist residents of Maui who make a reasonable income, from 80% to 160% of the median income for the County of Maui ($69,900.00 for year 2007). Because of the disparity between the median home price and median income, many Maui residents are unable to qualify for home loans. The Workforce Housing Policy is intended to provide home ownership opportunities for the "Workforce" of Maui County

The Maui County Workforce Housing Policy can be found online at:

http://municipalcodes.lexisnexis.com/codes/maui/

For the proposed Maalaea Village Mixed Use Project, Workforce Housing Units will be distributed through the project as follows:

Market Rate Residential Units	38	35%
Market Rate Live/Work Units	28	25%
Total Market Rate Units	**66**	**60%**
Total Workforce Housing Units	**44**	**40%**
Total Proposed Units	**110**	**100%**

Based on County of Maui standards, the following table was constructed to illustrate the range of incomes that potential residents will have to earn in order to qualify for workforce housing units provided by the Maalaea Village Project:

Median Income	$ 69,900.00
Workforce Housing Units	44

		Percent of Median Income	Family Income	Percent of Units by Income Group	Quantity of Units by Income Group
Below-Moderate Income					
	More Than	80%	$ 55,920.00	30%	13.20
	Not More Than	100%	$ 69,900.00		
Moderate Income					
	More Than	100%	$ 69,900.00	30%	13.20
	Not More Than	120%	$ 83,880.00		
Above-Moderate Income					
	More Than	120%	$ 83,880.00	20%	8.80
	Not More Than	140%	$ 97,860.00		
Gap Income					
	More Than	140%	$ 97,860.00	20%	8.80
	Not More Than	160%	$ 111,840.00		

2nd Comment:
"Does this refer to apartments or condominiums?"

2nd Comment Response:
Workforce Housing Units for the Maalaea Village are proposed as condominiums.

However, please note, Workforce Housing Units can take many forms, which are discussed in detail in the Maui County Code Section 2.96.

3rd Comment:
"Is it anticipated that they will be owner occupied, vacation rental or long term rented?"

3rd Comment Response:
The Workforce Housing Policy requires that owners occupy units.

4th Comment:
"The area for this project is currently a parking lot. How are you addressing an increase in parking needs with 100 living units (some of which will have 2 cars), commercial space parking, employee parking, commercial delivery and customer parking, all of which will bring in more cars?"

4th Comment Response:
Please note, the proposed project site is a graded pad prepped for construction and two hundred and five (205) paved parking stalls, which were constructed to accommodate the development of the building pad. The applicant is proposing to construct an additional fifty-four (54) parking stalls on site.

The Maalaea Village proposes to provide two hundred and fifty-nine (259) parking stalls on site.

5th Comment:
"Space in the current parking lot is leased by boating companies (Pride of Maui, etc) so their customers are not filling the Harbor Village lot. How are you addressing the loss of space presently used as parking?"

5th Comment Response:
As stated, Maalaea Village will provide two hundred and fifty-nine (259) parking stalls. These stalls belong to the owner of Parcel 6 of the Maalaea Triangle and are more than adequate to accommodate the parking requirements of the County of Maui for the proposed project.

The applicant is open to negotiation to allow existing parking agreements on the project site to remain in place until the beginning of the construction schedule for the Maalaea Village, following the voluntary Environmental Assessment (EA) Review Process and required Special Management Area (SMA) Permitting Process.

6th Comment:
"Building in the Maalaea is presently low-rise. How many stories do you plan for a building with 100 units?"

6th Comment Response:
Maalaea Village is proposed as a mix of three and four-story buildings. This is consistent with neighboring condominium buildings along Hauoli Street which range from 4 to 6-stories.

7th Comment:
"Which roads will be used to access the development?"

7th Comment Response:
The project is located within the Maalaea Triangle, which has been developed as a commercial subdivision with infrastructure to

accommodate a full-build-out. Access roads are existing and will include the Honoapiilani Highway, Maalaea Road and Kapoli Street.

8th Comment:
"What is the waste system and sewer disposal that is planned for this development?"

8th Comment Response:
The project will use the existing Maalaea Triangle Sewer Treatment Plant which was constructed for the full-build-out of the Maalaea Triangle, including the development of the project site.

As required by the EA & SMA review process, the project developer has contracted a Mechanical Engineering Consultant to assess the current use, capacity and potential impacts of the proposed project.

The Sewer Treatment Assessment Report will be reviewed and commented on prior to approval by the Maui County Wastewater Department, State Health Department and Maui County Department of Public Works among other government agencies.

9th Comment:
"Maalaea has no police force on regular patrol. With increased population comes increase in crime. Vagrants have become a problem around the condo buildings. How are you addressing police protection and response time?

The increase in residents to this area will increase the need for services like fire protection and emergency medical assistance. What is being planned to provide these services?"

9th Comment Response:
The proposed project will result in a relatively minor increase population and subsequent impacts upon police services. However, the applicant submits that the proposed project will create one hundred ten (110) residential and or live-work units. With the proposed growth in the area, the associated property taxes will be collected from the created units which will in turn contribute to Maui County's budget, which is the source of funding for the Maui County Police and Fire Departments.

The applicant will address site specific security needs as necessary during the development of the Maalaea Village.

After completion of the project, the future owner's association will be responsible for any site specific security, as necessary.

Both the applicant and the future owner's association will work with the Maalaea Triangle owners and tenants to participate in security for the Maalaea Triangle as a whole as necessary.

10th Comment:
"There is a public park at the end of Hau'oli Street with very limited parking. 100 new units will increase uses to this area, as well as the very small fishing pier at the south-east end of the harbor. Issues of concern here relate to parking as well as noise in the evenings, and increased traffic on Hau'oli Street use. Have you a plan to address these issues?"

10th Comment Response:
The proposed project will participate in parks improvements through the payment of Parks Assessment Fees. Parks Assessment Fees collected for the project will be used for maintenance and facility improvements in the Kihei-Makena & Maalaea Community Plan area.

Future residents of the Maalaea Village will be condominium owners and community members. Future residents are expected to respect and enjoy their community and public facilities, in the same manner as existing residents in the Maalaea area.

I hope that we have provided adequate responses to all of your questions. Please contact Jordan E. Hart at 244-1955 for further information.

Sincerely,

2007-12-21

for Christopher L. Hart, ASLA
President

Enclosures: (1)
August 6, 2007 letter from ERA Pacific Properties on behalf of the Board of Directors of the AOAO for the Maalaea Yacht Marina.

CC:
Mr. Tim Piasky
Project File (07-058)

- A-2) Mailing List & Pre-Consultation Community Meeting Invitation to Neighboring Property Owners within 500 feet

07/058

CHRIS HART
& PARTNERS INC.

November 7, 2007

Dear Neighboring Property Owner:

Regarding: Community Meeting Notification for the proposed Maalaea Mixed Use Commercial & Residential Project, at the Maalaea Triangle. TMK No.: (2) 3-6-008: 006.

On behalf of the applicant, Mr. Tim Piasky of Victory Development Hawaii, LLC., Chris Hart & Partners is inviting you to participate in a Community Meeting on Wednesday, November 28, 2007 at 7:00 pm, at the Ma`alaea Boat & Fishing Club Meeting Room located under the Buzz's Wharf Restaurant.

The purpose of the upcoming meeting will be to provide neighboring property owners with information regarding the subject project, and receive comments that you may have, or information you may want to provide regarding the proposed Maalaea Mixed Use Commercial & Residential Project.

The 4.069 acre project site is identified as Parcel 6 within Ma`alaea Triangle *makai* of Honoapiilani Highway and *mauka* of Maalaea Road. (**See Attached**: "Project Location Map"). Also, the parcel is within the State Land Use Urban District, Kihei Makena Community Plan (B) Business District and within the (B-2) Community Business Zoning District.

The proposed Mixed Use Commercial & Residential Project will consist of one hundred (110) units, including a swimming pool and other residential amenities. The unit break down, is as follows:

- Thirty-eight (38) Market Rate Residential Units,
- Twenty-eight (28) Market Rate Live-Work Commercial/Residential Units,
- Forty-four (44) Residential Workforce Housing Units.

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET · WAILUKU, MAUI, HAWAII 96793-1706 · PHONE 808-242-1955 · FAX: 808-242-1956

The application will consist of an Environmental Assessment (EA) and Special Management Area Use (SMA) Permit for approval to construct the subject Mixed Use Commercial & Residential Project.

The review and approval process will include the upcoming Pre-Consultation public meeting and a future public hearing by the Maui Planning Commission. The Planning Commission Public Hearing will require public notice including letters to neighboring property owners within 500 feet.

At this time, the project has not been submitted to the County of Maui and there are no public meetings scheduled. This is a "pre-consultation" letter and it is being sent to all neighboring property owners within 500 feet of the project site, based on current Maui County Tax Records, for the purpose of seeking any comments you may have regarding the project.

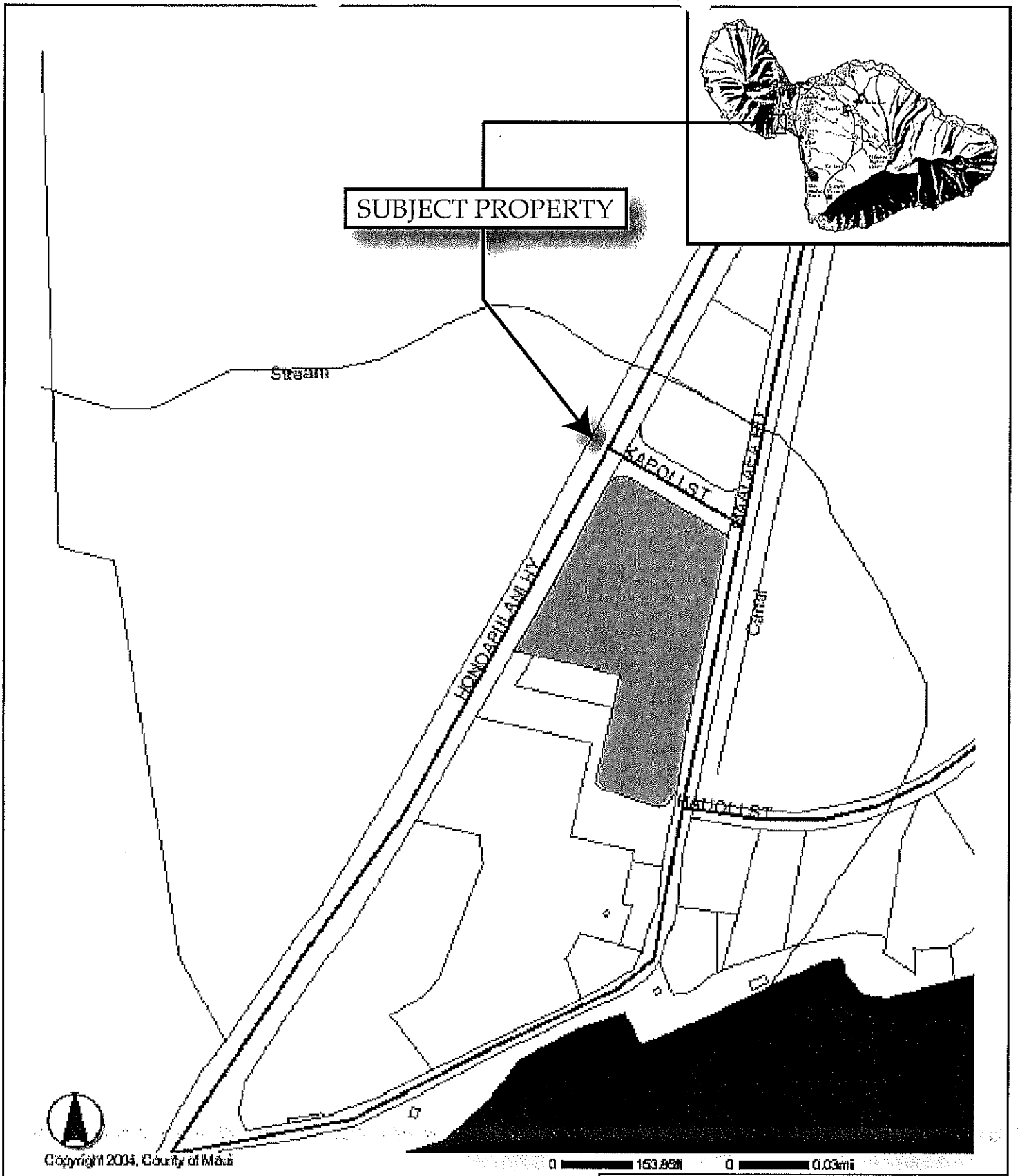
Thank you very much for your consideration. Please direct any comments you may have by phone, or in writing, to Jordan Hart of this office at (808) 242-1955.

Sincerely yours,

Christopher L. Hart
President
Landscape Architect & Planner

Enclosures:
Project Location Map

CC: Mr. Tim Piasky
Project File



Maalaea Mixed Use
Workforce Residential Project

July 2007

Regional Location Map

(not to scale)

CHRIS HART & PARTNERS, INC.

A pre-consultation letter was sent to the following residents within 500 feet of the Maalaea Village project site, on July 17, 2007.
A community meeting notice letter was also sent to the following residents within 500 feet of the Maalaea Village project site, on November 7, 2007

236001002	0	STATE OF HAWAII		CONDO MASTER	
236001018	0	WAILUKU AGRIBUSINESS CO INC	C/O MAALAEA PROPERTIES LLC	1670 HONOAPIILANI HWY	WAILUKU HI 96793
236001025	0	UNO,GRACE KINUE TRUSTEE		P O BOX 2766	WAILUKU HI 96793
236008001	0	MAALAEA TRIANGLE PTNRSHP		75B NO CHURCH ST	WAILUKU HI 96793 0000
236008002	0	MAUI OCEAN CENTER INC	BENJAMIN KAHN	192 MAALAEA ROAD	WAILUKU HI 96793 0000
236008003	0	PACIFIC WHALE FOUNDATION		300 MAALAEA RD #211	WAILUKU HI 96793 0000
236008004	0	PACIFIC WHALE FOUNDATION		300 MAALAEA RD #211	WAILUKU HI 96793 0000
236008005	0	HILL,LOUIS W TRUST	C/O US BANK NATIONAL ASSOC, TRS	PO BOX 64142	SAINT PAUL MN 55164 9366
236008006	0	MAALAEA TRIANGLE PTNRHSP		75B NO CHURCH ST	WAILUKU HI 96793 0000
236008007	0	MID PAC PETROLEUM LLC		745 FORT ST STE 1800	HONOLULU HI 96813
236008008	0	PACIFIC ISLE GROUP LLC		P O BOX 790040	PAIA HI 96779 0000
236008009	0	PACIFIC ISLE GROUP LLC		P O BOX 790040	PAIA HI 96779 0000
236008011	0	MAALAEA TRIANGLE PTNRSHP		75B NO CHURCH ST	WAILUKU HI 96793 0000
238005017	0	ALEXANDER & BALDWIN INC		PO BOX 156	KAHULUI HI 96732 0000
238014024	0	MAALAEA YACHT MARINA		CONDO MASTER	00000 0000
238014024	1	TING DAVID P & SONS INC		53 LUNALILO ST	WAILUKU HI 96793 0000
238014024	2	SAEKS,JEFFREY		30 HAUOLI ST #102	WAILUKU HI 96793
238014024	3	SHEARIN,ROBERT THOMAS		1993 S KIHEI RD #21-301	KIHEI HI 96753
238014024	4	WILMES FAMILY TRUST	JEREMY L WILMES TTEE	PO BOX 561	PUUNENE HI 96784
238014024	5	REYNOLDS,FAMILY TR OF 1992	C/O REYNOLDS,PAUL/DIANA TTEES	142 RAINBOW #4200	LIVINGSTON TX 77399 1042
238014024	6	CASTANO,GABRIEL P		PO BOX 53	SAN MARCOS CA 92079 0053
238014024	7	CHRISTIAN FAMILY 2002 TRUST	CHRISTIAN,CHARLES & NORMA TTEES	6533 CHESBRO CIR	RANCHO MURIETA CA 95683
238014024	8	MAGUIRE,PAUL J		P O BOX 2925	SAN RAMON CA 94583 0000
238014024	9	TING DAVID P & SONS INC		53 LUNALILO ST	WAILUKU HI 96793 0000
238014024	10	VAUGHAN,JOHN WILLIAM	VAUGHAN,JOHN W/TRACI S	P O BOX 1141	VANCOUVER WA 98666 1141
238014024	11	SWANSON,GAIL		P O BOX 613	PUUNENE HI 96784
238014024	12	FOX,TED	FOX,TED/SUSAN	30 HAUOLI ST #208	WAILUKU HI 96793
238014024	13	CARTER,LEONARD		615 A OLD NASSAU ROAD	MONROE TOWNSHIP NJ 08831
238014024	14	DAVID P TING & SONS INC	C/O MAGUIRE,PAUL J	P O BOX 2925	SAN RAMON CA 94583 0000
238014024	15	ROYCE,MARY J		30 HAUOLI ST APT #206	WAILUKU HI 96793 0000
238014024	16	XENOS,ALICE		P O BOX 330194	KAHULUI HI 96733
238014024	17	FOX,TED		30 HAUOLI ST STE #208	WAILUKU HI 96793
238014024	18	RUIZ,LARRY R		30 HAUOLI ST APT 209	WAILUKU HI 96793
238014024	19	TIBBLES,JOHN R		7333 MILLER RD	ANACORTES WA 98221
238014024	20	DAVID P TING AND SONS INC		53 LUNALILO ST	WAILUKU HI 96793 0000
238014024	21	SUAREZ,GILBERTO		1008 TROPHY HILLS DR	LAS VEGAS NV 89134
238014024	22	XENOS,GEORGE DENNIS		P O BOX 330194	KAHULUI HI 96733
238014024	23	MCGINLEY,MICHAEL A		1028 GALLERY DR	OCEANSIDE CA 92057
238014024	24	KLINGLER,DONNA J TRUST		5199 PARKSIDE DR	MASON OH 45040
238014024	25	YOUNG GONZAGA,TRUST	GONZAGA,GALILEO JR/STEPHANIE TRS	793 VIA COLINAS	THOUSAND OAKS CA 91362
238014024	26	DAVID P TING & SONS INC	C/O WOLF,WILLIAM GUNNER	P O BOX 2510	OLYMPIC VALLEY CA 96146 0000
238014024	27	JOHNSON,NORMAN		30 HAUOLI ST #306	WAILUKU HI 96793
238014024	28	ISAACSON, TED R		STAR RTE 59	KULA HI 96790 0000
238014024	29	BATTEATE DAVID M/KATHRYN J		17169 HARVARD AVE	HAYWARD CA 94541 0000
238014024	30	FAY,MEREDITH A	FAY,MEREDITH	30 HAUOLI ST #309	WAILUKU HI 96793
238014024	31	RICHARDSON,FAMILY TRUST 1998	MR & MRS JAMES RICHARDSON	2075 MARLETTE AVE	RENO NV 89503 0000
238014024	32	FAY,MEREDITH A	MEREDITH FAY	30 HAUOLI ST #309	WAILUKU HI 96793
238014024	33	AKANA,GRACE F TRUST	AKANA,GRACE TTEE	PO BOX 2566	WAILUKU HI 96793
238014024	34	SLACK,SAMUEL C		7170 CAMINO TASSAJARA	PLEASANTON CA 94588
238014024	35	DAVID P TING & SONS INC		53 LUNALILO ST	WAILUKU HI 96793 0000
238014024	36	M & W ASSOCIATES		2691 AALIAMANU PL	HONOLULU HI 96813 0000
238014024	37	TRAIL,MARILYN L		P O BOX 13016	LAHAINA HI 96761
238014024	38	MCMORROW,2000 FAMILY TR	MCMORROW,DONALD JR/JUDITH ANN TRS	4952 SWINDON PL	NEWARK CA 94560
238014024	39	QUIGLEY,REBECCA S		30 HAUOLI ST #406	WAILUKU HI 96793
238014024	40	JOHNSON,NORMAN MARTIN		30 HAUOLI RD #407	WAILUKU HI 96793
238014024	41	FOX,TED		30 HAUOLI ST, #208	WAILUKU HI 96793
238014024	42	BONITA,MARGARITA A		4425 QUICKSILVER CT	HAYWARD CA 94542
238014024	43	FEREIRA TRUST		287 VIA CIMA CT	DANVILLE CA 94526
238014024	44	HUPP,NINA L		P O BOX 791885	PAIA HI 96779 1885
238014024	45	SHIEBLER,CHRISTOPHER ABBOTT		30 HAUOLI ST #412	WAILUKU HI 96793
238014026	0	MAALAEA MERMAID		CONDO MASTER	00000 0000
238014026	1	LUBNIK,MICHAEL WAYNE		20 HAUOLI ST #201	WAILUKU HI 96793
238014026	2	STENSRUD,ROBERT I		20 HAUOLI ST #202	WAILUKU HI 96793
238014026	3	WOLFORD,THOMAS C		630 NORTH 7TH ST	ALLENTOWN PA 18102
238014026	4	SCHULZ,KATHLEEN A		46 MAUNALEO PL	WAILUKU HI 96793
238014026	5	ENDO,DAVID		20 HAUOLI ST, #205	WAILUKU HI 96793
238014026	6	BLYE,WARREN EUGENE		562 WAINEE ST	LAHAINA HI 96761
238014026	7	KITAOKA,EDWARD S	C/O SEEGER-NELSON,SARA	3274 WILSHIRE DR	REDDING CA 96002
238014026	8	PERRY,CHRISTINE LOUISE		P O BOX 1894	KIHEI HI 96753
238014026	9	JONES,JEANNE B		P O BOX 404	WAILUKU HI 96793
238014026	10	LONDON,JADINE Y C TRUST		1309 MCCULLY ST	HONOLULU HI 96826
238014026	10	YEE WARREN Y J/PATRICIA A		2007 ROUND TOP DR	HONOLULU HI 96822 0000
238014026	11	MORRIS,BETTY J TRUST		20 HAUOLI ST #211	WAILUKU HI 96793
238014026	12	POLYNESIAN INVESTMENT COMPANY LTD		2390 AINA LANI PL	HONOLULU HI 96822
238014026	13	MANOUKIAN,ANTHONY ARAM TR		P O BOX 1609	WAIANAE HI 96792
238014026	14	BYRNE,MICHAEL J		20 HAUOLI RD APT 301	WAILUKU HI 96793 9504
238014026	15	KNECHT,MARILYN		20 HAUOLI ST #302	WAILUKU HI 96793
238014026	16	REDDICK,MARSHALL E		4538 PEPPERWOOD AVE	LONG BEACH CA 90808 0000
238014026	17	DUFFY,THOMAS H TRUST		6913 HARVEY WAY	LAKEWOOD CA 90713 3312
238014026	19	LYNX,BRIAN A		13816 BORABORA WY APT 211A	MARINA DEL REY CA 90292 0000
238014026	20	UEMATSU,BETTY ANN TRUST		11031 WESTWOOD BLVD	CULVER CITY CA 90230
238014026	21	REDDICK,MARSHALL E		4538 PEPPERWOOD AVE	LONG BEACH CA 90808
238014026	21	RETZER,GREG D		16691 BARE FOOT CIRCLE	HUNTINGTON BEACH CA 92649 0000
238014026	22	YOKOUCHI,MASARU TRUST		2145 WELLS ST #301	WAILUKU HI 96793
238014026	23	LUNE,ALONN		20 HAUOLI ST #310	WAILUKU HI 96793
238014026	24	CHAR,KENNETH F C MARITAL TR		P O BOX 29635	HONOLULU HI 96820
238014026	25	A P KOBAYASHI FAMILY LIMITED PTNSHP	C/O PAUL KOBAYASHI	3532 LELEHUNE PL	HONOLULU HI 96822
238014026	26	SHERLEY,SCOTT A		15-611 PUNI MAUKA LP S	PAHOA HI 96778 9419
238014026	27	REDDICK,MARSHALL EUGENE		4538 PEPPERWOOD AVE	LONG BEACH CA 90808
238014026	28	VARGAS,DUANE K TRUST		1108 14TH ST PMB 247	CODY WY 82414
238014026	29	KAWACHI,GUY ASAO		20 HAUOLI ST #316	WAILUKU HI 96793
238014026	30	GEORGARAKIS,MINOS		274 PHEASANT HILL RD	SUMMIT POINT WV 25446
238014026	31	WOLOSHUK,MARK R		18660 LAUREL DR	LIVONIA MI 48152
238014026	31	WOLOSHUK,MARTHA M		16330 CRESCENT	SOUTHFIELD MI 48076 0000

238014026	32	YEE,WILBERT Y K TR		393 LIHOLIHO ST	WAILUKU HI 96793
238014026	33	LUKE,HERBERT		810 MINERT RD	WALNUT CREEK CA 94598
238014026	34	SANDERSON,SANDRA LEIGH		P O BOX 562	PACIFICA CA 94044
238014026	35	CHANG,WALTER W Y		1165 HUNAKAI ST	HONOLULU HI 96816
238014026	36	RETZER,GREG D		16691 BAREFOOT CIR	HUNTINGTON BEACH CA 92649
238014026	37	TELLIARD,WILLIAM R	C/O M/M ALEXANDER PIAZZA	4238 GOLDEN OAK CT	DANVILLE CA 94506
238014026	38	WATANABE,MASAICHI TRUST		45-216 MOKULELE DR	KANEOHE HI 96744
238014026	39	BASTIAN,GEORGE GEOFFREY		1 SANDPIPER CT	SEASIDE CA 93955
238014026	40	LONDON,JADINE Y C TRUST		1309 MCCULLY ST	HONOLULU HI 96826
238014026	40	YEE,WARREN Y J TRUST		2007 ROUND TOP DR	HONOLULU HI 96822

- A-3) Mailing List & Pre-Consultation Community Meeting Invitation to Property Managers of Hauoli Road Condominiums

CHRIS HART
& PARTNERS INC.

November 7, 2007

Dear Neighboring Property Manager:

Regarding: Community Meeting Notification for the proposed Maalaea Mixed Use Commercial & Residential Project, at the Maalaea Triangle. TMK No.: (2) 3-6-008: 006.

On behalf of the applicant, Mr. Tim Piasky of Victory Development Hawaii, LLC., Chris Hart & Partners is inviting you to participate in a Community Meeting on Wednesday, November 28, 2007 at 7:00 pm, at the Ma`alaea Boat & Fishing Club Meeting Room located under the Buzz's Wharf Restaurant.

The purpose of the upcoming meeting will be to provide neighboring property owners with information regarding the subject project, and receive comments that you may have, or information you may want to provide regarding the proposed Maalaea Mixed Use Commercial & Residential Project.

The 4.069 acre project site is identified as Parcel 6 within Ma`alaea Triangle *makai* of Honoapiilani Highway and *mauka* of Maalaea Road. (**See Attached**: "Project Location Map"). Also, the parcel is within the State Land Use Urban District, Kihei Makena Community Plan (B) Business District and within the (B-2) Community Business Zoning District.

The proposed Mixed Use Commercial & Residential Project will consist of one hundred (110) units, including a swimming pool and other residential amenities. The unit break down, is as follows:

- Thirty-eight (38) Market Rate Residential Units,
- Twenty-eight (28) Market Rate Live-Work Commercial/Residential Units,
- Forty-four (44) Residential Workforce Housing Units.

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE 808-242-1955 • FAX: 808-242-1956

The application will consist of an Environmental Assessment (EA) and Special Management Area Use (SMA) Permit for approval to construct the subject Mixed Use Commercial & Residential Project.

The review and approval process will include the upcoming Pre-Consultation public meeting and a future public hearing by the Maui Planning Commission. The Planning Commission Public Hearing will require public notice including letters to neighboring property owners within 500 feet.

At this time, the project has not been submitted to the County of Maui and there are no public meetings scheduled. This is a "pre-consultation" letter and it is being sent to all neighboring property owners within 500 feet of the project site, based on current Maui County Tax Records, for the purpose of seeking any comments you may have regarding the project.

Note: **Please post this message in a conspicuous location to allow the residents of your building to participate in the above referenced community meeting.**

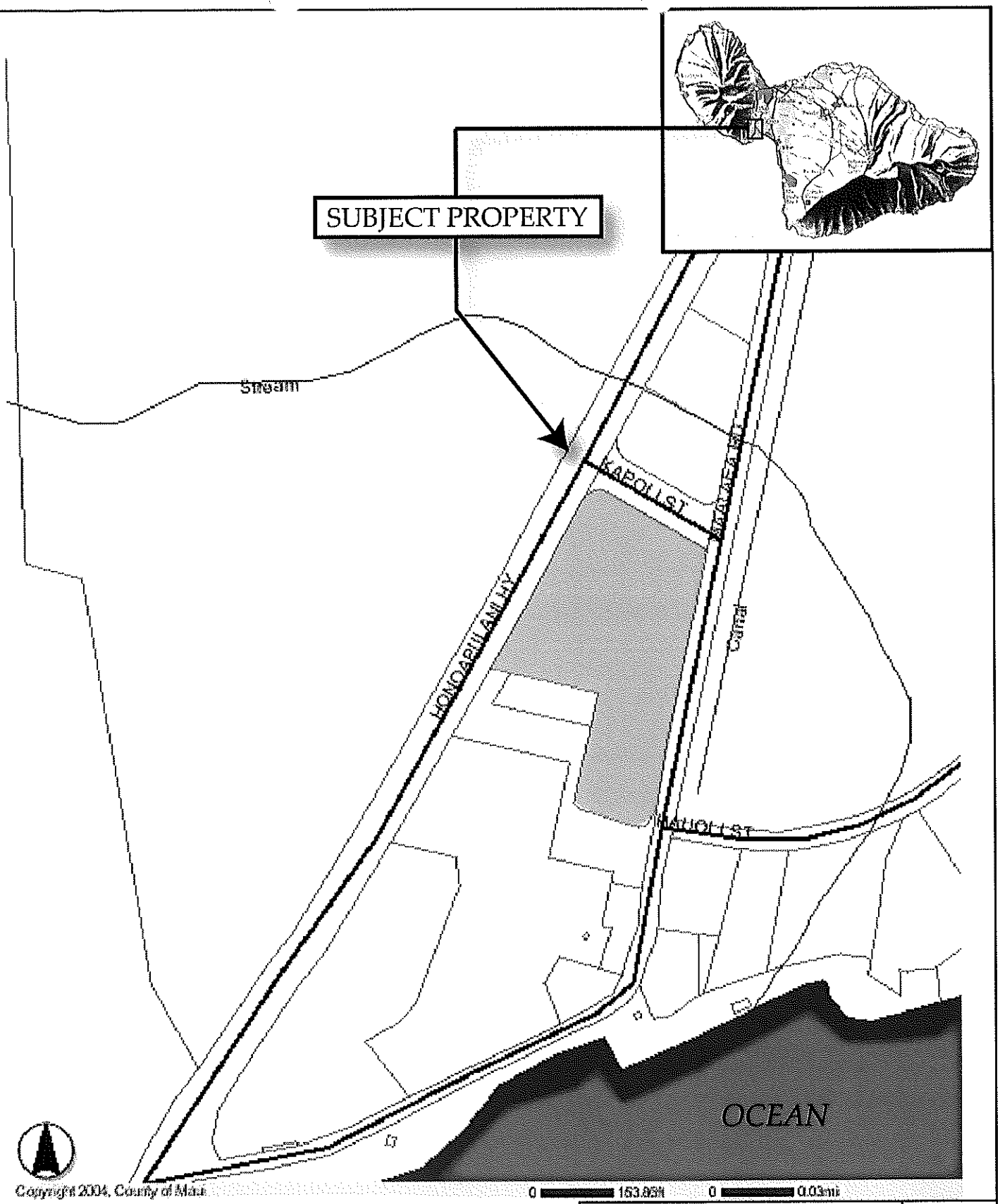
Thank you very much for your consideration. Please direct any comments you may have by phone, or in writing, to Jordan Hart of this office at (808) 242-1955.

Sincerely yours,

Christopher L. Hart
President
Landscape Architect & Planner

Enclosures:
Project Location Map

CC: Mr. Tim Piasky
Project File ✓



Maalaea Mixed Use Project

Figure No. 2

October 2007

Regional Location Map

(not to scale)

CHRIS HART & PARTNERS, INC.

The following addresses were used to transmit invitations on November 7, 2007 to neighboring property managers for the Maalaea Village pre-consultation community meeting on November 28, 2007

TMK	Name	Address	Phone
238014021	MAALAEA KAI	70 HAUOLI ST HI 96793	(808) 242-7620
238014011	MAALAEA BANYANS	190 Hauoli St # 109	808-242-5668
238014016	LAULOA MAALAEA	100 Hauoli St # 300	808-242-6575
238014001	MAKANI A KAI	300 HAUOLI ST	808-242-7620
238014005	KANA'I A NALU	230 HAUOLI ST	808-244-3911
238014022	MILOWAI MAALAEA	50 HAUOLI ST HI 96793	808-244-7598
238014015	ISLAND SANDS	150 HAUOLI ST	(808) 242-9020
238014009	NELSON,DON	P O BOX 792016 PAIA, HI, 96779	
238014008	NELSON,DON	P O BOX 792016 PAIA, HI, 96779	
238014004	KANA'I A NALU	250 HAUOLI ST	(808) 244-3911
238014002	HONO KAI	280 HAUOLI ST	(808) 244-7012
238005032	maui county		

- A-4) Minutes From November 28, 2007 Pre-Consultation Community Meeting

CHRIS HART & PARTNERS

MEETING MINUTES

PROJECT:	Maalaea Village Mixed Use Project	DATE:	November 28, 2007
LOCATION:	Maalaea Boat & Fishing Club (Beneath Buzz's Warf in Maalaea)	SUBJECT:	***Community Pre-Consultation Meeting Notes***

PROJECT TEAM ATTENDEES: Todd Liebl , Tim Piasky, Howey Kihune, Stacy Otomo, Randall Okaneku, Chris Hart, Jordan Hart

Meeting began at approximately 7:00 PM.

Presentation by Chris Hart:

- Beginning the presentation with the evolution of the Maalaea Triangle property and SMA Permit entitlement process and the amendment to the SMA Use Permit to add the Maui Ocean Center as an anchor tenant.

- Discussion of the voluntary Environmental Assessment (EA) process and the intent for public inclusion and the mandatory Special Management Area (SMA) Permit approval process.

- Discussion of the State Land Use Designation of Urban, Change in Zoning to (B) Commercial, Community Plan Designation of B-2 Community Business District. Review of other land designations, including the SMA. Review of site photographs.

- Discussion of proposed parking plan. Architectural scale and character.

Questions & Comments by Attendees:

- Further questions of how parking will function. Parking along Hauoli Street was recently removed.
    - It was stated that the Maalaea Village is not anticipated to impact parking along Hauoli Street because of parking provided on site and the distance from the Maalaea Village to Hauoli Street.

- Security in the Maalaea area: Residents voiced concerns about Police Department involvement in the area after dark. Maalaea is seen by a congregating area for illegal activities.
    - The applicant will look into security services for the project if necessary during the construction phase of the project.
    - If security is required after construction, the owners association will be prepared to address site security issues.

- It was stated that the Maalaea Village will not be capable of or responsible for resolving all crime issues in the Maalaea area.

- What is the timeframe for the project?
  - Approximately 12 months to complete the process is projected at this time.

- Several community members requested electronic copies of the Environmental Assessment (EA) after submittal to the county.

- Construction Phase Impacts. Residents were concerned with construction during odd hours.
  - It was stated that the project will comply with all County regulations and implement Best Management Practices during the construction phase.

- Will businesses in the Maalaea Village be offensive to neighboring property owners?
  - It was stated that the project will not be offensive to neighboring property owners or residents of the Maalaea Village.

- Will the Maalaea Village raise property taxes of neighboring property owners?
  - It was stated that the Maalaea Village is proposed as a positive project which will add to the community and not detract from it. It is not possible to predict at this time how the completion of the project will impact property tax assessments in the area.

The meeting was concluded at approximately 8:30 PM with cordial conversation following. A copy of the attendance list is enclosed.

Meeting Notes Respectfully
Prepared By:

Jordan E. Hart

Enclosures: (1)
Attendance list from Community Meeting Dated November 28, 2007

Please Sign-in

Maalaea Mixed Use Project
Community Pre-Consultation Meeting
November 28, 2007

Name	Street Address	Phone	City	Zip Code
Chris Hart	115 Market St.	(242-1955)	Wailuku, HI	96793
Todd Meadows	246 Papa Pl. Suite 2	877-7073 ext. 22		

Please Sign-in

Maalaea Mixed Use Project
Community Pre-Consultation Meeting
November 28, 2007

Name	Street Address	City	Zip Code
JOHN HART	2158 MAIN ST. #B01	WAILUKU, HI	96793
ROB RIEBLING	MCA - 50 HAUOLI ST.	MAALAEA	96793
BETTY MORRIS	MAALAEA MERMAID 20 HAUOLI S APT 211	WAILUKU	96793
MARILYN ROWECHT	20 HAUOLI ST. #302	WAILUKU	96793
Scott Sherley	20 Hauoli St #313	Maalaea	96793
MOA RANCH	30 HAUOLI ST. #112	MAALAEA	96793
RD fox	30 HAUOLI ST #408	MAALAEA	96793
Wayne Miller	192 Maalaea RD Maui Ocean Center	Wailuku	96793
CHRISTINE L. PERRY	20 HAUOLI RD #208	WAILUKU	96793

HAWAII FIRST INC

Scott A Sherley

Maui & Hawaii County Regional Manager

Hawaii First Inc
Queen's Court
800 Bethel Street, Suite 501
Honolulu Hi. 96813

Mobile: 808-284-7115
Fax: 808-566-9939
lshkabibble@prodigy.net

PEAKE/LEVOY

COMMERCIAL REAL ESTATE MANAGEMENT
431 ALAMAHA STREET, SECOND FLOOR, KAHULUI, HAWAII 96732
(T) 808/877-7073 (F) 808/877-6162 (C) 808/250-1940
(E) TODD@PEAKE-LEVOY.COM

P/L

TODD R. MEADOWS (S)
ASSISTANT PROPERTY MANAGER

*Maalaea Community Assn.

UNIVERSITY of HAWAI'I
MAUI COMMUNITY COLLEGE

Lynn Britton
Coordinator
Lahaina Education Center
Home:
150 Hauoli St.
Wailuku, 96793

60 Kenui Street, Lahaina, HI 96761
Phone: (808) 661-7900 Fax: (808) 661-7908
www.maui.hawaii.edu
E-mail: bbritton@hawaii.edu
blb@maui.net

Ma'alaea Community Association

Robert W. Riebling
President (PAST)

REQUEST ELECTRONIC COPY OF PRESENTATION

50 Hauoli Street
Ma'alaea, Maui 96793
Tel. (808) 249-0939
~~Fax (603) 909-8951~~
email: Riebling@aol.com

FOX & FOX
MAUI REAL ESTATE

SUSAN FOX, Realtor®-Broker, GRI, ABR®
TED FOX, PH.D., Assistant/Husband

Direct: (808) 249-0488
Susan: (808) 280-0489
Ted: (808) 280-0488
Fax: (866) 861-9832

MULTI MILLION DOLLAR CLUB

Century 21 All Islands

www.FoxMaui.com
FoxMaui@hawaii.rr.com

Shops At Wailea
Each Office Independently Owned & Operated

MLS

- A-5) Pre-Consultation Letters Sent to Reviewing Agencies, Comment Letters From Reviewing Agencies and CH&P Responses to Reviewing Agency Comment Letters

CHRIS HART
& PARTNERS, INC.

July 17, 2007

Mr. Jeff Hunt, Director
Department of Planning
250 South High Street
Wailuku, Maui, Hawaii
96793

Dear Mr. Hunt:

Regarding: Pre-Consultation for the proposed Maalaea Mixed Use Commercial & Workforce Residential Project, at the Maalaea Triangle, Honoapiilani Highway, Maalaea, Maui, Hawaii. TMK No.: (2) 3-6-008: 006.

On behalf of the applicant, Mr. Tim Piasky of Victory Development Hawaii, LLC., Chris Hart & Partners requests any preliminary comments that you may have regarding the proposed Maalaea Mixed Use Commercial & Workforce Residential Project.

The project site is *makai* of the Honoapiilani Highway and *mauka* of Maalaea Road. The project site is Parcel 6 of the Maalaea Triangle (**See Attached**: "Regional Location Map").

The parcel is 4.069-acres in area, within the State Land Use Urban District, Kihei Makena Community Plan Designated (B) Business and is within the Maui County (B-2) Community Business Zoning District.

The proposed Maalaea Mixed Use Commercial & Workforce Residential Project will consist of one hundred (100) units, including a swimming pool and resident amenities as well as ten thousand (10,000) Square Feet of Commercial space on the first floor. One hundred percent (100%) of the residential units proposed in

this project will be Residential Workforce Housing, in compliance with Maui County Code Chapter 2.96 Residential Workforce Housing Policy.

The applicant will be preparing a voluntary Environmental Assessment (EA) for the project in order to identify and provide mitigation measures for all potential impacts resulting from the proposed project, in addition to undergoing the Special Management Area Use (SMA) Permit process for the purpose of constructing the subject Mixed Use Commercial & Workforce Residential Project.

The review and approval process will include a Pre-Consultation public meeting with neighboring property owners within 500 feet and a public hearing by the Maui Planning Commission. The Planning Commission Public Hearing will require public notice including letters to neighboring property owners within 500 feet.

At this time, the project has not been submitted to the County of Maui and there are no public meetings scheduled. This is an Agency "pre-consultation" letter and it is being sent to all governmental agencies anticipated to review this project. A similar letter has been sent to neighboring property owners within 500 feet of the project site, based on current Maui County Tax Records, for the purpose of seeking comments regarding the project.

Thank you very much for your consideration. Please direct any comments you may have by phone, or in writing, to Jordan Hart of this office at (808) 242-1955.

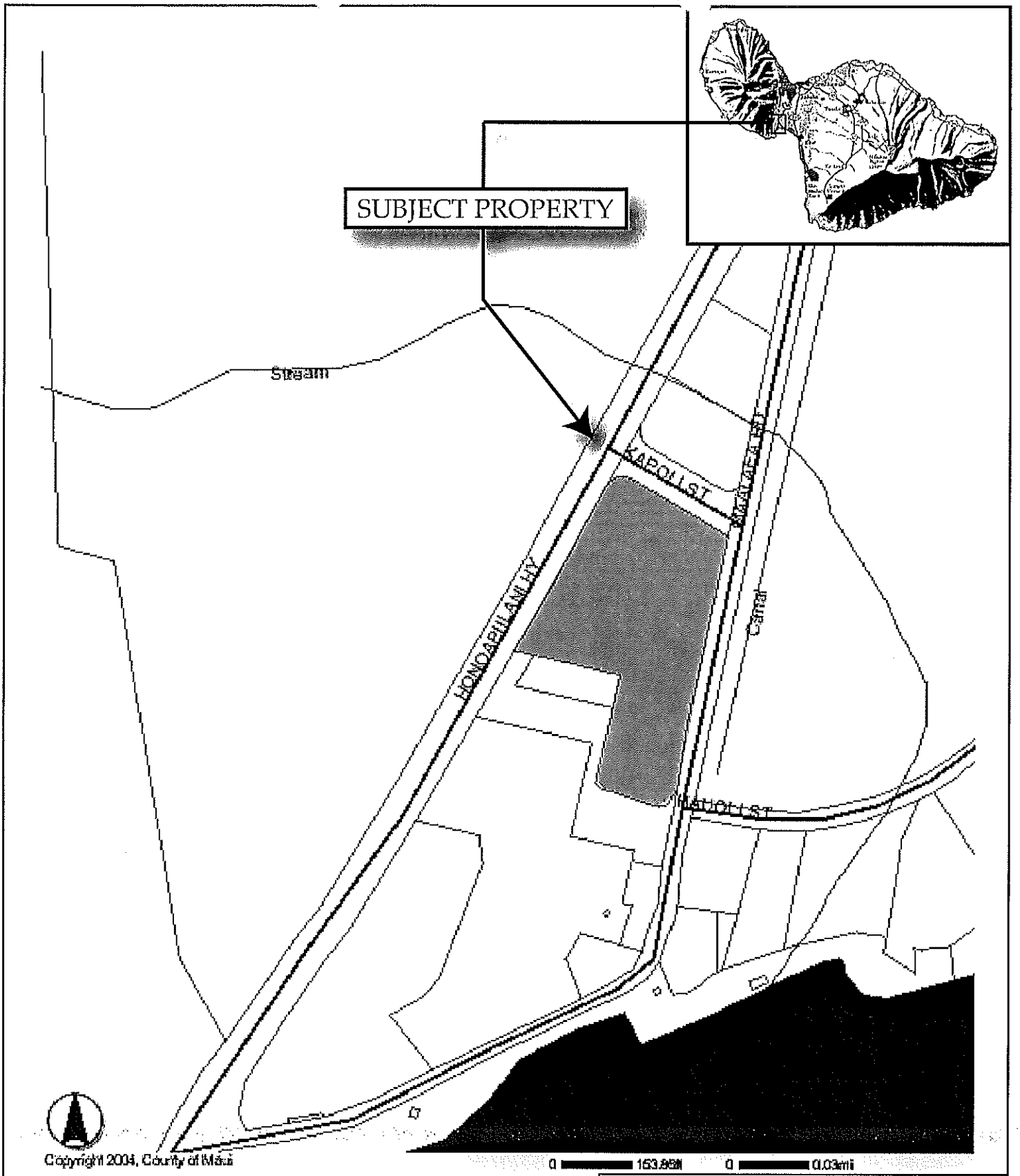
Sincerely yours,

JORDAN E. HART

FOR Christopher L. Hart
President
Landscape Architect & Planner

Enclosures (1):
Regional Location Map

CC: Mr. Tim Piasky
Project File (07-058)



Maalaea Mixed Use
Workforce Residential Project

July 2007

Regional Location Map

(not to scale)

CHRIS HART & PARTNERS, INC.

Arakawa	Milton	Director	County of Maui	Department of Public Works & Environmental Management			200 South High Street	Wailuku, Hawaii 96793
Cajigal	Ferdinand	District Engineer	State of Hawaii	Department of Transportation	Maui District Office		650 Palapala Drive	Kahului, HI 96732
Chinen	Melanie	Administrator	State of Hawaii	Department of Land and Natural Resources	Historic Preservation Division	Kakuhihewa Building, Room 555	601 Kamokila Boulevard	Kapolei, Hawaii 96707
Eng	Jeffrey	Director	County of Maui	Department of Water Supply			200 South High Street	Wailuku, Hawaii 96793
Fukanaga	Barry	Director	State of Hawaii	Department of Transportation			869 Punchbowl Street, Room 509	Honolulu, Hawaii 96813
Fukino	Chiyome	Director	State of Hawaii	Department of Health			1250 Punchbowl St.	Honolulu, Hawaii 96813
Ganske-Cerizo	Ranae	District Conservationist	U. S. Department of Agri	Natural Resources Conservation Service			210 Imi Kala Street, Suite 209	Wailuku, Hawaii 96793
Hamamoto	Patricia	Superintendent	State of Hawaii	Department of Education			P.O. Box 2360	Honolulu, Hawaii 96804
Horcajo	Tamara	Director	County of Maui	Department of Parks & Recreation			700 Hali'a Nakoa Street, Unit 2	Wailuku, Hawaii 96793
Hunt	Jeff	Director	County of Maui	Department of Planning			250 South High Street	Wailuku, Hawaii 96793
Kane	Micah	Chairman	State of Hawaii	Department of Hawaiian Homelands			PO Box 1879	Honolulu, Hawaii 96804
Kobayashi	Mary Lou	Administrator	State of Hawaii	Dept of Business Economic Development & Tourism	Office of State Planning		235 South Beretania Street, 6th Floor	Honolulu, Hawaii 96813
Lau	Dennis	Chief	State of Hawaii	Department of Health	Clean Water Branch		PO Box 3378	Honolulu, Hawaii 96801
Lau	Laurence K.	Deputy Director	State of Hawaii	Department of Health	Environmental Planning Office		919 Ala Moana Blvd., Rm. 312	Honolulu, Hawaii 96814
Lemmo	Sam	Administrator	State of Hawaii	Department of Land and Natural Resources	Office of Coastal Conservation Lands		P.O. Box 621	Honolulu, Hawaii 96809
Leonard	Patrick	Field Supervisor		U.S. Fish & Wildlife Service		300 Ala Moana Blvd., Rm. 3-122	Box 50088	Honolulu, Hawaii 96813
Liu	Theodore E.	Director	State of Hawaii	Dept of Business Economic Development & Tourism			P.O. Box 2359	Honolulu, Hawaii 96804
Martin	Valeriano	Captain	County of Maui	Department of Fire Control & Public Safety			200 Dairy Road	Kahului, Hawaii 96732
Matsubayashi	Herbert	District Environmental Heal	State of Hawaii	Department of Health	Maui District Health Office	State Building	54 High Street	Wailuku, Hawaii 96793
Medeiros	Don	Director	County of Maui	Department of Transportation			200 South High Street	Wailuku, Hawaii 96793
Medeiros	Vanessa	Director	County of Maui	Department of Housing & Human Concerns			200 South High Street	Wailuku, Hawaii 96793
Moncour	James E.T.	Director	State of Hawaii	University of Hawaii	Environmental Center		2500 Dole Street, Krauss Annex 19	Honolulu, Hawaii 96722
Namu'o	Clyde	Administrator	State of Hawaii	Office of Hawaiian Affairs			711 Kapiolani Boulevard, Suite 500	Honolulu, Hawaii 96813
Norcross-Nu'u	Zoe		Maui Community Colleg	Sea Grant Extension Office			310 Ka'ahumanu Avenue	Kahului, Hawaii 96732
Philips	Thomas	Chief	County of Maui	Police Dept			55 Mahalani Street	Wailuku, Hawaii 96793
Shinyama	Neal	Manager	Engineering	Maui Electric Company, Ltd.			P.O. Box 398	Kahului, Hawaii 96733
Wegesend Jr.	Warren	Administrator	State of Hawaii	Department of Land and Natural Resources	Land Division		Post Office Box 621	Honolulu, Hawaii 96809
Young	George	Chief	Department of the Army	U.S. Army Corps of Engineers	Regulatory Branch		U.S. Army Engineer District, Honolulu	Ft. Shafter, Hawaii 96858
Young	Peter	Chairperson	State of Hawaii	Department of Land and Natural Resources		Kalanimoku Building	1151 Punchbowl Street	Honolulu, Hawaii 96813
	State Transportation Planner		State of Hawaii	Department of Transportation	Statewide Planning Office		869 Punchbowl Street, Room 404	Honolulu, Hawaii 96813

A pre-consultation letter was sent to the above listed government agencies for the Maaalea Village projcet on July 17, 2007

DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

CHARMAINE TAVARES
Mayor

VANESSA A. MEDEIROS
Director

LORI TSUHAKO
Deputy Director

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

July 24, 2007

RECEIVED
JUL 31 2007
CHRIS HART & PARTNERS
Landscape Architecture & Planning
CC: Jordan
061060

Mr. Christopher L. Hart, President
Chris Hart & Partners, Inc.
115 N. Market Street
Wailuku, HI 96793-1706

Dear Mr. Hart:

SUBJECT: Maalaea Mixed-Use Commercial & Workforce Residential Project at Maalaea, Maui, Hawaii, TMK No. (2) 3-6-008:006

This letter is in response to your July 17, 2007 pre-consultation letter regarding the subject project.

Provided below are the comments that we would like to offer at this time:

1. Your letter stated that the project will include 100 residential workforce housing units, all of which will be in compliance with the requirements of Chapter 2.96, Maui County Code (MCC).

2. Please include in the project's Environmental Assessment, a detailed description of the type of units that will be provided and how the requirements of Chapter 2.96, MCC will be satisfied.

Thank you for the opportunity to comment.

Sincerely,

Vanessa A Medeiros

VANESSA A. MEDEIROS
Director of Housing and Human Concerns

c: Housing Administrator

CHRIS HART
& PARTNERS INC.

December 21, 2007

Ms. Vanessa A. Medeiros, Director
County of Maui
Department of Housing & Human Concerns
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Ms. Medeiros:

Regarding: Response to Pre-Consultation Comments for the proposed Maalaea Village Mixed Use Project, at the Maalaea Triangle, Honoapiilani Highway, Maalaea, Maui, Hawaii.
TMK No.: (2) 3-6-008: 006.

Thank you for your comments by letter dated July 24, 2007 (**See**: enclosed, "Housing & Human Concerns Pre-Consultation comment letter dated July 24, 2007"). Our responses to your comments are as follows:

1st Comment:
"Your letter stated that the project will include 100 residential workforce housing units, all of which will be compliant with the requirements of Chapter 2.96, Maui County Code (MCC)"

1st Comment Response:
Based on evolving conditions, the applicant has revised the combination of unit types for the Maalaea Village Mixed Use Project.

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET · WAILUKU, MAUI, HAWAII 96793-1706 · PHONE 808-242-1955 · FAX: 808-242-1956

The project is proposing to construct the following combination of unit types:

Market Rate Residential Units	38	35%
Market Rate Live/Work Units	28	25%
Total Market Rate Units	**66**	**60%**
Workforce Housing Units	**44**	**40%**
Total Proposed Units	**110**	**100%**

2nd Comment:
"Please include in the project's Environmental Assessment, a detailed description of the type of units that will be provided and how the requirements of Chapter 2.96, Maui County Code MCC will be satisfied."

2nd Comment Response:
The Maalaea Village will comply with Chapter 2.96 of the Maui County Code. The Applicant looks forward to working with the Department of Housing and Human Concerns to reach an agreement for the final method of compliance.

In conclusion, we hope that our responses are acceptable. Please contact Jordan E. Hart on Maui at 270-1563 for further information.

Sincerely yours,

JORDAN E. HART

FOR Christopher L. Hart
President
Landscape Architect & Planner

Enclosures (1):
Housing & Human Concerns Pre-Consultation comment letter dated July 24, 2007

CC: Mr. Tim Piasky
Project File (07-058)

CHARMAINE TAVARES
MAYOR

DON A. MEDEIROS
Director
WAYNE A. BOTEILHO
Deputy Director
Telephone (808) 270-7511
Facsimile (808) 270-7505

DEPARTMENT OF TRANSPORTATION

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

July 27, 2007

RECEIVED
JUL 31 2007
CHRIS HART & PARTNERS
Landscape Architecture & Planning

CC: Jordan
06/060

Christopher L. Hart, President
Chris Hart & Partners, Inc.
115 Market Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

SUBJECT: MAALAEA MIXED USE COMMERCIAL & WORKFORCE RESIDENTIAL PROJECT

Thank you for the opportunity to comment on this project.

The Department of Transportation has two concerns. Currently, our public transit buses utilize the small internal road between Kapoli Street and the Maui Ocean Center. Since it is early in the process, we request that you work with us regarding ingress and egress within the project and nearby lands.

Secondly, please consider a large, well landscaped bus stop for this project, maybe even a street cut-out. We believe you have an opportunity to build a model walkable community at this site. Residents of the area will be able to bus to and from work, and they'll be able to shop at the commercial areas nearby. If done right, your project could become a very desirable place to live.

Please contact us at 270-7511 if we may be of any clarification regarding the above.

Sincerely,

DON MEDEIROS
Director of Transportation

S:\WAB\LTRdongen05.doc

CHRIS HART
& PARTNERS INC.

December 21, 2007

Mr. Don Medeiros, Director of Transportation
County of Maui
Department of Transportation
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Medeiros:

Regarding: Response to Pre-Consultation Comments for the proposed Maalaea Village Mixed Use Project, at the Maalaea Triangle, Honoapiilani Highway, Maalaea, Maui, Hawaii.
TMK No.: (2) 3-6-008: 006.

Thank you for your comments by letter dated July 31, 2007 (**See**: enclosed, "MDOT Pre-Consultation comment letter dated July 27, 2007"). Our responses to your comments are as follows:

1st Comment:
"Currently, our public transit busses utilize the small internal road between Kapoli Street and the Maui Ocean Center. Since it is early in the process, we request that you work with us regarding ingress and egress within the project and nearby lands."

1st Comment Response:
The applicant will work with the Maui Department of Transportation regarding ingress and egress within the project and nearby lands.

Please note the applicant is proposing to close the ingress and egress to the general public at the northeast most driveway access to Maalaea Road. This is proposed to accommodate the Department of Planning request to provide physically separated parking designated for project residents, which was stated in a pre-consultation meeting on April 30, 2007 (See:

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE 808-242-1955 • FAX: 808-242-1956

Enclosed Aerial Photograph indicating proposed driveway closure locations).

2nd Comment:
"please consider a large, well landscaped buss stop for this project, maybe even a street cut-out.."

2nd Comment Response:
The applicant will consider a bus stop for the project.

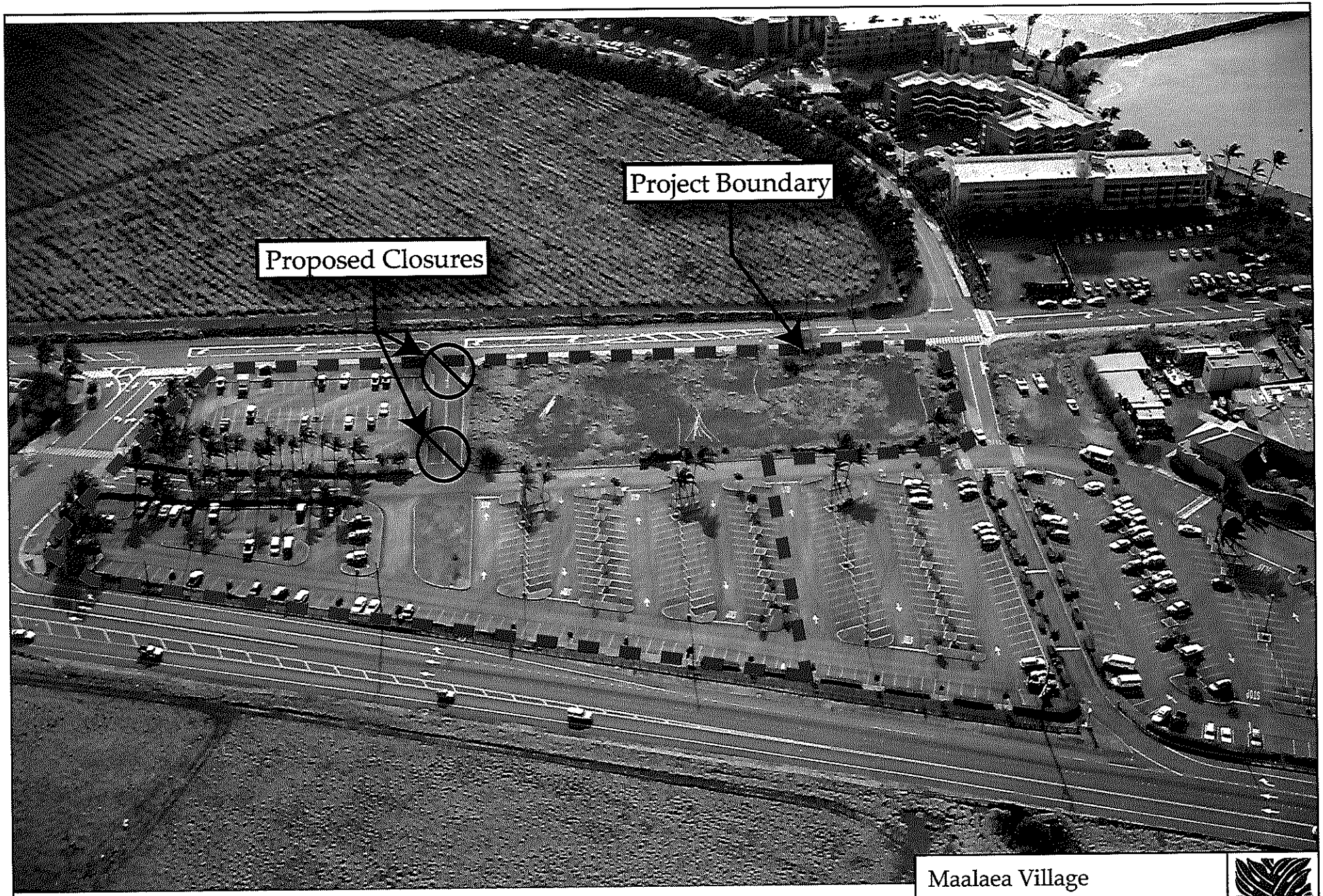
In conclusion, we hope that our responses are acceptable. Please contact Jordan E. Hart on Maui at 270-1563 for further information.

Sincerely yours,

Christopher L. Hart
President
Landscape Architect & Planner

Enclosures (1):
MDOT Pre-Consultation comment letter dated July 27, 2007

CC: Mr. Tim Piasky
Project File (07-058)



Maalaea Village

November 2007

Aerial Location Map

CHRIS HART & PARTNERS, INC.

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEN C. KAWAHARA
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

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

RECEIVED
DEC 12 2007
CHRIS HART & PARTNERS
Landscape Architecture • Planning

November 30, 2007

LOG NO: 2007.2523
DOC NO: 0710JP29
Archaeology

CC: Jordan
071038

Mr. Christopher L. Hart
President
Chris Hart and Partners, Inc.
1955 Main Street Suite 200
Wailuku, Hawai'i 96793

Dear Mr. Hart:

SUBJECT: Chapter 6E-42 Historic Preservation Review [County] – Pre-Consultation Request for the Proposed Maalaea Mixed Use Commercial & Workforce Residential Project at the Maalaea Triangle Ukumehame/Waikapu Ahupua'a, Wailuku District, Island of Maui TMK: (2) 3-6-008:006

Thank you for the opportunity to comment on the pre-consultation request for the proposed project, which our staff received on July 20, 2007. Our review is based on reports, maps, and aerial photographs maintained at the State Historic Preservation Division (SHPD); no field inspection was conducted on the subject parcel.

The proposed subject action consists of plans to construct 100 residential units including a swimming pool and resident amenities as well as 10,000 square feet of commercial space on the first floor. One hundred percent of the proposed residential units in the project will be residential workforce housing. The subject area consists of 4.069 acres of undeveloped open space.

We have previously commented on actions in the area and recommended archaeological mitigation procedures. There have been several significant historic properties documented upon the subject parcel and within immediate surrounding areas. The historic Lahaina Pali Trail ends/begins *mauka* (toward the mountain) or northwest of Ma'alaea Small Boat Harbor. A *ko'a* (fishing shrine), several habitation sites, a *heiau* (shrine), and petroglyphs (rock carvings) have all been recorded within the general area.

Kapoli Spring is still flowing into the ocean near the boat ramp at the adjacent Ma'alaea Harbor. Our records indicate that "Ma'alaea Landing" was designated as State Inventory of Historic Places (SIHP) 50-50-09-2947. An 1883 map of the area documents Ma'alaea Bay as a wharf with a store, café and some habitation sites. Nearby, there is a pre-Contact traditional Hawaiian site consisting of two large boulders; the *Piko* stone and a large sharpening stone sometimes referred to as the "King's Table" or "Adze" (SIHP 50-50-09-1440). Collectively, the boulders have been referred to as "Pohaku 'O Ma'alaea". The stones have been relocated and are currently permanently preserved in front of the existing Buzz's Wharf restaurant. SIHP 50-50-09-1604 is a Japanese Shrine known as the "Ma'alaea Ebisu Jinja". SIHP 50-50-09-3553 and 50-50-09-3554 both consisted of human burials. SIHP 50-50-09-5645 consists of a historic bridge remnant, a basalt boulder alignment that may represent historic roadway curbing; and a concrete pad with basalt boulders.

Our records indicate that there has been a human burial identified on the subject parcel (SIHP 50-50-09-4480). Two additional human burial sites were identified near or within the current boundaries of the subject area (SIHP 50-50-09-3353 and -3354). Although there has been some archaeological investigations conducted; there has never been a formal Archaeological Inventory Survey accepted for the subject parcel.

We believe it is possible that historic properties may still be present on the subject property. In order to determine the effect of the proposed development on historic sites, we recommend that an Archaeological Inventory Survey be conducted of the subject parcel to determine whether significant historic properties are still present. The survey will involve background research to provide the current status of the previously documented human burial(s) and any other historic properties on the subject parcel. The survey will also include surface and subsurface investigations. Following the research and fieldwork, an acceptable report documenting the findings will need to be accepted by the SHPD. To review the current list of qualified archaeological firms, please refer to the following SHPD website: www.state.hi.us/dlnr/hpd. An acceptable report documenting the findings will need to be submitted to the SHPD for review and acceptance.

In the event that historic properties are identified, proposed mitigation in consultation with this office will be submitted for review and approval. Please direct any questions or concerns to the Maui Office Annex of the SHPD at (808) 243-5169 or (808) 243-4641.

Aloha,

Melanie Chinen, Administrator
State Historic Preservation Division

JP:oap

c: Maui Cultural Resources Commission, Dept. of Planning, 250 S. High Street, Wailuku, HI 96793
Director, Dept. of Planning, FAX (808) 270-7634
Department of Public Works DSA FAX (808) 270-7972

SCIENTIFIC CONSULTANT SERVICES, Inc.

711 Kapiolani Blvd., Suite 975 Honolulu, Hawai'i 96813

Ms. Jenny Pickett
SHPD-Maui
130 Mahalani Street
Wailuku, HI 96813

December 20, 2007

RE: **Reconsideration of Archaeological Mitigation per the Maalaea Mixed Use Commercial & Workforce Residential Project at the Maalaea Triangle, Ukumehame/Waikapu Ahupua`a, Wailuku District, Island of Maui [TMK: (2) 3-6-008:006**

Dear Ms. Pickett:

We truly appreciate your timely review of the pre-consultation request as well as your comments/knowledge of the project area. This correspondence is in response to a letter addressed to Chris Hart and Partners, Inc., pertaining to recommended Archaeological Inventory Survey of the above noted parcel. The letter from your office is dated November 30, 2007 [LOG NO.:2007.2523; DOC NO.:0710JP29].

The present letter provides evidence that the current project area has been subject to Archaeological Inventory Survey (Moore and Kennedy 1994) and that through subdividing the lands through time, this new, smaller parcel falls into an area which only yielded negative results, having been formerly in sugar cane cultivation. Please note that the Inventory Survey report (Moore and Kennedy 1995) was accepted by the State Historic Preservation Division (SHPD) in an October 30, 1995 letter (LOG NO.:15823; DOC NO.:9510KD38).

Through this letter, and any meetings if needed, the client seeks a reconsideration of Inventory Survey in the hopes that an accepted Archaeological Monitoring Plan will be a reasonable mitigation strategy during construction on the small parcel. The Archaeological Monitoring Plan was submitted to your office for review on September 17, 2007 (Cordle and Dega 2007).

Attached to this letter, for your convenience, are ten figures which geographically depict the current project area, area of former Inventory Survey, location of sites identified in the area, trenching locations on the parcel, and SHPD acceptance letter of the former Inventory survey. (Note: Please disregard page and figure numbers as the figures were reproduced from several documents).

Background and Previous Archaeology

The current land parcel consists of 4.069 acres of undeveloped land designated as Lot 6. This parcel will be further subdivided into Lot 6-A, 6-B, and 6-C, with infrastructure construction activities occurring on each lot. The entire parcel encompasses 4.069 acres and is located between Honoapi'ilani Highway and Ma'alaea Road, with the northern boundary bordering Kapoli Street. This 4.069-acre parcel was previously part of a larger parcel designated as TMK:3-6-01:01 & 19 consisting of 18.484-acres. The current parcel constitutes a portion of Grant 3152, government lands, which were designated as a portion of "Field O", an area in which sugar cane was cultivated through 1993 (Moore and Kennedy 1994:8).

Multiple archaeological projects have been conducted in the general proximity of the current parcel, several of which are listed in your November 30, 2007 letter. For the purposes of this document, three projects of note were conducted within or directly adjacent to the current 4.069-acre parcel and are the focus of this discussion.

1. Kennedy (1986) conducted surface survey of the larger parcel (prior to subdivision) which led to the identification of one site: State Site No. 50-50-09-1604, the Maalaea Ebisu Jinja. Following this survey, and in consultation with the DLNR-SHPD, the property was divided into two different zones for subsurface testing.
2. Inventory Survey-level work was the second project on the parcel and was completed by Moore and Kennedy (1994). This work also directly incorporates the current, smaller project area. The two different zones were designated as former sugar cane lands (low intensity) and more *makai* reaches incorporating LCA 11156 and near-coastal geography. Inventory Survey through survey and testing (25 trenches) led to the identification of two burials (Site -3553, Site - 3554), both occurring within the southern extent of the parcel.

   Importantly, the current project area occurred within the "low intensity", former sugar cane portion (and associated silty clay sediment, not sandy matrices) of the larger parcel. This area is quite removed from the two burial sites and subsequently identified cultural materials (see McGerty *et al.* 1998 summary below). The current parcel was subject to backhoe testing during Moore and Kennedy (1994) study. Three trenches, designated as Trench 18, 23, and 24 were placed within the current 4.069-acre parcel. The trenches were excavated over 20 m in length to an average 1.40 meters below surface (mbs). Sediment consisted of varying reddish hues of silty clay, none containing cultural materials or horizons. A plow zone horizon was evident to c. 0.50 mbs and basal depth was reached upon encountering the area's coral basement at c. 1.40 mbs (see Moore and Kennedy 1994). Surface evaluations and excavation further supported the historical record that the current parcel was indeed subject to massive land alterations through industrial sugar cane production.
3. The third project involved only the south/southeastern portion of the larger project area and did not include the current 4.069-acre Lot 6 parcel. McGerty *et al.* (1998) conducted Data Recovery on five traditional sites initially documented by

Moore and Kennedy (1995). These sites (50-50-09-3555, -4022, -4137, -4138, -4139) consisted of 28 features, including petroglyphs, subsurface firepits, agricultural terracing, rock mounds, and a C-shape. Testing by McGerty *et al.* (1998) at Sites -4138, and -4139 did not produce any significant artifacts; however, radiocarbon analysis of a charcoal sample produced an activity/occupation date of A.D. 1390 to 1650. This sample was recovered from a C-shape (Site 4139, Feature C), determined to be a prehistoric temporary habitation locus. This site is just under 1 km *makai* of the current project area's southern boundary.

Summary Conclusions

The current 4.069-acre project area has been subject to Inventory Survey (Moore and Kennedy 1994) as part of a larger study of the general area prior to its subdivision. The current Lot 6 project area is proposed for further subdivision and improvements, which will intrude into subsurface depths. While significant cultural resources were identified on the greater parcel during Inventory Survey (Moore and Kennedy 1994) and Data Recovery (McGerty *et al.* 1998), these resources all occur outside the current project area within a "low intensity" zone defined by intensive sugar cane cultivation. Cultivation of this area commenced in the late 1800s and continued unabated through 1993 (see Moore and Kennedy 1994:53). It is suggested through these previous studies that the current parcel is less likely to contain significant cultural resources than those areas nearer the coastline within sandy matrices.

To summarize, the client proposes and is prepared to conduct full-time Monitoring during all ground altering activities associated with the current 4.069-acre parcel. The following promotes reasons to consider Monitoring over an additional Inventory Survey of the current parcel:

1. The current parcel has undergone Archaeological Inventory Survey (Moore and Kennedy 1994) and yielded only negative results in the survey and testing portions of the study. This study was approved by the SHPD (October 30, 1995).
2. The current parcel occurs removed from the coastline in an area previously subject to intensive sugar cane cultivation. This cultivation has been documented both historically (as "Field O" from the late 1800s through recent times) and archaeologically (plow zone to 0.50 mbs). All soil matrices identified in this parcel are composed of silty clay overlying a coral basement at c. 1.40 mbs.
3. While the general area of the finds has yielded significant historic properties, these all occur to the south/southeast of the current 4.069-acre parcel, within lands associated with both sandy matrices and a known Land Commission Award.
4. A Burial Treatment Plan for the two discovered burials (Site -3553 and Site -3554) was approved by the SHPD and Maui/Lana'i Islands Burial Council. These burials occur over 200 m from the southern boundary of the currently discussed parcel.
5. An Archaeological Monitoring Plan (AMP) discussing full-time Monitoring has been submitted to SHPD for review. As outlined in the AMP, in the unlikely event that significant cultural resources are identified during Monitoring, work in

the area of the finds will cease immediately and we will contact you to discuss further mitigation strategies per the find.

We thank you for considering this letter as part of the draft Environmental Assessment and would be pleased to discuss the project area, past studies, and a revised proposed work and mitigation schedule with you. Please call or email (597-1182; mike@scshawaii.com) if I may address any questions you have or would like to discuss mitigation recommendations. Thank you again for your time and attention to this project.

Best Regards,

Michael Dega, Ph.D.
Senior Archaeologist
Scientific Consultant Services, Inc.

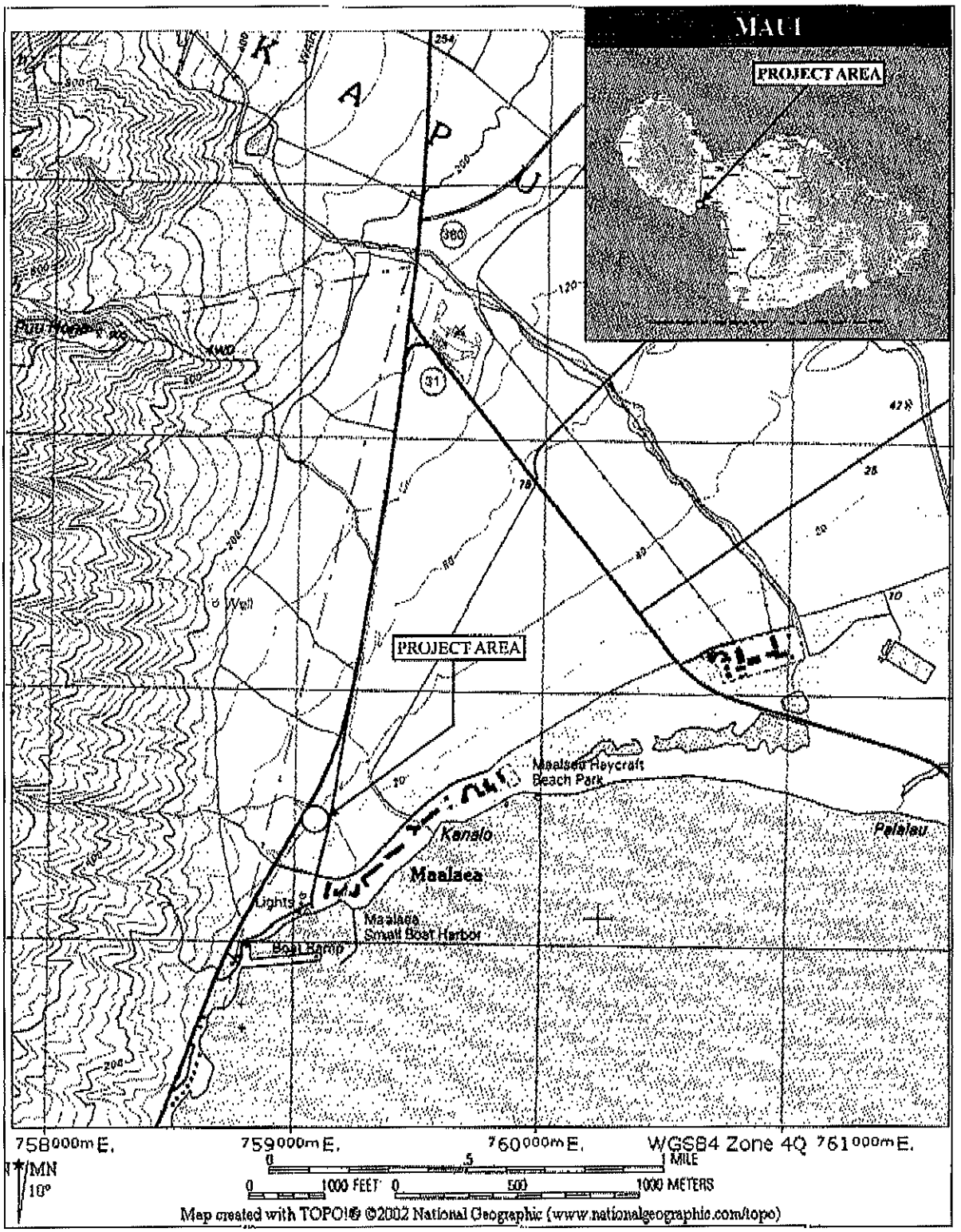


Figure 1: USGS Quadrangle Map Showing Project Area and Environs.

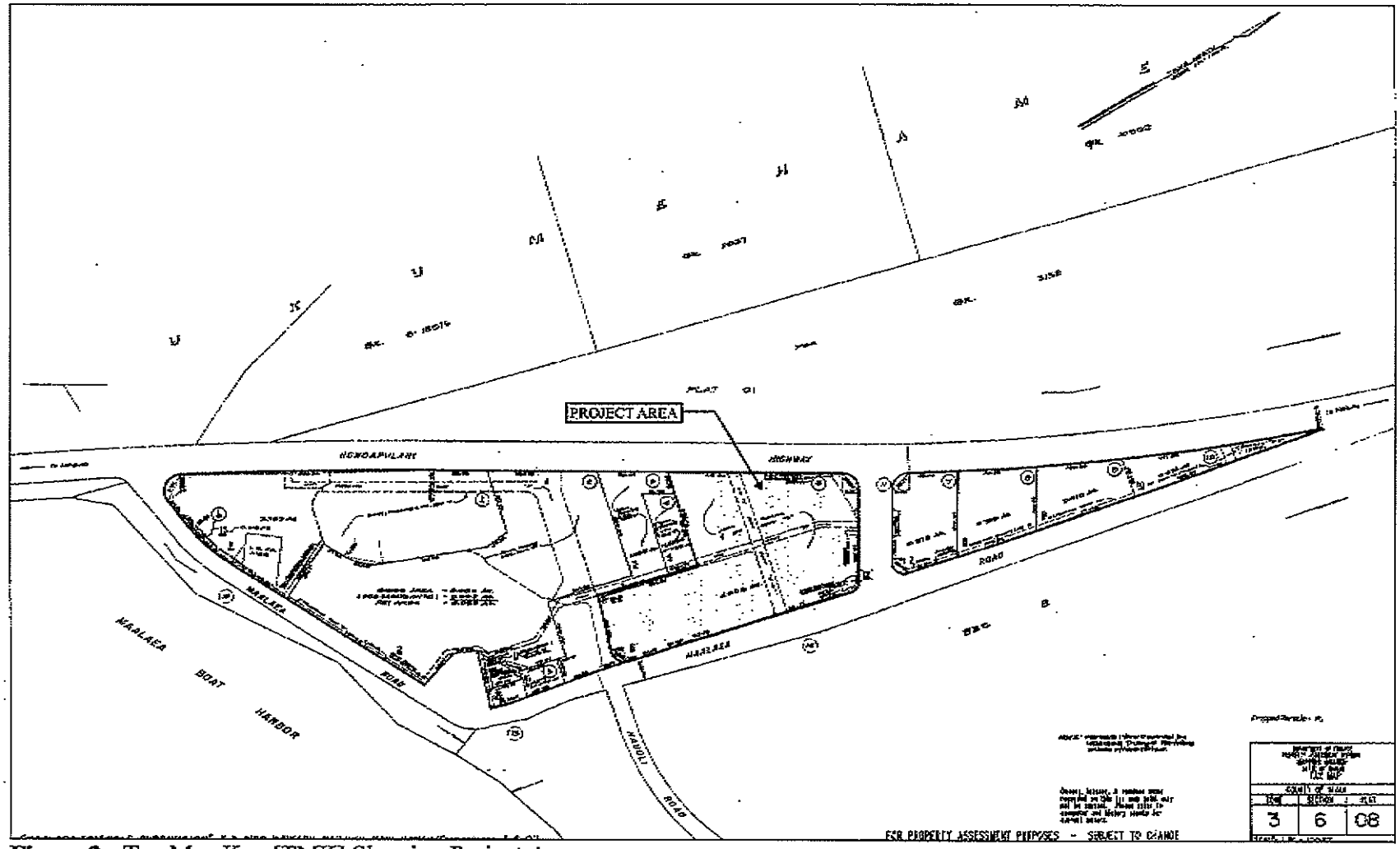


Figure 2: Tax Map Key [TMK] Showing Project Area.

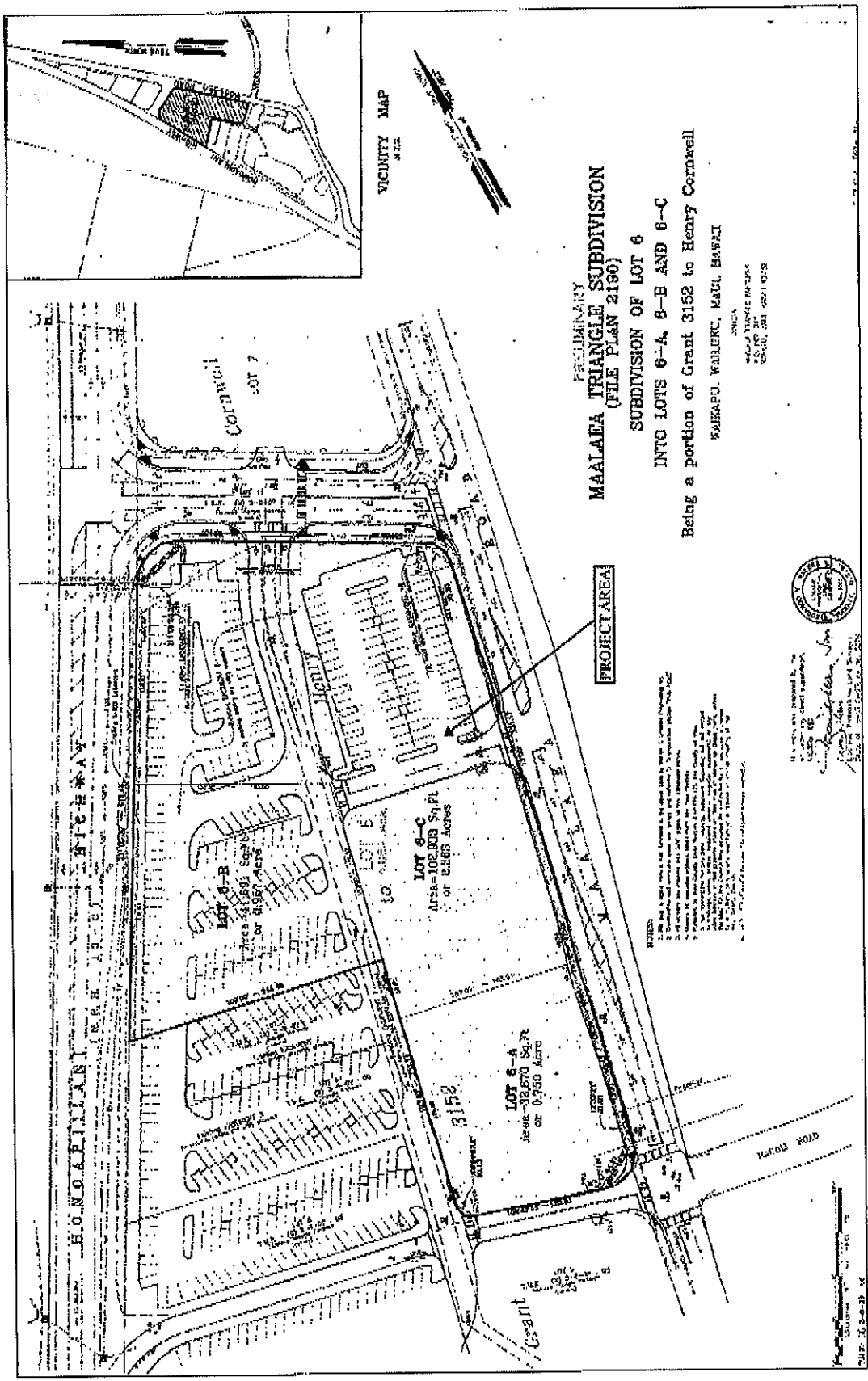
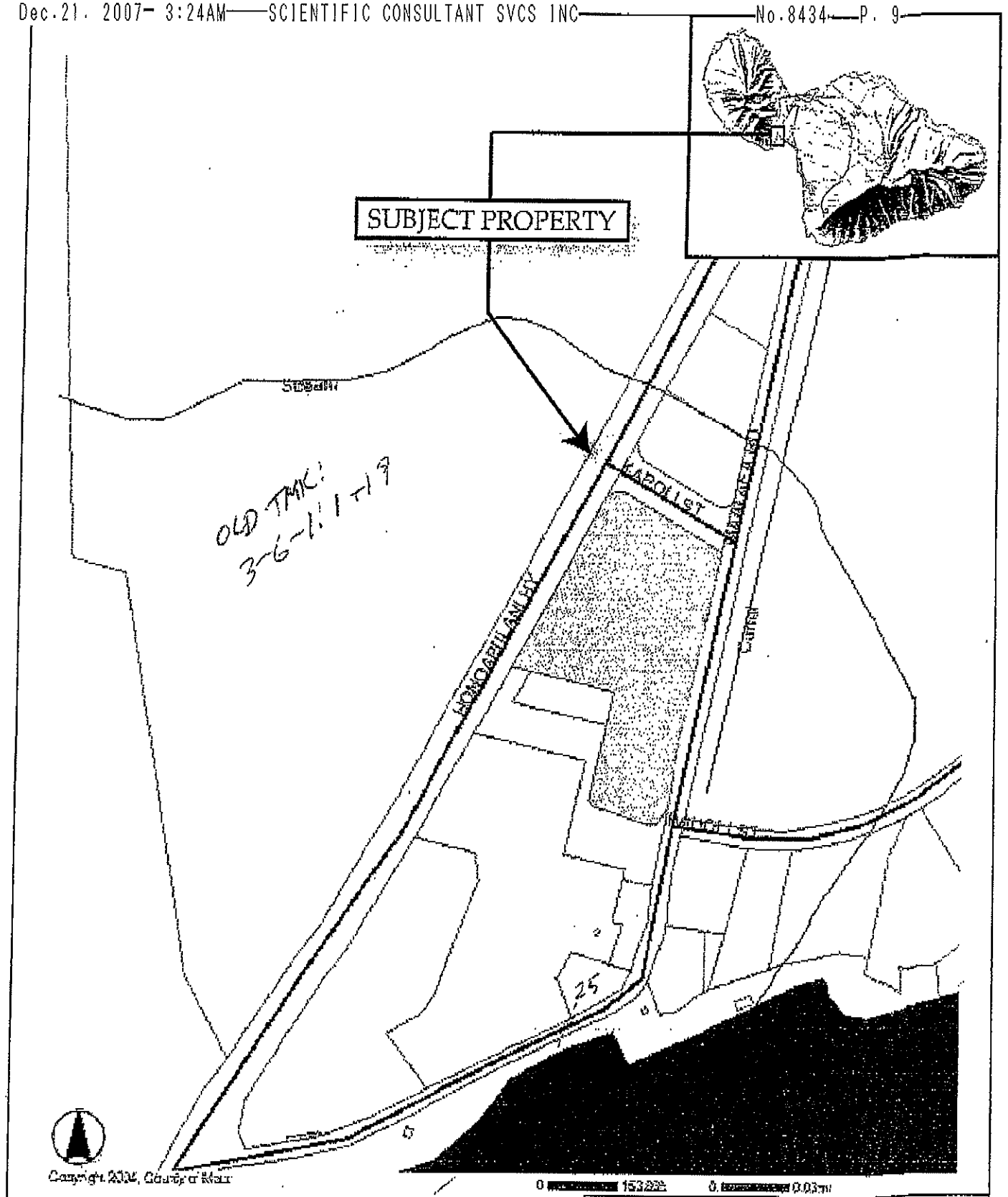


Figure 3: Project Area Subdivision Plan Indicating Project Area.



Maalaea Workforce Housing
Figure No. 2

Regional Location Map

(not to scale)

CHRIS HART & PARTNERS, INC.

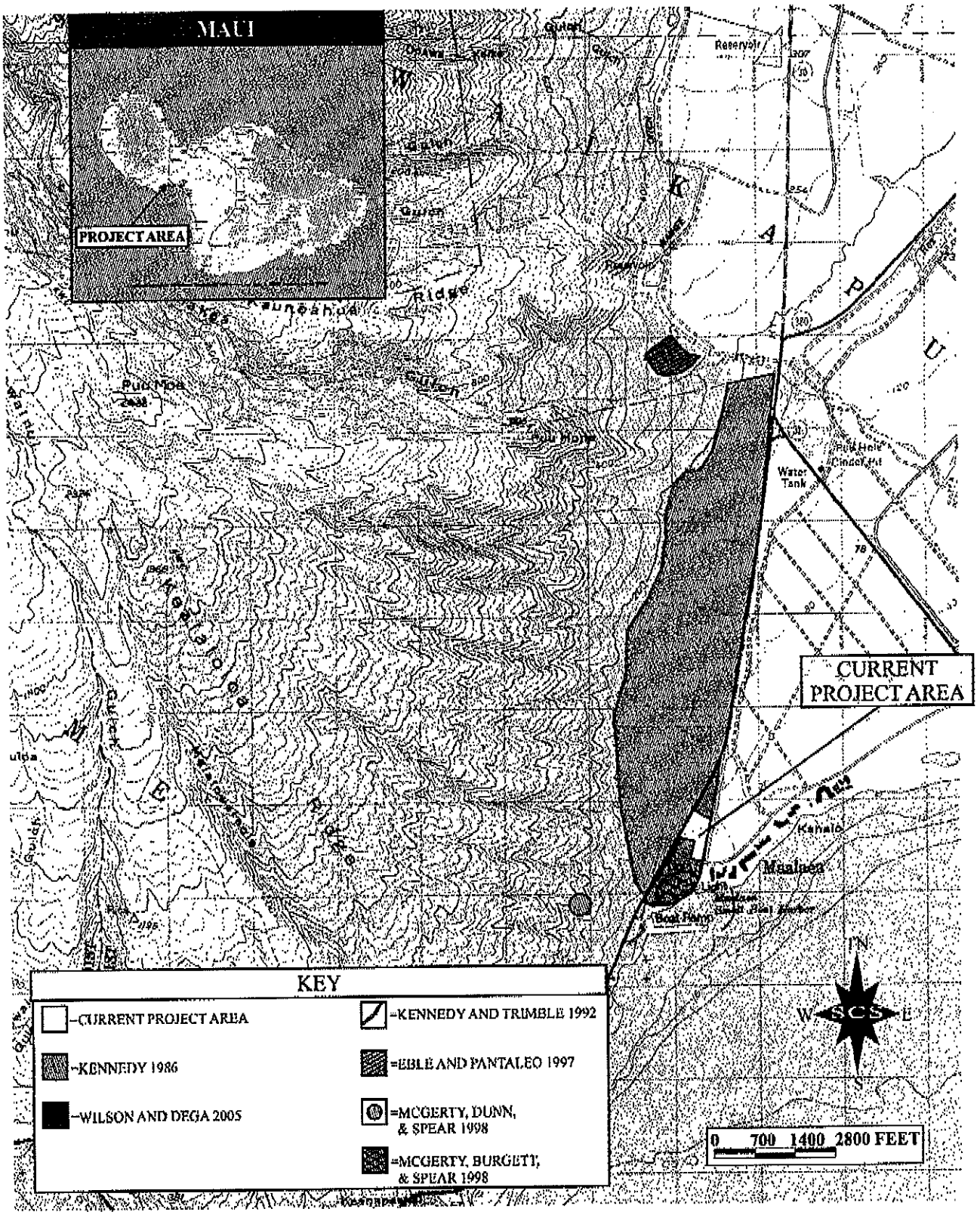


Figure 4: Locations of Selected Previous Archaeological Studies near Current Project Area.

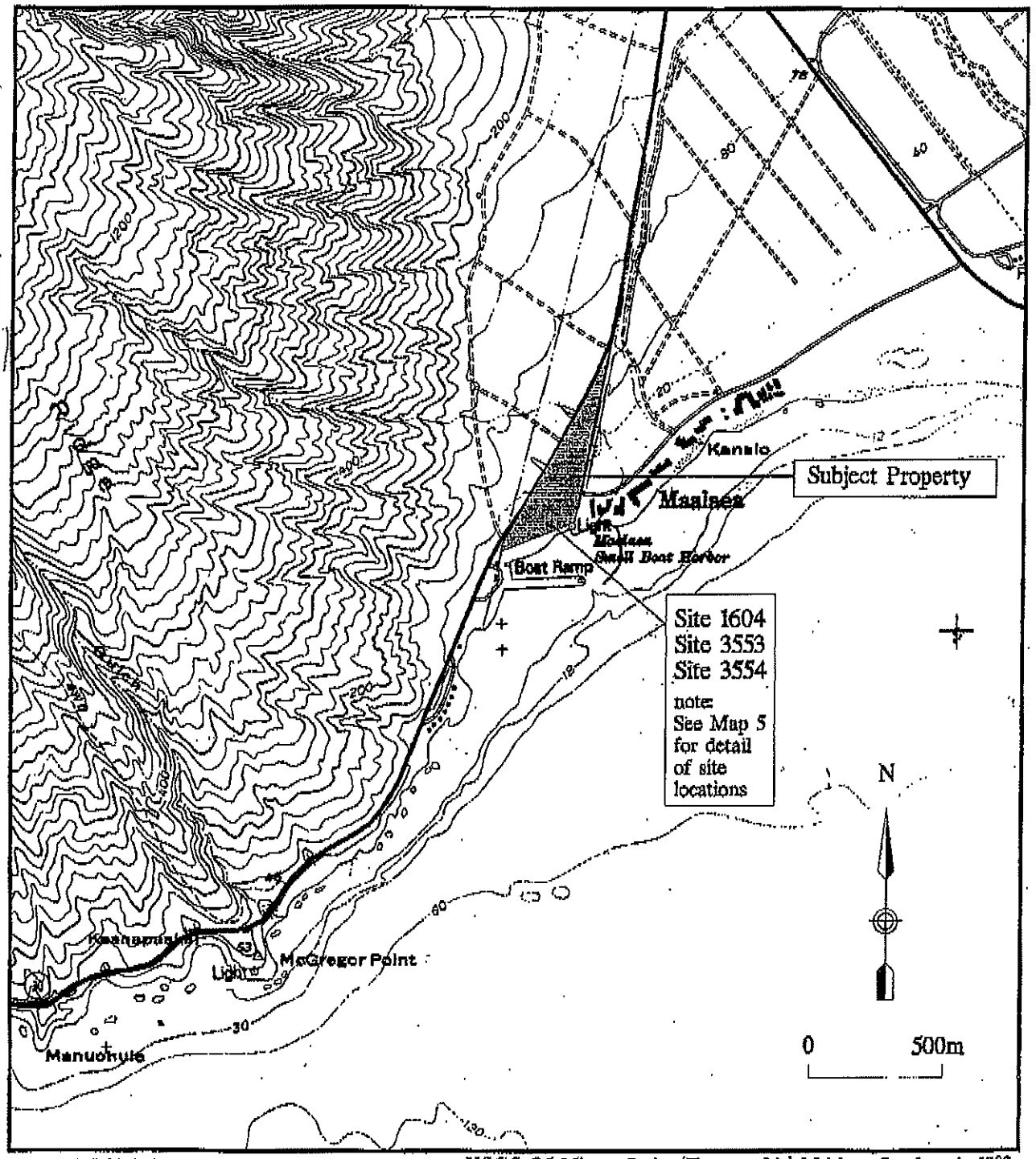
M-482
Zone 3
Section 6

AN ARCHAEOLOGICAL INVENTORY SURVEY WITH SUBSURFACE TESTING REPORT FOR THE PROPOSED MAUI OCEAN CENTER LOCATED AT TMK: 3-6-01:1 & 19, IN WAIKAPU AHUPUA'A, WAILUKU DISTRICT ISLAND OF MAUI SEPTEMBER 1994

Prepared for: Mr. Michael Spalding
Maui Ocean Center
75 B North Church Street
Wailuku, Hawaii 96793

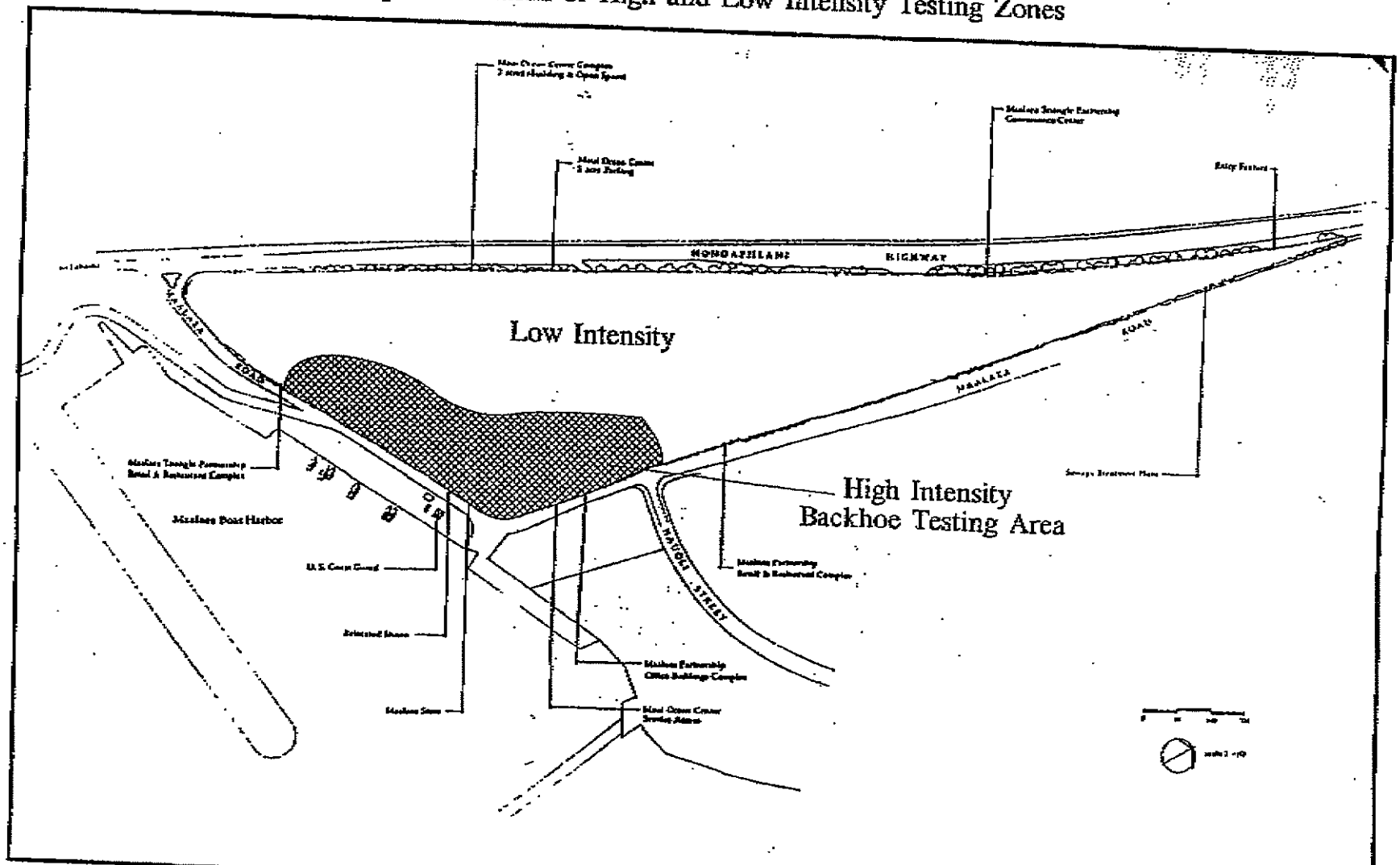
Prepared by: Archaeological Consultants of Hawaii, Inc.
James R. Moore, B.S.
Joseph Kennedy, M.A.
59-624 Pupukea Road
Haleiwa, Hawaii 96712

Map 2: Subject Property on a U.S.G.S. Map



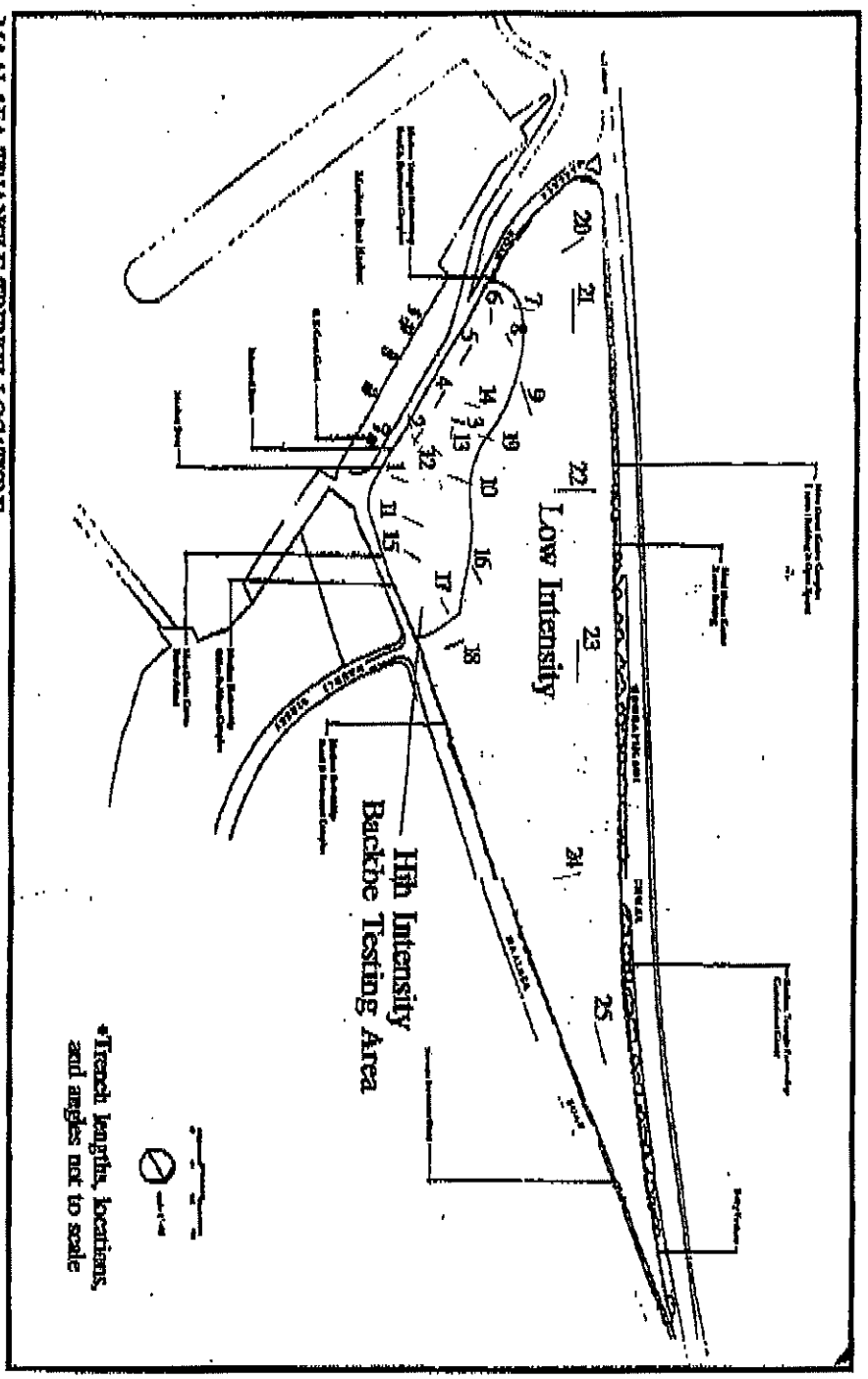
TMK: 3-6-01: 1 & 19 Ma'alaea Triangle source: U.S.G.S. 7.5 Minute Series (Topographic) Ma'alaea Quadrangle 1983

Map 4: Location of High and Low Intensity Testing Zones



TMK: 3-6-01: 1 & 19 Ma'alaea Triangle

adapted from: C.Hart 1994



MAALAEA TRIANGLE TRENCH LOCATIONS

Archaeological Consultants of Hawaii, Inc. 1994

adapted from: CHart 1994

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

RICHARD D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAN

AGRICULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES
CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCE ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

'95 NOV -6 P1:08
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

October 30, 1995

Mr. David W. Blane, Director
Maui Planning Department
250 South High Street
Wailuku, Maui, Hawaii 96793

LOG NO: 15823
DOC NO: 9510KD08

Dear Mr. Blane:

SUBJECT: County of Maui, Historic Preservation Review of a One-Year SMA Time Extension - - Ma'alaea Triangle/Maui Ocean Center; Waikapu Wailuku District, Island of Maui
TMK: 3-6-01: 1 & 19 I.D. No. 89/SM1-003

Thank you for the opportunity to review the request for a time extension of the Special Management Area use permit for the Maui Ocean Center and Ma'alaea Triangle development.

A time extension for this project was reviewed last year (letter to Brian Miskae March 22, 1994), and we recommended a number of conditions for attachment to the extension approval. The conditions called for 1) completion of a subsurface inventory survey of the project area; 2) submittal and approval of the report of findings; 3) completion of any necessary mitigation/preservation plans, with plan execution after approval; and; 4) relocation/rehabilitation of the Jinsha Shrine that is located within the project area.

Conditions 1 and 2 have been successfully completed; Condition 3 has been partially completed, and the applicant has been in consultation with our office regarding Condition 4.

A burial treatment plan for identified historic sites 50-09-3553 and 3554 was approved by our office, and by the Maui/Lana'i Islands Burial Council. Subsequent to the approval, the applicant requested a reconsideration of the preservation plan. The reconsideration was granted, however a revised burial treatment plan has not been submitted to date. The archaeological field work necessary to complete the approved revised plan has not yet occurred.

In prior reviews of a CDUA permit for harbor modifications, we have recommended on-site construction monitoring by a qualified archaeologist for specified portions of the project area. A monitoring plan outlining this activity should be submitted to our office for approval prior to initiation of any earthmoving.

In order to insure that the development project will have "no adverse effect" on the three known historic sites and any unknown sites that might be present within the project area, we recommend that the following conditions be attached to the SMA extension approval:

EXHIBIT 24

Mr. David W. Blane
Page 2

1) Prior to the initiation of any grubbing, grading, excavation, demolition or other construction activities within the project area (and prior to our approval of the construction/grading plan), the following documents shall be submitted to the State Historic Preservation Division, and approved by the Division:

   a) A revised final draft of the burial treatment plan for Sites 3553 and 3554.
   b) Monitoring plan for an on-site qualified archaeologist to be present during construction activities in the vicinity of the harbor and known historic sites.
   c) Site plan and construction drawings for the reconstruction of the Ebisuko Jinsha Shrine

2) Approved interim preservation and archaeological mitigation measures for Sites 3553 and 3554 shall be successfully executed prior to initiation of construction activities within the project area. A report on the archaeological burial recovery and data recovery work shall be submitted to the State Historic Preservation Division for review, and shall be approved.

3) Prior to dismantling of the Ebisuko Shrine, the structure shall be thoroughly documented, per the following standards:

   a) Documentation should include measured drawings of site plan, floor plan, elevations, longitudinal section, and decorative detailing. Ink on mylar or reproduced on mylar, 19" x 24".
   b) Photographic documentation should include exterior views and an interior view of the altar. Also, any historic photographs depicting the original shrine, windows, wall and ceiling should be included. Photographs shall be 8" x 10" fiber based paper prints from 4" x 5" negatives. Both negatives and prints shall be processed with archival quality control methods.
   c) Oral history of the Shrine should be recorded by the University of Hawaii Center for Oral History.

4) As the Shrine is dismantled, reusable parts should be labeled and documented to insure proper reuse. Parts that cannot be reused but could be used as a template should also be labeled and documented.

Please contact Ms. Theresa Donham at 243-5169; or Carol Ogata at 587-0004 if you have any questions regarding the Jinsha shrine; or Ka'iane Markell at 587-0009 if you have questions regarding the burial treatment plan.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

KD:jen

cc: Roger Evans, Administrator, OCEA
Carol Ogata, Architecture Branch Chief, SHPD
Ka'iane Markell, Assistant Director, Burial Sites Program, SHPD

LINDA LINGLE
GOVERNOR OF HAWAII

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

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

In reply, please refer to:
EMD / CWB

08011PKP.07

August 1, 2007

RECEIVED
AUG - 0 2007
CHRIS HART & PARTNERS
Landscape Architecture & Planning
cc: Jordan
07/08

Mr. Christopher L. Hart
President
Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, Hawaii 96793

Attention: Mr. Jordan Hart

Dear Mr. Hart:

Subject: Pre-Consultation for the Proposed Maalaea Mixed Use Commercial & Workforce Residential Project Maalaea, Maui, Hawaii

The Department of Health, Clean Water Branch (CWB), has reviewed the subject document and offers these comments on your project. Please note that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf.

1. Any project and its potential impacts to State waters must meet the following criteria:

   a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.

   b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.

   c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).

2. Please call the Army Corps of Engineers at (808) 438-9258 to see if this project requires a Department of the Army (DA) permit. Permits may be required for work performed in, over, and under navigable waters of the United States. Projects requiring a DA permit also require a Section 401 Water Quality Certification (WQC) from our office.

3. You are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for NPDES general permit coverage by submitting a Notice of Intent (NOI) form:

   a. Storm water associated with industrial activities, as defined in Title 40, Code of Federal Regulations, Sections 122.26(b)(14)(I) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi).

   b. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. **An NPDES permit is required before the start of the construction activities.**

   c. Treated effluent from leaking underground storage tank remedial activities.

   d. Once through cooling water less than one (1) million gallons per day.

   e. Hydrotesting water.

   f. Construction dewatering effluent.

   g. Treated effluent from recycled water distribution systems.

   You must submit a separate NOI form for each type of discharge at least 30 calendar days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI must be submitted 30 calendar days before to the start of construction activities. The NOI forms may be picked up at our office or downloaded from our website at: http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html.

4. For types of wastewater not listed in Item 3 above or wastewater discharging into Class 1 or Class AA waters, you must obtain an NPDES individual permit. An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. The NPDES application forms may be picked up at our office or downloaded from our website at http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html.

5. You must also submit a copy of the NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the CWB that SHPD has or is in the process of evaluating your project. Please submit a copy of your request for review by SHPD or SHPD's determination letter for the project along with your NOI or NPDES permit application, as applicable.

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

If you have any questions, please visit our website at http://www.hawaii.gov/health/environmental/water/cleanwater/index.html, or contact the Engineering Section at (808) 586-4309.

Sincerely,

Alec Wong

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

KP:np

Standard Comments from the Clean Water Branch

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of the subject document on (insert received date). The CWB has reviewed the limited information contained in the subject document and offers the following comments:

1. The Army Corps of Engineers should be contacted at (808) 438-9258 for this project. Pursuant to Federal Water Pollution Control Act (commonly known as the AClean Water Act≅ (CWA)), Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for A[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may **result** in any discharge into the navigable waters...≅ (emphasis added). The term Adischarge≅ is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40, Code of Federal Regulations, Section 122.2; and Hawaii Administrative Rules (HAR), Chapter 11-54.

2. In accordance with HAR, Sections 11-55-04 and 11-55-34.05, the Director of Health may require the submittal of an individual permit application or a Notice of Intent (NOI) for general permit coverage authorized under the National Pollutant Discharge Elimination System (NPDES).

    1. An application for an NPDES individual permit is to be submitted at least 180 days before the commencement of the respective activities. The NPDES application forms may also be picked up at our office or downloaded from our website at http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html.

    2. An NOI to be covered by an NPDES general permit is to be submitted at least 30 days before the commencement of the respective activity. A separate NOI is needed for coverage under each NPDES general permit. The NOI forms may be picked up at our office or downloaded from our website at: http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html.

        1. Storm water associated with industrial activities, as defined in Title 40, Code of Federal Regulations, Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi). [HAR, Chapter 11-55, Appendix B]

        2. Construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. **An NPDES permit is required before the commencement of the construction activities.** [HAR, Chapter 11-55, Appendix C]

3. Discharges of treated effluent from leaking underground storage tank remedial activities. [HAR, Chapter 11-55, Appendix D]

4. Discharges of once through cooling water less than one (1) million gallons per day. [HAR, Chapter 11-55, Appendix E]

5. Discharges of hydrotesting water. [HAR, Chapter 11-55, Appendix F]

6. Discharges of construction dewatering effluent. [HAR, Chapter 11-55, Appendix G]

7. Discharges of treated effluent from petroleum bulk stations and terminals. [HAR, Chapter 11-55, Appendix H]

8. Discharges of treated effluent from well drilling activities. [HAR, Chapter 11-55, Appendix I]

9. Discharges of treated effluent from recycled water distribution systems. [HAR, Chapter 11-55, Appendix J]

10. Discharges of storm water from a small municipal separate storm sewer system. [HAR, Chapter 11-55, Appendix K]

11. Discharges of circulation water from decorative ponds or tanks. [HAR, Chapter 11-55, Appendix L]

3. In accordance with HAR, Section 11-55-38, the applicant for an NPDES permit is required to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD. If applicable, please submit a copy of the request for review by SHPD or SHPD=s determination letter for the project.

4. Any discharges related to project construction or operation activities, with or without a Section 401 WQC or NPDES permit coverage, shall comply with the applicable State Water Quality Standards as specified in HAR, Chapter 11-54.

Hawaii Revised Statutes, Subsection 342D-50(a) requires that A[n]o person, including any public body, shall discharge any water pollutants into state waters, or cause or allow any water pollutant

to enter state waters except in compliance with this chapter, rules adopted pursuant to this chapter, or a permit or variance issued by the director.≅

If you have any questions, please contact Mr. Alec Wong, Supervisor of the Engineering Section, CWB, at (808) 586-4309.

CHRIS HART
& PARTNERS INC.

December 19, 2007

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

Dear Mr. Wong:

Regarding: Response to Pre-Consultation Comments for the proposed Maalaea Village Mixed Use Project, at the Maalaea Triangle, Honoapiilani Highway, Maalaea, Maui, Hawaii. TMK No.: (2) 3-6-008: 006.

Thank you for your August 1, 2007 comments (See: enclosed, "DOH Pre-Consultation comment letter dated August 1, 2007"). Our responses are as follows:

1st Comment:
"An NPDES permit is required before the start of construction activities."

1st Comment Response:
The applicant will obtain an NPDES permit prior to the initiation of construction activities.

Furthermore, the applicant will comply with all requirements identified through the voluntary Environmental Assessment and required Special Management Area Use Permit review process.

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET · WAILUKU, MAUI, HAWAII 96793-1706 · PHONE 808-242-1955 · FAX: 808-242-1956

In conclusion, we hope that our responses are acceptable. Please contact Jordan E. Hart on Maui at 270-1563 for further information regarding the Maalaea Village Project.

Sincerely yours,

Christopher L. Hart
President
Landscape Architect & Planner

Enclosures (1):
DOH Pre-Consultation Comment Letter dated July 26, 2007

CC: Mr. Tim Piasky
Project File (07-058)

LINDA LINGLE
GOVERNOR OF HAWAII

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

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

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

RECEIVED
AUG 29 2007

August 28, 2007

cc: Jordan
05/039

Mr. Jordan Hart
Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, Hawai'i 96793

Dear Mr. Hart:

Subject: **Proposed Maalaea Mixed Use Commercial & Workforce Residential Project, TMK: (2) 3-6-008: 006**

Thank you for the opportunity to participate in the pre-consultation process for the proposed Maalaea Mixed Use Commercial & Workforce Residential Project. The following comments are offered:

1. National Pollutant Discharge Elimination System (NPDES) permit coverage is required for this project. The Clean Water Branch should be contacted at 808 586-4309.

2. Prospective tenants are to be reminded of episodes of dust and cane smoke associated with sugar cane operations on the adjacent fields.

3. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work.

4. HAR, Chapter 11-46 sets maximum allowable sound levels from stationary equipment such as compressors and HVAC equipment. The attenuation of noise from these sources may depend on the location and placement of these types of equipment. This should be taken into consideration during the planning, design, and construction of the building and installation of these types of equipment.

5. The scope and size of the project is dependent upon the capacity of the sewage treatment plant serving the Maalaea Triangle. The Wastewater Branch should be contacted at 808 586-4294.

It is strongly recommended that the Standard Comments found at the Department's website: www.state.hi.us/health/environmental/env-planning/landuse/landuse.html be reviewed, and any comments specifically applicable to this project should be adhered to.

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

Sincerely,

Herbert S. Matsubayashi
District Environmental Health Program Chief

c: EPO
WWB
Blake Shiigi
Roland Tejano

CHRIS HART
& PARTNERS INC.

December 19, 2007

Mr. Herbert S. Matsubayashi,
District Environmental Health Program Chief
State of Hawaii, Department of Health
Maui District Health Office
54 High Street
Wailuku, Maui, Hawaii 96793-2102

Dear Mr. Matsubayashi:

Regarding: Response to Pre-Consultation Comments for the proposed Maalaea Village Mixed Use Project, at the Maalaea Triangle, Honoapiilani Highway, Maalaea, Maui, Hawaii. TMK No.: (2) 3-6-008: 006.

Thank you for your comments by letter dated August 28, 2007 (**See**: enclosed, "DOH Maui Pre-Consultation Comment letter dated August 28, 2007"). Our responses to your comments are as follows:

1st Comment:
"National Pollutant Discharge Elimination System (NPDES) permit coverage is required for this project. The Clean Water Branch should be contacted at 808 586-4309."

1st Comment Response:
The Applicant will contact the Clean Water Branch prior to application for a building permit to identify the specific requirements for an NPDES permit.

2nd Comment:
"Prospective tenants are to be reminded of episodes of dust and cane smoke associated with sugar cane operations on the adjacent fields."

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE 808-242-1955 • FAX: 808-242-1956

2nd Comment Response:
Prospective tenants will be informed of potential hazards and or nuisances which are typically associated with the use of adjacent agricultural land under sugar cane production at this time.

3rd Comment:
"The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work."

3rd Comment Response:
Pursuant to HAR, Chapter 11-46, "Community Noise Control", a noise permit may be required and if so, will be obtained before the commencement of work.

4th Comment:
"HAR, Chapter 11-46 sets maximum allowable sound levels from stationary equipment such as compressors and HVAC equipment. The attenuation of noise from these sources may depend on the location and placement of these types of equipment. This should be taken into consideration during the planning, design, and construction of the building and installation of these types of equipment."

4th Comment Response:
HVAC equipment will be located to ensure that noise emitted from will be consistent with maximum allowable sound levels allowable, pursuant to HAR, Chapter 11-46.

5th Comment:
"The scope and size of the project is dependent upon the capacity of the sewage treatment plant serving the Maalaea Triangle. The Wastewater Branch should be contacted at 808 586-4294."

5th Comment Response:
Please note the Maalaea Triangle STP was designed to accommodate the full-build-out of the commercial subdivision.

Pursuant to this the Applicant has contracted the services of Engineering Dynamics Corporation, designer of the Maalaea Triangle Sewage Treatment Plant (STP), for the purpose of assessing the capacity of the STP, as well as preparing a plan for accommodating the wastewater

generated by the proposed project. Consultants for the applicant will contact the Wastewater Branch.

In conclusion, we hope that our responses are acceptable. Please contact Jordan E. Hart on Maui at 270-1563 for further information.

Sincerely yours,

Christopher L. Hart
President
Landscape Architect & Planner

Enclosures (1):
DOH Maui Pre-Consultation Comment Letter dated August 28, 2007

CC: Mr. Tim Piasky
Project File (07-058)

Maui Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96733-6898 • (808) 871-8461

RECEIVED
JUL 30 2007
CHRIS HART & PARTNERS
Landscape Architecture & Planning
Jordan 07/058

July 26, 2007

Mr. Jordan Hart
Chris Hart & Partners, Inc.
115 N. Market Street
Wailuku, Hawaii 96793

Dear Mr. Hart,

Subject: Early Consultation for the proposed
Maalaea Mixed Use Commercial & Workforce Residential Project
Maalaea Triangle
Maalaea, Maui, Hawaii
TMK: (2) 3-6-008:006

Thank you for allowing us to comment on the early consultation phase of the proposed subject project, which was received on July 20, 2007.

In reviewing our records and the information received, Maui Electric Company (MECO) has no objection to the project at this time. However, we highly encourage the developer's electrical consultant to submit its electrical demand requirements and project time schedule as soon as practical so that service can be provided on a timely basis.

In addition, may we suggest that the developer and/or their consultant make contact with Sage Kiyonaga of our Demand Side Management (DSM) group at 872-3283 to review potential energy conservation and efficiency opportunities for their project.

Should you have any other questions or concerns, please call Kim Kawahara at 871-2345.

Sincerely,

Neal Shinyama
Manager, Engineering

NS/kk:lh
cc: Sage Kiyonaga – MECO DSM

CHRIS HART
& PARTNERS INC.

December 19, 2007

Mr. Neal Shinyama, Manager, Engineering
Maui Electric Company, Ltd.
210 West Kamehameha Avenue
PO Box 398
Kahului, Maui, Hawaii 96733-6898

Dear Mr. Shinyama:

Regarding: Response to Pre-Consultation Comments for the proposed Maalaea Village Mixed Use Project, at the Maalaea Triangle, Honoapiilani Highway, Maalaea, Maui, Hawaii. TMK No.: (2) 3-6-008: 006.

Thank you for your comments by letter dated July 26, 2007 (**See**: enclosed, "MECO Pre-Consultation comment letter dated July 26, 2007"). Our responses to your comments are as follows:

1st Comment:
"...we highly encourage the developer's electrical consultant to submit its electrical demand requirements and project time schedule as soon as practical so that service can be provided on a timely basis."

1st Comment Response:
The Applicant will coordinate and continue to communication between the project's electrical consultant and MECO, as the project progresses.

2nd Comment:
"...we suggest that the developer and/or their consultant make contact with Sage Kiyonaga of our Demand Side Management (DSM) group at 872-3283 to review potential energy conservation and efficiency opportunities for the project."

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE 808-242-1955 • FAX: 808-242-1956

2nd Comment Response:
Chris Hart & Partners (CH&P) has initiated communication with Sage Kiyonaga to review potential energy conservation and efficiency opportunities for the project.

In conclusion, we hope that our responses are acceptable. Please contact Jordan E. Hart on Maui at 270-1563 for further Information.

Sincerely yours,

Christopher L. Hart
President
Landscape Architect & Planner

Enclosures (1):
MECO Pre-Consultation Comment Letter dated July 26, 2007

CC: Mr. Tim Piasky
Project File (07-058)

LINDA LINGLE
GOVERNOR

BARRY FUKUNAGA
DIRECTOR

Deputy Directors
FRANCIS PAUL KEENO
BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

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

IN REPLY REFER TO:

STP 8.2558

July 31, 2007

RECEIVED
AUG - 7 2007
CHRIS HART & PARTNERS
Landscape Architecture & Planning

cc: Jordan 07/058

Mr. Jordan Hart
Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

Subject: Maalaea Mixed Use Commercial & Workforce Residential Project
Pre-Consultation
TMK: (2) 3-6-008: 006

Thank you for your notification of the proposed subject project. We have the following initial comments:

1. Your environmental assessment (EA) and related county land use approval application should be accompanied by a traffic impact analysis report (TIAR) prepared by a traffic engineer and submitted to the County and our Department. We will need to review and approve the TIAR.

2. The EA will need to contain information on the proposed project including but not limited to: development plan; type, number and size of units and uses; construction and occupancy timeline; site plan and parking, and traffic circulation, access routes and driveways.

3. The TIAR should include identification of traffic impacts and required/recommended mitigation measures.

4. No additional storm water runoff will be allowed into the adjoining State highway right-of-way and any construction work necessary along or in the right-of-way will require our Highways Division's prior review and approval.

5. We request that four (4) copies of the EA with TIAR be provided for our use and review.

We appreciate the courtesy of your consultation and for the opportunity to provide comments.

Very truly yours,

BARRY FUKUNAGA
Director of Transportation

CHRIS HART
& PARTNERS INC.

November 19, 2007

Mr. Brennon Morioka, Acting Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Oahu, Hawaii 96813-5097

Dear Mr. Morioka:

Regarding: Response to Pre-Consultation Comments for the proposed Maalaea Village Mixed Use Project, at the Maalaea Triangle, Honoapiilani Highway, Maalaea, Maui, Hawaii. TMK No.: (2) 3-6-008: 006.

Thank you for your comments by letter dated July 31, 2007 (**See**: enclosed, "SDOT Pre-Consultation comment letter dated July 31, 2007"). Our responses to your comments are as follows:

1st Comment:
"Your environmental assessment (EA) and related county land use approval application should be accompanied by a traffic impact analysis report (TIAR) prepared by a traffic engineer and submitted to the County and our Department. We will need to review and approve the TIAR."

1st Comment Response:
The Applicant has contracted the services of a Traffic Engineer, who has prepared a TIAR. The completed TIAR will be included in the Draft EA and Special Management Area (SMA) Use Permit Application for review by various Governmental Agencies, including the State Department of Transportation and the County of Maui.

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET · WAILUKU, MAUI, HAWAII 96793-1706 · PHONE 808-242-1955 · FAX: 808-242-1956

2nd Comment:
"The EA will need to contain information on the proposed project including but not limited to: development plan; type, number and size of units and uses; construction and occupancy timelines; site plan and parking, and traffic circulation, access routes and driveways."

2nd Comment Response:
The EA will include the information as noted.

3rd Comment:
"The TIAR should include identification of traffic impacts and required/recommended mitigation measures."

3rd Comment Response:
The TIAR will include identification of traffic impacts and required/recommended mitigation measures.

4th Comment:
"No additional storm water runoff will be allowed into the adjoining state highway right of way and any construction work necessary along or in the right of way will require our Highways Division's prior review and approval."

4th Comment Response:
The adjoining state highway right of way is *mauka* of the project site, and at an elevation that is significantly higher than the project site.

However, prior to the initiation of construction, mitigation measures will be in place to ensure that no storm water runoff will be allowed into the adjoining state highway right of way. Furthermore the applicant will first seek the review and approval of the State Highways Division for any construction work along or within the highway right of way, if necessary.

5th Comment:
"We request that four (4) copies of the EA with TIAR be provided for our use and review."

5th Comment Response:
SDOT will be provided with four (4) copies of the EA, as requested.

In conclusion, we hope that our responses are acceptable. Please contact Jordan E. Hart on Maui at 270-1563 for further information.

Sincerely yours,

Christopher L. Hart
President
Landscape Architect & Planner

Enclosures (1):
SDOT Pre-Consultation comment letter dated July 31, 2007

CC: Mr. Tim Piasky
Project File (07-058)

PHONE (808) 594-1888

FAX (808) 594-1865

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

RECEIVED
AUG - 6 2007
CHRIS HART & PARTNERS
Landscape Architecture & Planning
CC: Jordan
07/058

HRD07/3131

August 1, 2007

Jordan Hart
For Christopher L. Hart, President
Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, Maui 96793

RE: <u>Maalaea Mixed Use Commercial & Workforce Residential Project,</u> Maalaea, Maui, Hawai'i ; TMK: 2-3-6-008: 006.

Dear Mr. Hart,

The Office of Hawaiian Affairs (OHA) is in receipt of the above referenced request for comments concerning the Maalaea Commercial & Workforce Residential Project consisting of one hundred units on a 4.069-acre sized parcel.

As this is a "pre-consultation" letter and we have limited information regarding the process, our concerns are generalized in nature. We reserve the right to comment further on issues that arise as the project matures and more information is gathered.

OHA appreciates the applicant preparing a voluntary Environmental Assessment (EA) and encourages such further conduct. The purpose of the EA is to weigh the environmental effects of various alternatives to the proposed project. It is OHA's duty to "[a]ssess[] the policies and practices of other agencies impacting on native Hawaiians and Hawaiians, and conduct[] advocacy efforts for native Hawaiians and Hawaiians." HRS § 10-3(4). The proper analysis of environmental and cultural effects of government projects through an EA helps to ensure that our beneficiaries are not unduly harmed.

OHA will look forward to receiving the EA from the applicant so that we can better shape our comments in light of both the project itself and our duties. OHA pleasantly notes that the review and approval process will include a Pre-Consultation public meeting with neighboring property owners within 500 feet and a public hearing by the Maui

Planning Commission. We urge that this process also consult with and include any Native Hawaiians who may be engaged in any constitutionally protected rights in the project area. Our Maui office has been copied at the end of this letter. Contacting them may be of some assistance to you in this regard.

Once again, as this is a pre-consultation, and the information at this point in the project is sparse, we look forward to participating further in this process. Thank you for this preliminary opportunity to comment. If you have any further questions or concerns, please contact Grant Arnold at (808) 594-0263 or granta@oha.org.

Sincerely,

Clyde W. Nāmu'o
Administrator

C: Thelma Shimaoka
Community Resources Coordinator
Office of Hawaiian Affairs, Maui Office
140 Hoohana St., Ste 206
Kahului, Hawai'i 96732

CHRIS HART
& PARTNERS INC.

November 19, 2007

Mr. Clyde W. Nāmu`o, Administrator
State of Hawaii
Office of Hawaiian Affairs
711 Kapi`olani Boulevard, Suite 500
Honolulu, Oahu, Hawai`i 96813

Dear Mr. Nāmu`o:

Regarding: Response to Pre-Consultation Comments for the proposed Maalaea Village Mixed Use Project, at the Maalaea Triangle, Honoapiilani Highway, Maalaea, Maui, Hawai`i. TMK No.: (2) 3-6-008: 006.

Thank you for your comments by letter dated August 1, 2007 (**See**: enclosed, "SDOT Pre-Consultation comment letter dated August 1, 2007"). Our responses to your comments are as follows:

1st Comment:
"OHA pleasantly notes that the review and approval process will include a Pre-Consultation public meeting with neighboring property owners within 500 feet and a public hearing by the Maui Planning Commission. We urge that this process also consult with and include any Native Hawaiians who may be engaged in any constitutionally protected rights in the project area. Our Maui office has been copied at the end of this letter. Contacting them may be of some assistance to you in this regard."

1st Comment Response:
The applicant acknowledges that the review and approval process does include a Pre-Consultation public meeting with neighboring property owners within 500 feet and a public hearing by the Maui Planning Commission.

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE 808-242-1955 • FAX: 808-242-1956

Chris Hart & Partners has contacted the OHA Maui office to seek further information to include any Native Hawaiian groups or individuals who may be engaged in any constitutionally protected rights in the project area.

It is worth noting at this time that the proposed project site is located within the Maalaea Triangle Commercial Subdivision, a project which has previously received an SMA Permit for a full-build-out and has been partially developed to date, with a fully graded project site, paved parking lot, lighting and associated infrastructure improvements (See: Enclosed, "Aerial Photograph of Project Site").

In conclusion, we hope that our responses are acceptable. Please contact Jordan E. Hart on Maui at 270-1563 for further discussion.

Sincerely yours,

Christopher L. Hart
President
ALSA, Landscape Architect & Planner

Enclosures (2):

- OHA Pre-Consultation Comment Letter dated August 1, 2007
- Aerial Photograph of Project Site

CC: Mr. Tim Piasky
Project File (07-058)

Jordan Hart

From: Jordan Hart
Sent: Monday, November 19, 2007 2:14 PM
To: 'thelmas@oha.org'
Subject: Maalaea Mixed Use Project
Attachments: 2007-08-00, FRM - OHA, Pre-Consultation.pdf; 1 Aerial.pdf

Hello Thelma,

Attached is the letter from OHA's Oahu office that I had called about. I did not realize it during our conversation, but you were CC'd in the original letter.

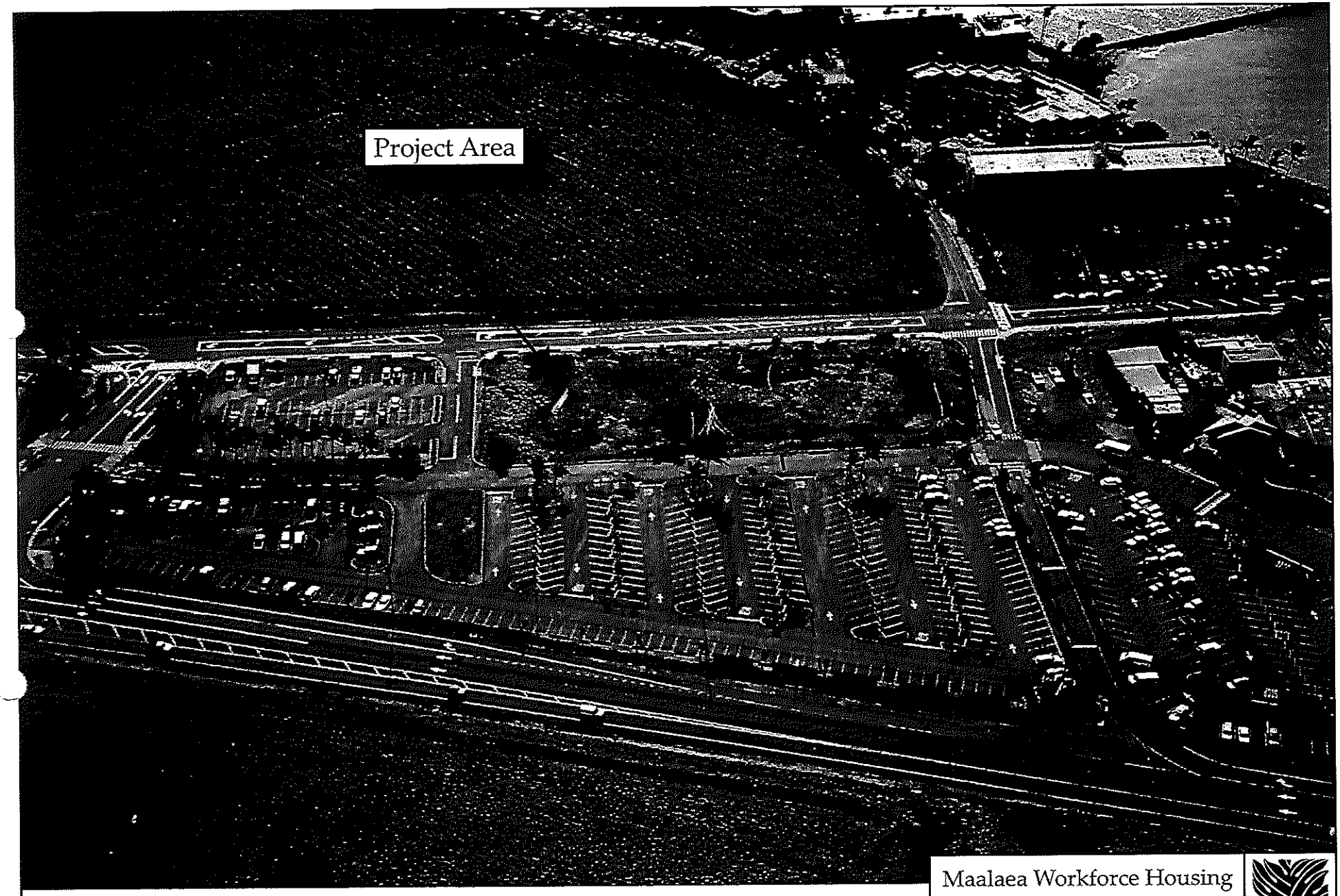
Also attached is an aerial location map for further clarification on the project location.

Jordan E. Hart

Attachments (2)

Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, Maui, Hawaii
96793-1706

Direct: (808) 270-1563
Fax: (808) 242-1956
Email: JHart@CHPMaui.com



Maalaea Workforce Housing

Figure No. 1

November 2007

Aerial Location Map

CHRIS HART & PARTNERS, INC.

PHONE (808) 594-1888

FAX (808) 594-1865

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

RECEIVED
AUG - 0 2007
CHRIS HART & PARTNERS
Landscape Architecture & Planning
cc: Jordan
07/058

HRD07/3131

August 1, 2007

Jordan Hart
For Christopher L. Hart, President
Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, Maui 96793

RE: <u>Maalaea Mixed Use Commercial & Workforce Residential Project,</u> Maalaea, Maui, Hawai'i ; TMK: 2-3-6-008: 006.

Dear Mr. Hart,

The Office of Hawaiian Affairs (OHA) is in receipt of the above referenced request for comments concerning the Maalaea Commercial & Workforce Residential Project consisting of one hundred units on a 4.069-acre sized parcel.

As this is a "pre-consultation" letter and we have limited information regarding the process, our concerns are generalized in nature. We reserve the right to comment further on issues that arise as the project matures and more information is gathered.

OHA appreciates the applicant preparing a voluntary Environmental Assessment (EA) and encourages such further conduct. The purpose of the EA is to weigh the environmental effects of various alternatives to the proposed project. It is OHA's duty to "[a]ssess[] the policies and practices of other agencies impacting on native Hawaiians and Hawaiians, and conduct[] advocacy efforts for native Hawaiians and Hawaiians." HRS § 10-3(4). The proper analysis of environmental and cultural effects of government projects through an EA helps to ensure that our beneficiaries are not unduly harmed.

OHA will look forward to receiving the EA from the applicant so that we can better shape our comments in light of both the project itself and our duties. OHA pleasantly notes that the review and approval process will include a Pre-Consultation public meeting with neighboring property owners within 500 feet and a public hearing by the Maui

CHARMAINE TAVARES
Mayor

TAMARA HORCAJO
Director

ZACHARY Z. HELM
Deputy Director

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

DEPARTMENT OF PARKS & RECREATION

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

RECEIVED
AUG - 9 2007
CHRIS HART & PARTNERS
Landscape Architecture & Planning
cc: Jordan 07/058

August 3, 2007

Chris Hart & Partners Inc
Attention: Jordan Hart
115 N. Market Street
Wailuku, HI 96793

Dear Mr. Jordan Hart:

Subject: Request for Maalaea Mixed Use Commercial & Workforce Residential Project TMK No: (2) 3-6-008:006

The project is subject to park assessment requirements pursuant to the subdivision ordinance of the Maui County Code. We are requesting information on the applicants intention on satisfying these requirements.

Please contact me or Patrick Matsui, Chief of Planning and Development, at 270-7387 if there are any questions.

Sincerely,

TAMARA HORCAJO
Director, Parks & Recreation

xc: Patrick Matsui, Chief of Planning & Development

TH:PM:tk

CHRIS HART
& PARTNERS INC.

December 20, 2007

Ms. Tamara Horcajo, Director
County of Maui
Department of Parks & Recreation
700 Hali'a Nakoa Street, Unit 2
Wailuku, Maui, Hawaii 96793

Dear ~~Ms. Horcajo~~ Tamara:

Regarding: Response to Pre-Consultation Comments for the proposed Maalaea Village Mixed Use Project, at the Maalaea Triangle, Honoapiilani Highway, Maalaea, Maui, Hawaii. TMK No.: (2) 3-6-008: 006.

Thank you for your comments, received in a letter dated August 3, 2007 (**See**: Enclosed, "August 3, 2007 Parks Department Pre-Consultation Letter"). Our responses to your comments are as follows:

1st Comment:
"The project is subject to park assessment requirements pursuant to the subdivision ordinance of the Maui County Code. We are requesting information on the applicants intention on satisfying these requirements."

1st Comment Response:
The Applicant is proposing to construct one hundred and ten (110) residential units. Of the residential units, forty-four (44) will be Workforce Housing Units.

The applicant expects to participate in the parks assessment fee payment process as applicable for the proposed project.

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET • WAILUKU, MAUI, HAWAII 96793-1706 • PHONE 808-242-1955 • FAX: 808-242-1956

In conclusion, we hope that you will find our responses acceptable. Please contact Jordan E. Hart on Maui at 270-1563 for further discussion.

Sincerely yours,

Christopher L. Hart
President
Landscape Architect & Planner

Enclosures (1):
August 3, 2007 Parks Department Pre-Consultation Letter

CC: Mr. Tim Piasky
Project File (07-058)

POLICE DEPARTMENT
COUNTY OF MAUI

CHARMAINE TAVARES
MAYOR

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

THOMAS M. PHILLIPS
CHIEF OF POLICE

GARY A. YABUTA
DEPUTY CHIEF OF POLICE

OUR REFERENCE
YOUR REFERENCE

August 2, 2007

RECEIVED
AUG 1 9 2007
CHRIS HART & PARTNERS
Landscape Architecture & Planning

cc: Jordan
07/058

Christopher L. Hart, President
Chris Hart & Partners, Inc.
1955 Main Street, Suite 200
Wailuku, HI 96793-1706

Dear Mr. Hart:

SUBJECT: Pre-Consultation for the proposed Maalaea Mixed Use Commercial & Workforce Residential Project, at the Maalaea Triangle, Honoapiilani Highway, Maalaea, Maui, Hawaii TMK No.: (2) 3-6-008:006

Thank you for your letter of July 17, 2007, requesting comments on the above subject.

We have reviewed the information submitted for this project and submitted our comments and recommendations.

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

Very truly yours,

Acting Assistant Chief Charles Hirata
for: Thomas M. Phillips
Chief of Police

c: Jeffrey Hunt, Maui County Planning Department

COPY

TO : THOMAS PHILLIPS, CHIEF OF POLICE, COUNTY OF MAUI

VIA : CHANNELS

FROM : STEPHEN ORIKASA, ADMINISTRATIVE SERGEANT, WAILUKU PATROL DIVISION

SUBJECT : REQUEST FOR PRELIMINARY (PRE-CONSULTATION) COMMENTS FOR THE PROPOSED MAALAEA MIXED USE COMMERCIAL & WORKFORCE RESIDENTIAL PROJECT TMK NO.: (2) 3-6-008: 06

This communication is submitted in response to request for preliminary (pre-consultation) comments for the proposed Maalaea Mixed Use Commercial & Workforce Residential Project at the Maalaea Triangle, Honoapiilani Highway, Maalaea, Maui, Hawaii.

REVIEW AND RESPONSE:

After a review of the location map and proposed development description, there is a concern is about vehicular and pedestrian traffic safety during the construction of this project. With the nearby Maui Ocean Center & shops, gas station & food establishment, Maalaea harbor, combined with local area residents; there already are a high number of vehicles and pedestrians traveling through this area during business hours. Honoapiilani Highway, which is adjacent to this project, is the main roadway to the west side of the island and heavy traffic flow exists daily.

It must be ensured that adequate traffic control devices and off-duty police officers are utilized if any phase of the construction is likely to hinder vehicular or pedestrian ingress and egress to the area.

A second concern is the normal high winds in this area. Noise, dust and debris from the construction and movement of heavy equipment may compromise the health and safety of all those entering this area. Proactive measures must be taken to keep the normal environment in this area from being inhibited.

Respectfully Submitted for your perusal.

Stephen T. Orikasa E#716
Administrative Sergeant/Wailuku Patrol Division
07/31/07 @ 1700 Hours

Concur with Sergeant ORIKASA. The project is located in the Kihei District. This information should be passed on because it may effect their operations, should they need to respond to the area.

A/Capt Wayne K. Ibarra 9229
08/01/07

CIRCULATION IS ADEQUATE, SHOULD SEND EA TO KIHEI DISTRICT FOR COMMENTS.

CHRIS HART
& PARTNERS INC.

December 19, 2007

Mr. Thomas M. Phillips, Chief of Police
Police Department
County of Maui
55 Mahalani Street
Wailuku, Maui, Hawaii 96793

Dear Chief Phillips:

Regarding: Response to Pre-Consultation Comments for the proposed Maalaea Village Mixed Use Project, at the Maalaea Triangle, Honoapiilani Highway, Maalaea, Maui, Hawaii. TMK No.: (2) 3-6-008: 006.

Thank you for your comments, by letter dated July 31, 2007 (See: enclosed, "SDOT Pre-Consultation comment letter dated July 31, 2007"). Our responses to your comments are as follows:

1st Comment:
"After a review of the location map and proposed development description, there is a concern about vehicular and pedestrian traffic safety during the construction of this project. With the nearby Maui Ocean Center & Shops, gas station & food establishment, Maalaea Harbor, combined with local area residents; there already are a high number of vehicles and pedestrians traveling through this area during business hours. Honoapiilani Highway, which is adjacent to this project, is the main roadway to the west side of the island and heavy traffic flow exists daily.

It must be ensured that adequate traffic control devices and off-duty police officers are utilized if any phase of the construction is likely to hinder vehicular or pedestrian ingress and egress to the area."

LANDSCAPE ARCHITECTURE
CITY AND REGIONAL PLANNING
115 N. MARKET STREET · WAILUKU, MAUI, HAWAII 96793-1706 · PHONE 808-242-1955 · FAX: 808-242-1956

1st Comment Response:
Adequate traffic control will be proposed for review and implemented following approval in the event that any phase of the construction process is anticipated to hinder vehicular ingress and or egress to the area.

2nd Comment:
"A second concern is the normal high winds in this area. Noise, dust and debris from the construction and movement of heavy equipment may compromise the health and safety of all those entering this area. Proactive measures must be taken to keep the normal environment in this area from being inhibited."

2nd Comment Response:
Best Management Practices will be submitted to the Department of Public Works and the Department of Health for review and following approval implementation, in order to prevent fugitive dust from being generated by construction activities within the project site.

In conclusion, we hope that our responses are acceptable. Please contact Jordan E. Hart on Maui at 270-1563 for further information.

Sincerely yours,

Christopher L. Hart
President
Landscape Architect & Planner

Enclosures (1):
Police Pre-Consultation Comment Letter dated August 2, 2007

CC: Mr. Tim Piasky
Project File (07-058)

CHARMAINE TAVARES
Mayor

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

MICHAEL M. MIYAMOTO
Deputy Director

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

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

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

RECEIVED
AUG 10 2007
CHRIS HART & PARTNERS
Landscape Architecture & Planning

cc: Jordan 07/08/08

August 8, 2007

Jordan Hart
CHRIS HART & PARTNERS, INC.
115 North Market Street
Wailuku, Maui, Hawaii 96793

Subject: PRE-CONSULTATION
FOR MAALAEA MIXED USE COMMERCIAL & WORKFORCE
RESIDENTIAL PROJECT
TMK (2) 3-6-008:006

Dear Mr Hart:

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

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

Sincerely,

for Milton M. Arakawa, A.I.C.P.
Director of Public Works

ls S:\LUCA\CZM\Maalaea_mixed_comm_res_precon_36008006_ls.wpd

LINDA LINGLE
GOVERNOR

ANTHONY J.H. CHING
EXECUTIVE OFFICER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
P.O. Box 2359
Honolulu, Hawaii 96804-2359
Telephone: 808-587-3822
Fax: 808-587-3827

August 7, 2007

RECEIVED
AUG - 9 2007
CHRIS HART & PARTNERS
Landscape Architecture & Planning
cc: Jordan 07/058

Mr. Christopher L. Hart, President
Landscape Architect & Planner
Chris Hart & Partners, Inc.
115 North Market Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

Subject: Pre-Consultation for the proposed Maalaea Mixed Use Commercial & Workforce Residential Project
Maalaea Triangle, Honoapiilani Highway
Maalaea, Maui, Hawaii
TMK No. (2) 3-6-008: 006

Your letter to Theodore E. Liu, Director of the Department of Business, Economic Development & Tourism, dated July 17, 2007, regarding the above subject project was referred to the Land Use Commission for comments.

Pursuant to §205-3.1(c), Hawaii Revised Statutes, and given the location, scope, and nature of the proposed activity, we have no comments to offer at this time.

Thank you for the opportunity to comment on the subject project. Please feel free to contact me at 587-3822, should you require clarification or any further assistance.

Sincerely,

ANTHONY J. H. CHING
Executive Officer

LINDA LINGLE
GOVERNOR
STATE OF HAWAII

MICAH A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

BEN HENDERSON
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK
EXECUTIVE ASSISTANT

STATE OF HAWAII

DEPARTMENT OF HAWAIIAN HOME LANDS

P.O. BOX 1879

HONOLULU, HAWAII 96805

July 30, 2007

RECEIVED
JUL 31 2007
CHRIS HART & PARTNERS
Landscape Architecture & Planning
cc: Jordan
06/060

Mr. Christopher L. Hart, President
Chris Hart & Partners, Inc.
115 N. Market Street
Wailuku, Hawaii 96793

Dear Mr. Hart:

Thank you for the opportunity to participate in the early consultation process of the proposed Maalaea Mixed Use Commercial and Workforce Residential project along Honoapiilani Highway in Maalaea, Maui. The Department of Hawaiian Home Lands has no comments.

Should you have any questions, please call the Planning Office at (808) 586-3836.

Aloha and mahalo,

Daniel Yagonin

for Micah A. Kane, Chairman
Hawaiian Homes Commission

- **Appendix B Archaeological & Cultural Reports**
  - B-1) Archaeological Monitoring Plan

SCS Project Number 876-AMP-2

AN ARCHAEOLOGICAL MONITORING PLAN FOR A 4.069 ACRE LOT, MA`ALAEA TRIANGLE MA`ALAEA, WAIKAPU AHUPUA'A, WAILUKU DISTRICT ISLAND OF MAUI, HAWAI`I [TMK: 3-6-08: 06]

Prepared by:
Shayna Cordle
and
Michael F. Dega, Ph.D.

Revised October 2007

Prepared For:
Tim Piasky, P.E.
Victory Development HI., LLC
161 Wailea Ike Place, Suite A-105
Wailea, HI 96753

TABLE OF CONTENTS

TABLE OF CONTENTS II

LIST OF FIGURES II

INTRODUCTION 1

PREVIOUS ARCHAEOLOGY, POTENTIAL SITE TYPES TO BE ENCOUNTERED, AND REASON FOR MONITORING 5

MONITORING CONVENTIONS AND METHODOLOGY 8

LABORATORY ANALYSIS 9

CURATION 10

REPORTING 10

REFERENCES 11

LIST OF FIGURES

Figure 1: USGS Quadrangle Map Showing Project Area and Environs. 2
Figure 2: Tax Map Key [TMK] Showing Project Area. 3
Figure 3: Project Area Subdivision Plan Indicating Project Area. 4
Figure 4: Locations of Selected Previous Archaeological Studies near Current Project Area. 6

INTRODUCTION

Scientific Consultant Services (SCS), Inc. has prepared this Archaeological Monitoring Plan (AMP) in advance of the subdivision of Lot 6 into Lot 6-A, 6-B, and 6-C and the subsequent infrastructure construction activities. The whole of Lot 6 encompasses 4.069 acres sandwiched between Honoapi`ilani Highway and Ma`alaea Road, the northern boundary borders Kapoli Street. The current project area occurs within Waikapu Ahupua`a, Wailuku District, Island of Maui, Hawai`i [TMK:3-8-06 por.] (Figures 1, 2, and 3).

Archaeological Monitoring is required due to the potential for the inadvertant discovery of human remains and/or traditional or historic cultural deposits. Such culturally significant materials are often found in coastal and inland settings of which this project area may be characterized. Monitoring is also required due to previously identified historic burials, Site 50-50-09-4480, -3553 and -3554 located within the parcel discussed in detail below. There is the possibility that significant cultural deposits may be identified, per SHPD requirement of Monitoring. The present Monitoring program will ensure that any human remains found during subsurface work are identified and appropriately mitigated, as deemed appropriate and lawful under Hawai`i State Law for the Inadertant Discovery of Human Remains (pursuent to 13-300-40a, b, c, HAR). Archaeological Monitoring will also ensure that significant cultural resources identified in the project area are adequately sampled, documented, and evaluated for their historical significance.

This AMP will require the approval of the State Historic Preservation Division prior to the commencement of any ground altering activities. The following text provides more detailed information on the reasons for monitoring, previous archaeology both within and near the current project area, potential site types to be encountered during excavation, monitoring conventions and methodology for both field and laboratory work, as well as discusses curation and reporting.

REASON FOR MONITORING

The current project area is located just inland of the southern shore of Maui's isthmus, in a region that has been heavily cultivated with sugar cane throughout the historic period and to this day remains an agricultural area. The soil located within the project area, as described in Foote *et al.* (1972:30), consists primarily of Ewa silty clay (EsB). This type of soil is historically associated with sugarcane cultivation and in small areas, used as pasture lands. Previous

Figure 1: USGS Quadrangle Map Showing Project Area and Environs.

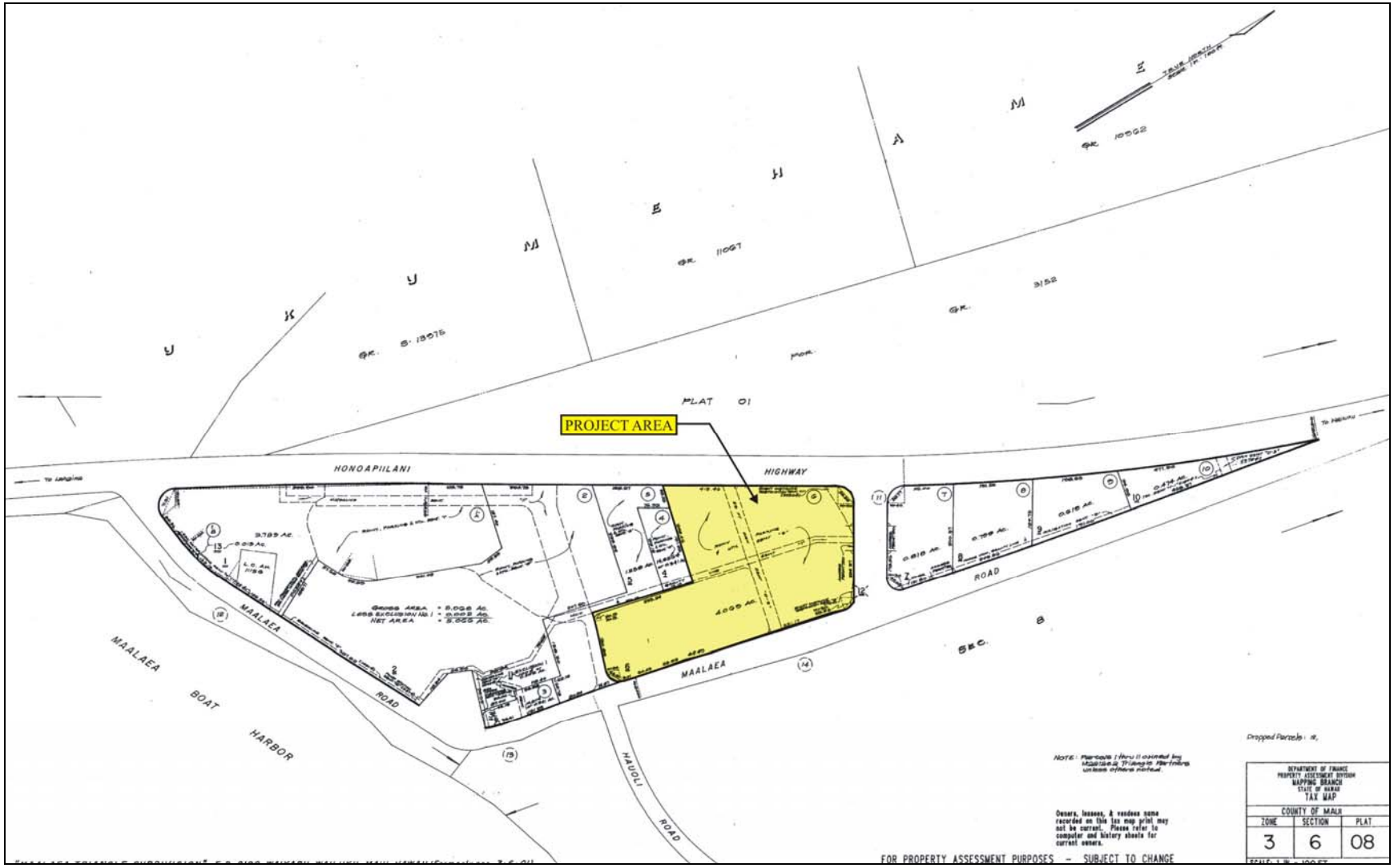


Figure 2: Tax Map Key [TMK] Showing Project Area.

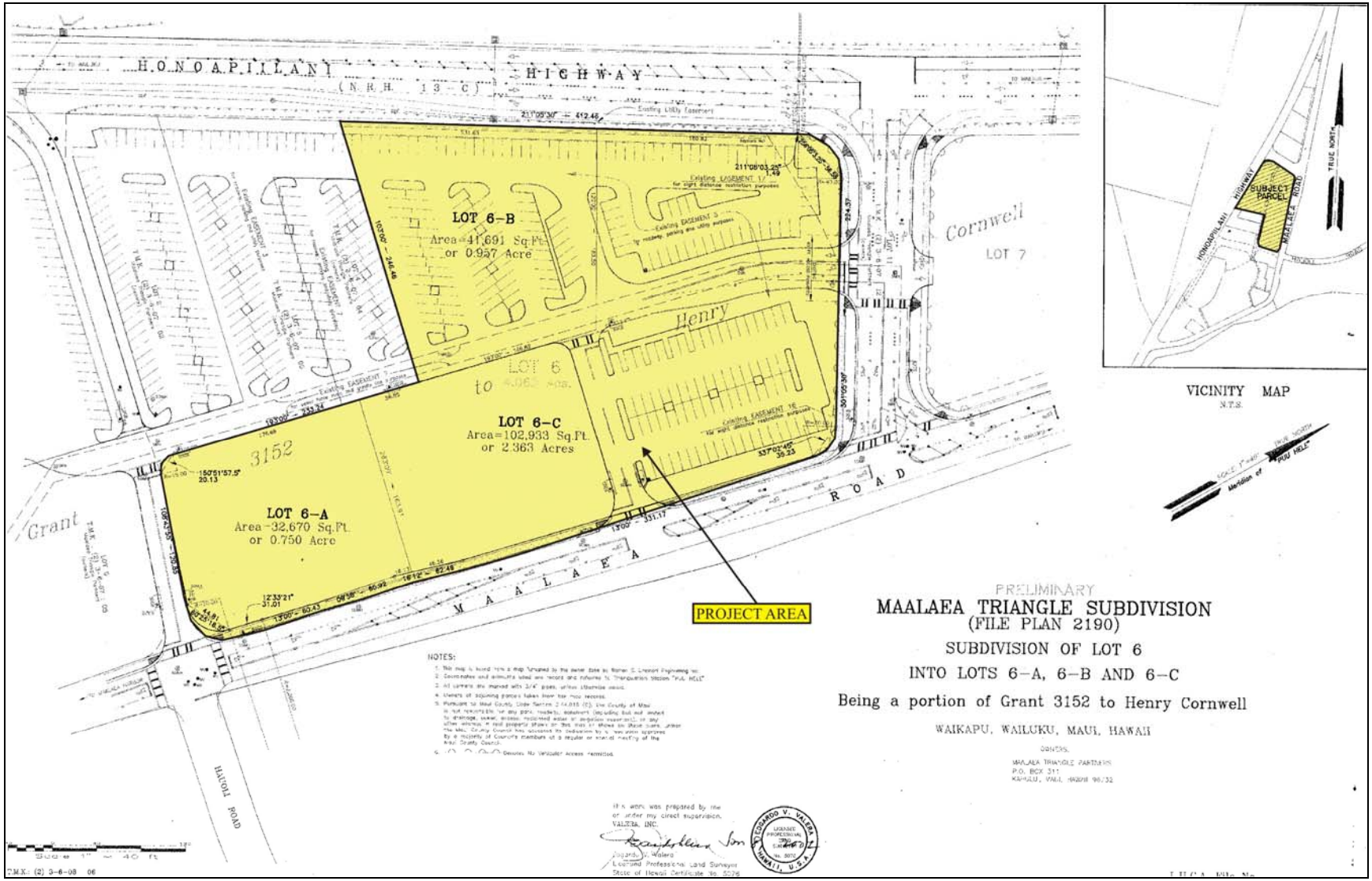


Figure 3: Project Area Subdivision Plan Indicating Project Area.

archaeology also suggests that there is a potential for the identification of either *in situ* cultural deposits, inadvertent human remains, or truncated cultural remnants.

While the Monitoring area has been subject to much previous disturbance through historic cultivation and modern developmental activities, as well as adjacent private properties, cultural remnants may still occur in subterranean contexts. The project area may contain pockets or sand as it is near the coast; silty clay is predominant however in this area. Typically, within costal and near coastal, sandy-type substrate, there is the potential for discovering prehistoric or historic cultural deposits and/or native Hawaiian burials. Habitation and agricultural activity associated with non-sandy sediment could also be identified in the area. The area could reveal the presence of additional prehistoric and historic cultural resources. As discussed below, the results of archaeological research conducted in the vicinity of the present project area has led to the documentation of pre-Contact deposits and burials. Monitoring will ensure that if any of the above cultural resources are documented, appropriate mitigation will occur in consultation with SHPD and any other appropriate groups (Maui/Lana`i Islands Burial Council, etc.).

PREVIOUS ARCHAEOLOGY, POTENTIAL SITE TYPES TO BE ENCOUNTERED, AND REASON FOR MONITORING

The following summarizes the most relevant "previous archaeology" within the vicinity of the current project area. Figure 4 illustrates the locations of these studies in relation to the current project area.

Most relevant to the current study is the only other previous archaeological study that took place within the current project area. An earlier Kennedy report (1986) entitled *Letter Report: Walk-Through Examination of the Proposed Maalaea Triangle, Maui (TMK: 3-6-01:1)* concluded with negative results. This project area was located on the *makai* side of Honoapiilani Highway and extends to the coastline (see Figure 3). This was the first archaeological study performed on this parcel and Kennedy does mention (1986:2) nearby sites that are detailed in later studies.

Monitoring within a smaller section of the Kennedy Survey resulted in documentation of a single site—a previously disturbed historic burial: State Site 50-50-09-4480 (see also McGerty *et al.* 1998) located south of the current project area. The 1998 report describes a pearl shell button found with a burial. The location of Site -4480 is of interest to the current study as its position lays very near the current project area's boundaries. McGerty *et al.* documented a sandy

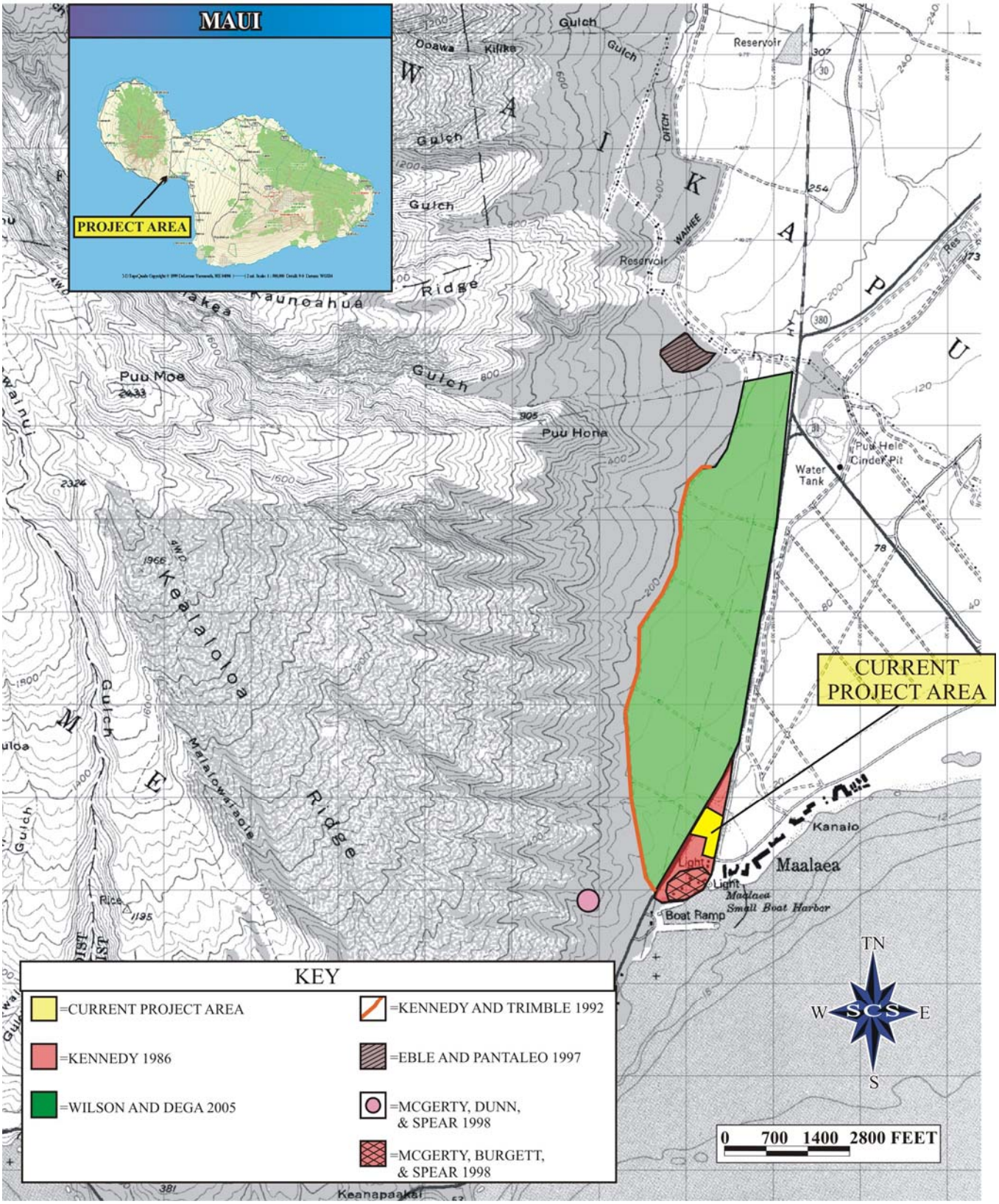


Figure 4: Locations of Selected Previous Archaeological Studies near Current Project Area.

matrix during Maui Ocean Center monitoring, which increases the likelihood of future inadvertent discovery of human remains near that project area. The McGerty *et al.* (1998) study also mentions two more burials found not far to the north of Site -4480. The presence of these additional burials (Sites -3553 and -3554) later called for increased testing in the southern portion (closest to the sandy coastal matrices) of the Wilson and Dega (2005) Archaeological Inventory Survey.

McGerty *et al*. (1998) conducted Data Recovery on five traditional sites initially documented by Moore and Kennedy (1995). These sites (50-50-09-3555, -4022, -4137, -4138, -4139) consisted of 28 features, including petroglyphs, subsurface firepits, agricultural terracing, rock mounds, and a C-shape. Testing by McGerty *et al*. (1998) at Sites -4138, and -4139 did not produce any significant artifacts; however, radiocarbon analysis of a charcoal sample produced an activity/occupation date of A.D. 1390 to 1650. This sample was recovered from the C-shape (Site 4139, Feature C), determined to be a prehistoric temporary habitation locus. This site is less than 1 km *makai* of the current project area's southern boundary.

Wilson and Dega (2005) conducted an Inventory Survey on a 259.903-acre land parcel in Ma`alaea [TMK: (2) 3-6-01:18]. Three historic sites, all related to sugarcane agriculture, were identified and assigned SIHP numbers: Site 50-50-09-5657 (clearing mounds), Site 50-50-09-5658 (irrigation modifications), and Site 50-50-09-5659 (dirt road). The full pedestrian survey revealed that no prehistoric sites existed on the surface of the project area. Subsurface testing, comprised of twenty backhoe trenches (a volume of approximately 292 cubic meters), did not reveal any subsurface prehistoric or historic cultural materials. Rather, excavation confirmed the extent, both in physical and temporal depth, of historic and modern agricultural activity within the project area. No burial features or human remains were observed during pedestrian survey or encountered during subsurface testing.

Based on all available physiographic, archaeological, and historical evidence, the following expectations will help to guide this study. These include the classes of sites which may be present within the project area:

- Historically-significant surface features are expected, particularly those pertaining to historic period sugarcane agriculture.

- A variety of traditional Hawaiian sites have been documented at locations within the project area and within 500 meters outside the borders of the project area. While the probability of encountering prehistoric archaeological surface features within the project area is considered low, there remains a moderate possibility of encountering subsurface cultural layers from a prehistoric period. The latter would depend largely on the existence of a previously undisturbed matrix stratigraphically lower (*i.e.*, older) than historically tilled soils.

- The probability of discovering prehistoric or historic unmarked burials, or even historically marked burials, is considered moderate. A higher probability exists in regards to the discovery of scattered human remains during subsurface testing because burials have been located within the sandy matrix of this parcel (*i.e.*, during construction activities at the Maui Ocean Center; see McGerty *et al*. 1998).

MONITORING CONVENTIONS AND METHODOLOGY

This Archaeological Monitoring Plan has been devised in accordance with DLNR-SHPD rules governing standards for archaeological monitoring (DLNR-SHPD 2003). SCS monitors will adhere to the following guidelines during monitoring:

1. A qualified archaeologist from SCS intimately familiar with the project area and the results of previous archaeological work conducted within and near Ma`alaea will monitor subsurface construction activities on the parcel. If significant deposits or features are identified and additional field personnel are required, SCS will notify the contractor or representatives thereof before additional personnel are brought to the site.

2. If features or cultural deposits are identified during Monitoring, the on-site archaeologist will have the authority to temporarily suspend construction activities at the significant location so that the cultural feature(s) or deposit(s) may be fully evaluated and appropriate treatment of the cultural deposit(s) is conducted. SHPD will be contacted to establish feature significance and potential mitigation procedures. Treatment activities primarily include documenting the feature/deposit through plotting its location on an overall site map, illustrating a plan view map of the feature/deposit, profiling the deposit in three dimensions, photographing the finds—with the exception of human burials, artifact and soil sample collection, and triangulation of the finds. Construction work and/or back-filling of excavation pits or trenches will only continue in the sample location when all documentation has been completed.

3. Control stratigraphy in association with subsurface cultural deposits will be noted and photographed, particularly those containing significant quantities or qualities of cultural materials. If deemed significant by SHPD and SCS, these deposits will be sampled.

4. In the event that human remains are encountered, all work in the immediate area of the find will cease; the area will be secured from further activity until burial protocol has been completed. The SHPD island Culture and History Branch-Maui and SHPD-Burial Sites Program will be immediately identified as to the inadvertent discovery of human remains on the property. Notification of the inadvertent discovery will also be made to the Maui/Lanai Islands Burial Council by either SHPD or SCS. A determination of minimum number of individuals (MNI), age(s), and ethnicity of the burial(s) will be ascertained in the field by SCS. Rules outlined in Chapter 6e, Section 43 shall be followed. Profiles, plan view maps, and illustrative documentation of skeletal parts will be recorded to document the burial(s). The burial location will be identified and marked. If a burial is disturbed during trench excavations, materials excavated from the vicinity of the burial(s) will be manually screened through 1/8" wire mesh screens to recover any displaced skeletal material. If the remains are to be removed, the work will be in compliance with HRS 6.E-43.6, Procedures Relating to Inadvertent Discoveries after approval from all parties (SHPD, Burial Council).

5. To ensure that contractors and the construction crew are aware of this Archaeological Monitoring Plan and possible site types to be encountered on the parcel, a brief coordination meeting will be held between the construction team and monitoring archaeologist prior to initiation of the project. The construction crew will also be informed as to the possibility that human burials could be encountered and how they should proceed if they observe such remains.

6. SCS will provide all coordination with the contractor, SHPD, and any other group involved in the project. SCS will coordinate all Monitoring and sampling activities with the safety officers for the contractors to ensure that proper safety regulations and protective measures meet compliance. Close coordination will also be maintained with construction representatives in order to adequately inform personnel of the possibility that open archaeological units or trenches may occur in the project area.

7. As necessary, verbal reports will be made to SHPD and any other agencies as requested.

LABORATORY ANALYSIS

All samples collected during the project, except human remains, will undergo analysis at the SCS laboratory in Honolulu. In the event that human remains are identified, and unless granted an extension by the landowner(s), the SHPD will have three days to decide whether to preserve the remains in place or relocate the remains. Photographs, illustrations, and all notes accumulated during the project will be curated at the Honolulu laboratory. All retrieved artifact

and midden samples will be thoroughly cleaned, sorted, and analyzed. Significant artifacts will be photographed, sketched, and classified (qualitative analysis). All metric attributes and weights will be recorded (quantitative analysis). These data will be presented in tabular form within the final monitoring report. Midden samples will be minimally identified to a major 'class' (*e.g.*, bivalve, gastropod mollusk, echinoderm, fish, bird, mammal). All data will be clearly recorded on standard laboratory forms that also include number and weight (as appropriate) of each constituent category. These counts will also be included in the final report.

Should any samples amenable to dating be collected from a significant cultural deposit, they will be prepared in the SCS laboratory and submitted for specialized radiocarbon analysis. While primary emphasis for dating is placed on charcoal samples, we do not preclude the use of other material such as marine shell or nonhuman bone materials. SCS will consult with SHPD and the client if radiocarbon dates are deemed necessary.

All stratigraphic profiles will be drafted for presentation in the final report. Representative plan view sketches showing the location and morphology of identified sites/features/deposits will be compiled and illustrated.

CURATION

SCS will curate all recovered materials in Honolulu (except human remains, which would remain on-island at either the SCS office in Kahului or at SHPD in Wailuku) until a permanent, more suitable curation center is identified. The land owner may request to curate all recovered cultural materials once analysis has been completed.

REPORTING

An Archaeological Monitoring Report documenting the project findings and interpretation, following SHPD guidelines for Archaeological Monitoring reports, will be prepared and submitted 180 days after the completion of fieldwork.

If cultural features or deposits are identified during fieldwork, the sites will be evaluated for historical significance and assessed under State and Federal Significance Criteria. The Archaeological Monitoring report will be drafted until accepted by SHPD and will be submitted to the SHPD, the client, and another other organizations deemed by the client.

REFERENCES

DLNR/SPHD

2003 *Hawai`i Administrative Rules Title 13 DLNR, Subtitle 13 SHPD Rules Chapter 279 Rules Governing Minimal Standards for Archaeological Monitoring Studies and Reports*. SHPD, Kapolei.

Foote, D.E., E.L. Hill, S. Nakamura, and F. Stephens

1972 Soil Survey of the Islands of Kaua`i, O`ahu, Maui, Molokai, and Lanai, State of Hawaii. USDA Soil Conservation Service, GPO, Washington, D.C.

Kennedy, J.

1986 *Letter Report: Walk-Through Examination of the Proposed Maalaea Triangle, Maui (TMK: 3-6-01:1)*. Archaeological Consultants of Hawaii, Haleiwa, HI. On file at SHPD, Kapolei, HI.

Kirch, P.V.

1985 *Feathered Gods and Fishhooks: An Introduction to Hawaiian Archaeology and Prehistory*. University of Hawaii Press, Honolulu.

McGerty, L., B. Burgett, and R. L. Spear

1998 *Draft: Monitoring Report on Earth Moving and Construction Excavations, Maui Ocean Center Site, Maui, Hawaii, (TMK: 3-6-01:001 and 019)*. SCS, Inc., Honolulu, HI. On file at SHPD, Kapolei, HI.

McGerty, L., A. Dunn, and R. L. Spear

1998 *Data Recovery Excavations at Portions of Sites 50-09-4138 and -4139, Ukumehame Ahupua`a, Wailuku District, Island of Maui, Hawaii (TMK: 3-6-01:14)*. SCS, Inc., Honolulu, HI. On file at SHPD, Kapolei, HI.

Wilson, J., M. Dega

2005 *An Archaeological Inventory Survey Report on 259.903 Acres in Ma`alaea, Ukumehame, and Waikapu Ahupua`a, Wailuku District, Maui Island, Hawai`i. (TMK: (2) 3-6-01:18).* SCS, Inc., Honolulu, HI. On file at SHPD, Kapolei, HI.

- B-2) Cultural Impact Assessment Report

SCS Project Number 877-CIA-1

A CULTURAL IMPACT ASSESSMENT REPORT OF 4.069 ACRES OF LAND IN MA`ALAEA, WAIKAPŪ AHUPUA`A, WAILUKU DISTRICT, MAUI ISLAND, HAWAI`I [TMK 3-6-08:06]

Prepared by:
Leann McGerty, B.A.
and
Robert L. Spear, Ph.D.

October 2007

Prepared for:
Victory Development Hawaii, LLC
161 Wailea Ike Place, Suite A-105
Wailea, Maui, Hawaii 96753

TABLE OF CONTENTS

TABLE OF CONTENTS ii

LIST OF FIGURES ii

INTRODUCTION 1

METHODOLOGY 3
- **ARCHIVAL RESEARCH** 5
- **INTERVIEW METHODOLOGY** 5
- **PROJECT AREA AND VICINITY** 6

CULTURAL HISTORICAL CONTEXT 6
- **PAST POLITICAL BOUNDARIES** 6
- **TRADITIONAL SETTLEMENT PATTERNS** 8
- ***WAHI PANI* (LEGENDARY PLACES)** 8
- **THE GREAT MĀHELE** 9

SUMMARY AND CULTURAL ASSESSMEMNT 11

REFERENCES CITED 13

LIST OF FIGURES

Figure 1: USGS Quadrangle Map Showing the Project Area 2
Figure 2: Tax Map Key [TMK] Showing Project Area Location 7

INTRODUCTION

Scientific Consultant Services (SCS), Inc. has been contracted by Victory Development Hawaii, LLC. to conduct a Cultural Impact Assessment of 4.069 acres of land in Waikapū Ahupua`a, Wailuku District, Maui Island, Hawai`i [TMK: 3-6-08:06] (Figure 1). According to documents received, the construction of a Workforce Residential Project within the partially developed Ma`alaea Triangle is proposed.

The Constitution of the State of Hawai`i clearly states the duty of the State and its agencies is to preserve, protect, and prevent interference with the traditional and customary rights of native Hawaiians. Article XII, Section 7 requires the State to "protect all rights, customarily and traditionally exercised for subsistence, cultural and religious purposes and possessed by ahupua`a tenants who are descendants of native Hawaiians who inhabited the Hawaiian Islands prior to 1778" (2000). In spite of the establishment of the foreign concept of private ownership and western-style government, Kamehameha III (Kauikeaouli) preserved the peoples traditional right to subsistence. As a result in 1850, the Hawaiian Government confirmed the traditional access rights to native Hawaiian *ahupua`*a tenants to gather specific natural resources for customary uses from undeveloped private property and waterways under the Hawaiian Revised Statutes (HRS) 7-1. In 1992, the State of Hawai`i Supreme Court, reaffirmed HRS 7-1 and expanded it to include, "native Hawaiian rights…may extend beyond the *ahupua`a* in which a native Hawaiian resides where such rights have been customarily and traditionally exercised in this manner" (Pele Defense Fund v. Paty, 73 Haw.578, 1992).

Act 50, enacted by the Legislature of the State of Hawaii (2000) with House Bill 2895, relating to Environmental Impact Statements, proposes that:

> …there is a need to clarify that the preparation of environmental assessments or environmental impact statements should identify and address effects on Hawaii's culture, and traditional and customary rights…[H.B. No. 2895].

Act 50 requires state agencies and other developers to assess the effects of proposed land use or shoreline developments on the "cultural practices of the community and State" as part of the HRS Chapter 343 environmental review process (2001). Its purpose has broadened, "to promote and protect cultural beliefs, practices and resources of native Hawaiians [and] other

Figure 1: USGS Quadrangle Map Showing the Project Area.

ethnic groups, and it also amends the definition of 'significant effect' to be re-defined as "the sum of effects on the quality of the environment including actions that are…contrary to the State's environmental policies…or adversely affect the economic welfare, social welfare, or cultural practices of the community and State" (H.B. 2895, Act 50, 2000). Thus, not only are properties evaluated for impact to Native Hawaiians, but also for other ethnic groups as well.

Act 50 requires an assessment of cultural practices to be included in the Environmental Assessments and the Environmental Impact Statements, and to be taken into consideration during the planning process. The concept of geographical expansion is recognized by using, as an example, "the broad geographical area, e.g. district or *ahupua`a*" (OEQC 1997). It was decided that the process should identify 'anthropological' cultural practices, rather than 'social' cultural practices. For example, *limu* (edible seaweed) gathering would be considered an anthropological cultural practice, while a modern-day marathon would be considered a social cultural practice.

According to the Guidelines for Assessing Cultural Impacts established by the Hawaii State Office of Environmental Quality Control (OEQC 1997):

> The types of cultural practices and beliefs subject to assessment may include subsistence, commercial, residential, agricultural, access-related, recreational, and religions and spiritual customs. The types of cultural resources subject to assessment may include traditional cultural properties or other types of historic sites, both manmade and natural which support such cultural beliefs.

This Cultural Impact Assessment involves evaluating the probability of impacts on identified cultural resources, including values, rights, beliefs, objects, records, properties, and stories occurring within the project area and its vicinity (H.B. 2895, Act 50, 2000).

METHODOLOGY

This Cultural Impact Assessment was prepared in accordance with the methodology and content protocol provided in the Guidelines for Assessing Cultural Impacts (OEQC 1997). In outlining the "Cultural Impact Assessment Meodology", the OEQC state:

> …information may be obtained through scooping, community meetings, ethnographic interviews and oral histories…[1997].

This report contains archival and documentary research, as well as communication with organizations having knowledge of the project area, its cultural resources, and its practices and beliefs. This Cultural Impact Assessment was prepared in accordance with the methodology and content protocol provided in the Guidelines for Assessing Cultural Impacts (OEQC 1997). The assessment concerning cultural impacts should address, but not be limited to, the following matters:

(1) a discussion of the methods applied and results of consultation with individuals and organizations identified by the preparer as being familiar with cultural practices and features associated with the project area, including any constraints of limitations with might have affected the quality of the information obtained;

(2) a description of methods adopted by the preparer to identify, locate, and select the persons interviewed, including a discussion of the level of effort undertaken;

(3) ethnographic and oral history interview procedures, including the circumstances under which the interviews were conducted, and any constraints or limitations which might have affected the quality of the information obtained;

(4) biographical information concerning the individuals and organizations consulted, their particular expertise, and their historical and genealogical relationship to the project area, as well as information concerning the persons submitting information or interviewed, their particular knowledge and cultural expertise, if any, and their historical and genealogical relationship to the project area;

(5) a discussion concerning historical and cultural source materials consulted, the institutions and repositories searched, and the level of effort undertaken, as well as the particular perspective of the authors, if appropriate, any opposing views, and any other relevant constraints, limitations or biases;

(6) a discussion concerning the cultural resources, practices and beliefs identified, and for the resources and practices, their location within the broad geographical area in which the proposed action is located, as well as their direct or indirect significance or connection to the project site;

(7) a discussion concerning the nature of the cultural practices and beliefs, and the significance of the cultural resources within the project area, affected directly or indirectly by the proposed project;

(8) an explanation of confidential information that has been withheld from public disclosure in the assessment;

(9) a discussion concerning any conflicting information in regard to identified cultural resources, practices and beliefs;

(10) an analysis of the potential effect of any proposed physical alteration on cultural resources, practices or beliefs; the potential of the proposed action to isolate cultural resources, practices or beliefs from their setting; and the potential of the proposed action to introduce elements which may alter the setting in which cultural practices take place, and;

(11) the inclusion of bibliography of references, and attached records of interviews which were allowed to be disclosed.

Based on the inclusion of the above information, assessments of the potential effects on cultural resources in the project area and recommendations for mitigation of these effects can be proposed.

ARCHIVAL RESEARCH

Archival research focused on a historical documentary study involving both published and unpublished sources. These included legendary accounts of native and early foreign writers; early historical journals and narratives; historic maps and land records such as Land Commission Awards, Royal Patent Grants, and Boundary Commission records; historic accounts, and previous archaeological project reports.

INTERVIEW METHODOLOGY

Interviews are conducted in accordance with Federal and State laws and guidelines. Individuals and/or groups who have knowledge of traditional practices and beliefs associated with a project area or who know of historical properties within a project area are sought for consultation. Individuals who have particular knowledge of traditions passed down from preceding generations and a personal familiarity with the project area are invited to share their relevant information. Often people are recommended for their expertise or can be located by visiting the area. Organizations, such as Hawaiian Civic Clubs, the Island Branch of Office of Hawaiian Affairs, historical societies, Island Trail clubs, and Planning Commissions are invited to contribute their input and suggest further avenues of inquiry, as well as specific individuals to interview.

If knowledgeable individuals are identified, personal interviews are sometimes taped and then transcribed. These draft transcripts are returned to each of the participants for their review and comments. After corrections are made, each individual signs a release form, making the information available for this study. When telephone interviews occur, a summary of the information is often sent for correction and approval, or dictated by the informant and then incorporated into the document. Key topics discussed with the interviewees vary from project to

project, but usually include: personal association to the *ahupua`*a, land use in the project's vicinity; knowledge of traditional trails, gathering areas, water sources, religious sites; place names and their meanings; stories that were handed down concerning special places or events in the vicinity of the project area; evidence of previous activities identified while in the project vicinity.

In this case initial letters, briefly outlining the development plans along with maps of the project area, were sent to organizations whose jurisdiction includes knowledge of the area with an invitation for consultation. Consultation was sought from the Maui Branch of the Office of Hawaiian Affairs, Community Resource Coordinator; the Office of Hawaiian Affairs, O`ahu; the Cultural Resources Commission for the Maui Planning Department; Cultural Historian for the State Historic Preservation Division, and the Central Maui Civic Club. Based on this research, an assessment of the potential effects on cultural resources in the project area and recommendations for mitigation of these effects can be proposed.

PROJECT AREA AND VICINITY

The project area comprises 4.069 acres of land situated *makai* of Honoapi`ilani Highway on the lower eastern slope of Pu`ū Kukui and Pu`u Hele in the *ahupua`a* of Waikapū, West Maui (Figure 2). The project area is bounded on the east by the old Government Road, on the west by Honoapililani Highway, and to the south by the Old Government Road (Figure 2).

CULTURAL HISTORICAL CONTEXT

The island of Maui ranks second in size of the eight main islands in the Hawaiian Archipelago. Pu`u Kukui, forming the west end of the island (1,215 m above mean sea level), is composed of large, heavily eroded amphitheater valleys that contain well-developed permanent stream systems that watered fertile agricultural lands extending to the coast. The deep valleys of West Maui and their associated coastal regions have been witness to many battles in ancient times and were coveted productive landscapes. Waikapū was the most southwestern valley of the Na Wai Eha (The Four Streams), a region that was famous as the largest continuous area of wet taro cultivation in the islands (Handy 1940:107).

PAST POLITICAL BOUNDARIES

Traditionally, the division of Maui's lands into districts (*moku*) and sub-districts was performed by a *kahuna* (priest, expert) named Kalaiha`ōhia, during the time of the *ali`i* Kaka`alaneo (Beckwith 1940:383; Fornander places Kaka`alaneo at the end of the 15th century or

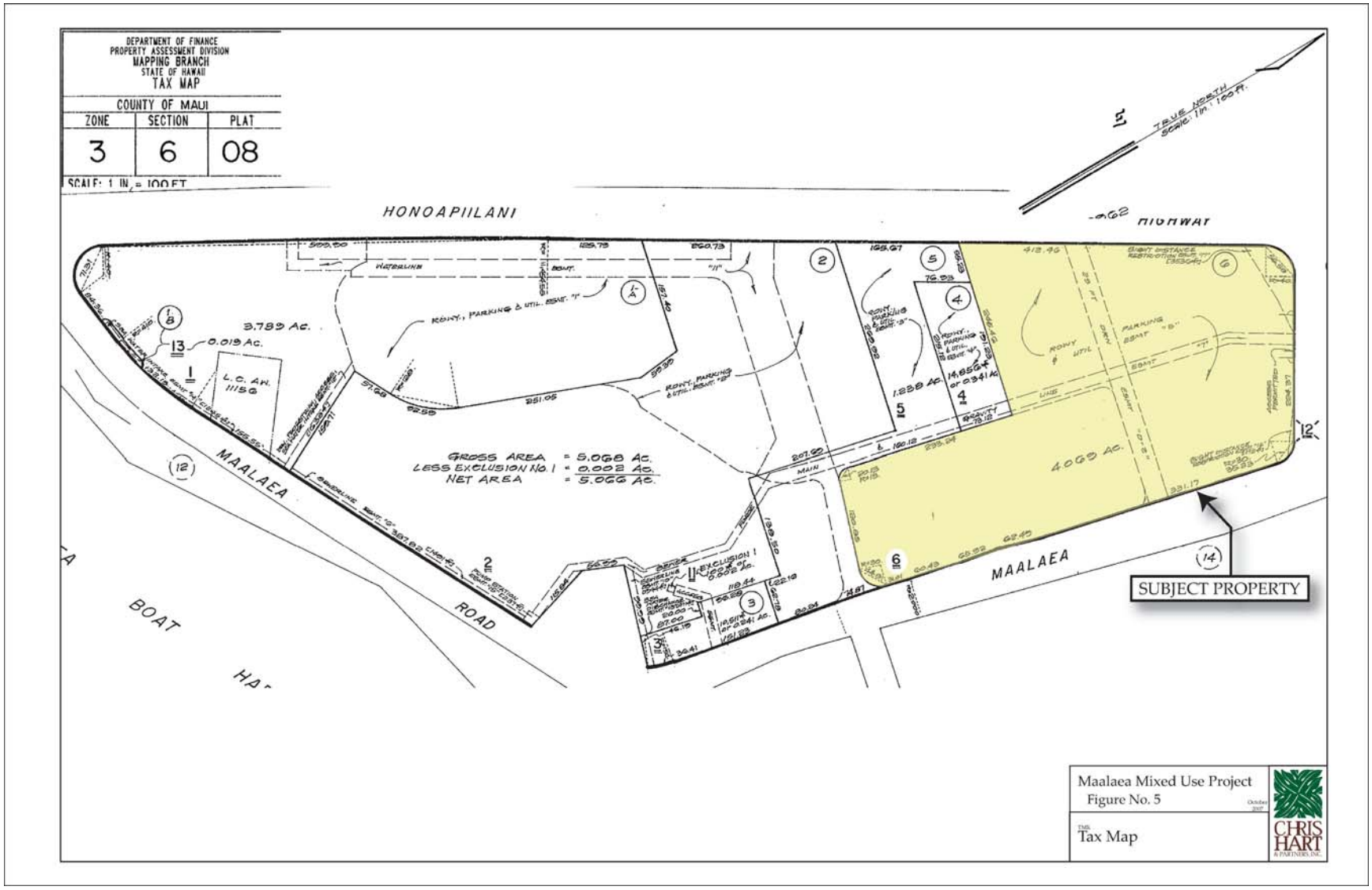


Figure 2: Tax Map Key [TMK] Showing Project Area Location.

the beginning of the 16th century [Fornander 1919–20, Vol. 6:248]). Land was considered the property of the king or *ali`i `ai moku* (the *ali`i* who eats the island/district), which he held in trust for the gods. The title of *ali`i `ai moku* ensured rights and responsibilities to the land, but did not confer absolute ownership. The king kept the parcels he wanted, his higher chiefs received large parcels from him and, in turn, they distributed smaller parcels to lesser chiefs. The *maka`āinana* (commoners) worked the individual plots of land.

In general, several terms, such as *moku*, *ahupua`a*, *`ili* or *`ili`* ā*ina* were used to delineate various land sections. A district (*moku*) contained smaller land divisions (*ahupua`a*) that customarily continued inland from the ocean and upland into the mountains. Extended household groups living within the *ahupua`a* were therefore able to harvest from both the land and the sea. Ideally, this situation allowed each *ahupua`a* to be self-sufficient by supplying needed resources from different environmental zones (Lyons 1875:111). The *`ili `āina* or *`ili* were smaller land divisions next in importance to the *ahupua`a* and were administered by the chief who controlled the *ahupua`a* in which it was located (Lyons 1875:33; Lucas 1995:40). The *mo`o`āina* were narrow strips of land within an *`ili*. The land holding of a tenant or *hoa `āina* residing in an *ahupua`a* was called a *kuleana* (Lucas 1995:61). The project area is located in the far south of Waikapū Ahupua`a, meaning "*water of the conch*" (possibly referring to a special conch shell in the legend of Puapualenalena; Pukui *et al*.:223).

TRADITIONAL SETTLEMENT PATTERNS

The Hawaiian economy was based on agricultural production and marine exploitation, as well as raising livestock and collecting wild plants and birds. Extended household groups settled in various *ahupua`a*. During pre-Contact times, there were primarily two types of agriculture, wetland and dry land, both of which were dependent upon geography and physiography. River valleys provided ideal conditions for wetland *kalo* (*Colocasia esculenta*) agriculture, which included pond fields and irrigation canals. Other cultigens, such as *kō* (sugar cane, *Saccharum officinaruma*) and *mai`a* (banana, *Musa* sp.), were also grown and, where appropriate, such crops as *`uala* (sweet potato, *Ipomoea batatas*) were produced. This was the typical agricultural pattern seen during traditional times on all the Hawaiian Islands (Kirch and Sahlins 1992, Vol. 1:5, 119; Kirch 1985). Agricultural development on the leeward side of Maui was likely to have begun early in what is known as the Expansion Period (A.D. 1200–1400 [Kirch 1985]).

WAHI PANI (LEGENDARY PLACES)

Scattered amongst the agricultural and habitation sites were other places of cultural significance to the *kama`āina* including *heiau* and fishing *ko`a* (shrine) along the shore. It was

said, "Waikapu, a district known for its majesty and splendid living, whose native songs gather flowers in the dew and weave wreaths of ohelo berries" [Nailiili 1865].

One *mo`olelo* associates the name "Waikapū" with the conch shell used by Kamehameha to assemble his forces for battle while fighting Kalanikūpule, son of Kahekili, for Maui. Another, with the dog Puapualenalena's efforts to find and steal a conch hidden in a cave in the valley, hence its name "Water of the Conch" (Sterling 1998).

Waikapū was an old *`okana* (land division) of what was called Na Wai `Eha, or "The four Streams", which included the deep valleys of Waihe`e, Wai`ehu, Wailuku, and Waikapū (Handy and Handy 1972). The waters from the four great streams gave rise in ancient times to the largest continuous area of wetland taro in the islands. Terraces for agriculture extended from the sand dunes far up into the deep valley and many were still cultivated into the 1930s (*ibid*.).

The present project area is located at the bottom of the slope of Pu`u Hele at the most southwestern tip of Waikapū Ahupua`a which is much drier than the major portion of the *ahupua`a* to the north that receive as much as twenty times the level of precipitation. Air temperatures are consistently slightly warmer here than the Maui seasonal high and low averages, mostly due to the lower, coastal elevation. Four *mauka-makai* drainages cross close to the project area. In traditional times, it is likely that these narrow watercourses only flowed in times of heavy rains providing some moisture for marginal agriculture.

In this far corner of the Wailuku District, prehistoric settlement was not as dense as concentrations to the north. Climate had much to do with that trend, as the Ma`alaea area is a more arid environment than the rain-soaked fields to the north. According to Tomonari-Tuggle and Tuggle (1991), the majority of the pre-Contact population was located west of the project area, near what is now Ukumehame Beach State Park. Settlement was also probably found north of Kealia Pond in Waikapū Ahupua`a. Handy and Handy reported that before the historic sugar cane plantations were established in this region, water from Waikapū Stream "was diverted into lo`i and its overflow was dissipated on the dry plains of the broad isthmus between West and East Maui" (1972:496).

THE GREAT MĀHELE

In the 1840s, traditional land tenure shifted drastically with the introduction of private land ownership based on Western law. While it is a complex issue, many scholars believe that in order to protect Hawaiian sovereignty from foreign powers, Kauikeaouli (Kamehameha III) was

forced to establish laws changing the traditional Hawaiian economy to that of a market economy (Kame`eleihiwa 1992:169–70, 176; Kelly 1983:45, 1998:4; Daws 1962:111; Kuykendall 1938 Vol. I:145). The Great Māhele of 1848 divided Hawaiian lands between the king, the chiefs, the government, and began the process of private ownership of lands. The subsequently awarded parcels were called Land Commission Awards (LCAs). Once lands were thus made available and private ownership was instituted, the *maka`āinana* (commoners), if they had been made aware of the procedures, were able to claim the plots on which they had been cultivating and living. These claims did not include any previously cultivated but presently fallow land, *`okipū* (on O`ahu), stream fisheries, or many other resources necessary for traditional survival (Kelly 1983; Kame`eleihiwa 1992:295; Kirch and Sahlins 1992). If occupation could be established through the testimony of two witnesses, the petitioners were awarded the claimed LCA and issued a Royal Patent, after which they could take possession of the property (Chinen 1961:16). No land claims were awarded in or near the present project area (Waihona `Aina 2004).

Sugar was to be the economic future of Hawai`i and as early as 1828, two Chinese brothers, Ahung and Atai, of Honolulu's Hungtai Company, arrived in Wailuku to explore the possibility of setting up one of its earliest sugar mills. Atai soon created a plant that processed sugar cane cultivated by Hawaiians, named the Hungtai Sugar Works (Dorrance and Morgan 2000:15–16). Ahung then joined Kamehameha III's sugar producing enterprise, although by 1844 both operations had ceased. The Wailuku Sugar Company was the next to follow, in 1862, and would expand sugar production over the next 126 years of its existence—4,450 acres by 1939, still more than three decades before its maximum production levels.

As it expanded its territory, the Wailuku Sugar Company first appeared on maps in the project area in the1920s (Bureau of Conveyances, Grant 9794), although their acquisition of land *mauka* of the highway may have been as early as the turn of the century (Kennedy and Trimble 1992:4). Kennedy and Trimble (1992:4) summarize the sugar cane history of the project area in Waikapū Ahupua`a (*makai* of the highway) by detailing its acquisition from the state government on November 18, 1875 by Henry Cornwell (Grant 3152). Cornwell subsequently sold to Claus Spreckels, and by the turn of the century, the entire project area was under sugar cane cultivation. Wailuku Sugar Company ended production in 1988, having averaged over 30,000 tons of sugar produced annually at its pinnacle in the 1970s (Dorrance and Morgan 2000:66). Owner C. Brewer and Company, Ltd. shut down sugar cultivation.

SUMMARY AND CULTURAL ASSESSMEMNT

The "level of effort undertaken" to identify potential effect by a project to cultural resources, places or beliefs (OEQC 1997) has not been officially defined and is left up to the investigator. A good faith effort can mean contacting agencies by letter, interviewing people who may be affected by the project or who know its history, research identifying sensitive areas and previous land use, holding meetings in which the public is invited to testify, notifying the community through the media, and other appropriate strategies based on the type of project being proposed and its impact potential. Sending inquiring letters to organizations concerning development of a piece of property that has already been totally impacted by previous activity and is located in an already developed industrial area may be a "good faith effort". However, when many factors need to be considered, such as in coastal or mountain development, a good faith effort might mean an entirely different level of research activity.

In the case of the present parcels, letters of inquiry were sent to organizations whose expertise would include the project area. Consultation was sought from the Maui Branch Office of Hawaiian Affairs, Community Resource Coordinator; the Office of Hawaiian Affairs, O`ahu; the Maui Planning Department Cultural Resources Commission ; the Central Maui Hawaiian Civic Club; and the State Historic Preservation Division Cultural Historian.

Additionally, historical and cultural source materials were also consulted, extensively used, and can be found listed in the References Cited portion of the report. Such scholars as Kamakau (1961), Thrum (1908, 1916 1917), Fornander (1919, 1969), Walker (1930), Kuykendall (1938), Beckwith (1940), Chinen (1961), Handy and Handy (1972), Puku`i *et al*. (1974), Kelly (1983, 1998), and Kame`eleihiwa (1992) have contributed, and continue to contribute, to our knowledge and understanding of Hawai`i, past and present. The works of these and other authors were consulted and incorporated in the report where appropriate. Land use document research was supplied by the Waihona `Aina Data base (2005).

Analysis of the potential effect of the project on cultural resources, practices or beliefs, the potential to isolate cultural resources, maintain practices or beliefs in their original setting, and the potential of the project to introduce elements that may alter the setting in which cultural practices take place is a requirement of the OEQC (No. 10, 1997). The passing of Act 50 in April 2000 mandates the assessment of impacts on cultural practices by the proposed project. As stated earlier, this includes the cultural resources of the different groups comprising the multi-ethnic community of Hawai`i. Cultural resources can include sites, behaviors, values, beliefs, rights and stories, among other things.

The project area has not been used for traditional cultural purposes within recent times. Based on historical research and the lack of response from the Maui Branch of the Office of Hawaiian Affairs, Community Resource Coordinator; the Office of Hawaiian Affairs, O`ahu; the Cultural Resources Commission for the Maui Planning Department; Cultural Historian for the State Historic Preservation Division, and the Central Maui Civic Club, it is reasonable to conclude that Hawaiian rights related to gathering, access or other customary activities will not be affected and there will be no direct adverse effect upon cultural practices or beliefs on Parcels 1 and 19. Visual impact would appear to be minimal based on the location of the project area.

Based on the lack of response from the Maui Office of Hawaiian Affairs, Community Resource Coordinator, Maui; the Office of Hawaiian Affairs, O`ahu; the Maui Planning Department Cultural Resources Commission; the Central Maui Hawaiian Civic Club; and the State Historic Preservation Division Cultural Historian, it is reasonable to conclude that, pursuant to Act 50, the exercise of native Hawaiian rights, or any ethnic group, related to gathering will not be affected by development activities on Parcel 06. Because there were no activities identified on Parcel 06, there were no adverse effects.

REFERENCES CITED

Beckwith, Martha
1940 *Hawaiian Mythology*. University of Hawai`i Press: Honolulu.

Chinen, Jon
1961 Original Land Titles in Hawaii. Copyright 1961 Jon Jitsuzo Chinen. Library of Congress Catalogue Card No. 61-17314.

Daws, G.
1968 *Shoal of Time: History of the Hawaiian Islands.* University of Hawai`i Press. Honolulu.

Dorrance, W.H., and F.S. Morgan
2000 *Sugar Islands: The 165-Year Story of Sugar in Hawai`i.* Mutual Publishing, Inc., Honolulu, HI.

Fornander, Abraham
1969 *An Account of the Polynesian Race, Its Origins and Migrations*. Vol. 1 to 3. Charles E. Tuttle Co. Inc.: Jutland.
1919 *Hawaiian Antiquities and Folklore*. Bishop Museum Press: Honolulu.

Handy, E.S. Craighill
1940 *The Hawaiian Planter.* Bishop Museum Press. Honolulu.

Handy, E.S. Craighill and E.G. Handy
1972 Native Planters in Old Hawai`i. *Bishop Museum Bulletin* 233. Honolulu.

Kame`eleihiwa, Lilikalā
1992 *Native Land and Foreign Desires: Pehea La E Pono Ai?* Bishop Museum Press. Honolulu.

Kelly, Marion
1983 *Nā Māla o Kona: Gardens of Kona*. Dept. of Anthropology Report Series 83-2. Bishop Museum. Honolulu.

1998 "Gunboat Diplomacy, Sandalwood Lust and National Debt" In *Ka Wai Ola o OHA,* Vol. 15, No. 4, April 1998.

Kennedy, J., and P. J. Trimble
1992 *Archaeological Inventory Survey Located at Maalaea, Ahupua`a of Ukumehame, Wailuku District, Island of Maui, TMK: 3-6-01: por of 18*. Archaeological Consultants of Hawaii Haleiwa, HI. On file at SHPD, Kapolei, HI.

Kirch, Patrick

1985 *Feathered Gods and Fishhooks: An Introduction to Hawaiian Archaeology and Prehistory*. University of Hawaii Press, Honolulu.

Kirch, Patrick V. and Marshall Sahlins
1992 *Anahulu*. Vol. 1 and 2. University of Chicago Press. Chicago.

Kuykendall, R.S.
1938 *The Hawaiian Kingdom*. Vol. 1. University of Hawai`i Press. Honolulu.

Lucas, Paul F. Nahoa
1995 *A Dictionary of Hawaiian Legal Land-terms*. Native Hawaiian Legal Corporation. University of Hawai`i Committee for the Preservation and Study of Hawaiian Language, Art and Culture.. University of Hawai`i Press.

Lyons, C.J.
1875 "Land Matters in Hawaii". *The Islander*, Vol. I. Honolulu.

Nailiili, S. W.
1865 E noho ana oe hoolono iki mai ana. *Ke Au Okoa*, November 6, 1865.

OEQC (Hawaii State Office of Environmental Quality Control)
1997 "Guidelines for Assessing Cultural Impacts." Adopted by the Environmental Council, November 1997

Pukui, Mary Kawena, Samuel Elbert, Esther Mookini
1974 *Place Names of Hawaii*. University of Hawai`i Press: Honolulu.

Sterling, Elspeth
1998 *Sites of Maui*. Bishop Museum Press. Honolulu.

Tomonari-Tuggle, M. J., and H. D. Tuggle
1991 *Archaeological Survey of Two Demonstration Trails of the Hawaii StatewideTrail and Access System: Lahaina Pali Trail, Island of Maui; Kaiolohia-Kahue Trail,Island of Lana`i*. International Archaeological Research Institute, Inc., Honolulu, HI. On file at SHPD, Kapolei, HI.

Waihona `Aina Corporation
2005 Mahele Database, www.waihona.com. Accessed May 2005. Kaneohe, HI.

- **Appendix C Preliminary Drainage & Engineering Reports**

PRELIMINARY ENGINEERING REPORT

FOR

MAALAEA TRIANGLE CONDOMINIUMS

Maalaea, Maui, Hawaii

T.M.K.: (2) 3-6-008: 006

Prepared for:

Victory Development, Inc.
25 N. Santa Anita Avenue, Suite A
Arcadia, California 91006

STACY A. OTOMO
LICENSED PROFESSIONAL ENGINEER
No. 5115-C
HAWAII, U.S.A.

Prepared by:

OTOMO ENGINEERING, INC.

CONSULTING CIVIL ENGINEERS
305 SOUTH HIGH STREET, SUITE 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032
FAX: (808) 242-5779

November 2007

TABLE OF CONTENTS

1.0 INTRODUCTION

2.0 EXISTING INFRASTRUCTURE

2.1 ROADWAYS

2.2 DRAINAGE

2.3 SEWER

2.4 WATER

2.5 ELECTRIC, TELEPHONE AND CABLE TV

3.0 ANTICIPATED INFRASTRUCTURE IMPROVEMENTS

3.1 ROADWAYS

3.2 DRAINAGE

3.3 SEWER

3.4 WATER

3.5 ELECTRIC, TELEPHONE AND CABLE TV

EXHIBITS

1 LOCATION MAP

2 VICINITY MAP

3 SOIL SURVEY MAP

4 FLOOD INSURANCE RATE MAP

APPENDICES

A HYDROLOGIC CALCULATIONS

B WATER DEMAND CALCULATIONS

C WASTEWATER CALCULATIONS

D DRAINAGE REPORT FOR MAALAEA TRIANGLE

PRELIMINARY ENGINEERING REPORT
FOR
MAALAEA TRIANGLE CONDOMINIUMS
T.M.K.: (2) 3-6-008: 006

1.0 INTRODUCTION

The purpose of this report is to provide information on the existing infrastructure which will be servicing the proposed project. It will also evaluate the adequacy of the existing infrastructure and anticipated improvements which may be required for the proposed project.

The subject property is identified as T.M.K.: (2) 3-6-008: 006. It is also Lot 6 of the Maalaea Triangle Subdivision, which contains a total of 4.07 acres. The project site is bordered by Kapoli Street to the north, Maalaea Road to the east, a driveway and a parking area to the south, and a reciprocal parking area and Piilani Highway to the west.

The development plan is to construct a mixed-use project consisting of 110 residential condominium units and 10,000 square feet of retail space. Associated improvements include utility connections, paved parking areas, private sewage treatment plant upgrades, and landscaping.

Approximately 2.60 acres of the project site is developed with driveways, parking improvements, and landscaped islands. The remaining undeveloped area on the parcel of 1.47 acres will be used for the development of the proposed project.

2.0 EXISTING INFRASTRUCTURE

2.1 ROADWAYS

Honoapiilani Highway is the major arterial highway which links Wailuku and West Maui. It is a two-way roadway with varying widths of two and four lanes. In the vicinity of the project site, Honoapiilani Highway is a three-lane highway with two lanes in the northbound direction and one in the southbound direction.

Maalaea Road is a two-way, two-lane roadway, which loops onto Honoapiilani Highway. It provides access to the apartments and residential areas along the Maalaea coastline and Maalea Harbor. At its north terminus with Honoapiilani Highway, only right turn movements are allowed northbound onto Honoapiilani Highway. At its south terminus, only right turn in and right

turn out movements are allowed to and from the northbound lane on Honoapiilani Highway.

Kapoli Street traverses along the northern boundary of the project site and connects Honoapiilani Highway and Maalaea Road. It is a two-way, four-lane roadway. Honoapiilani Highway is signalized at its intersection with Kapoli Street. Kapoli Street is stop-controlled at its intersection with Maalaea Road.

There are four existing driveways which provide access to the project site and also to the Maui Ocean Center and other shops. They are the right turn-in only driveway form northbound Honoapiilani Highway, the full-access driveway on Kapoli Street, and two driveways from Maalaea Road.

2.2 DRAINAGE

The elevation on the parcel ranges from 50 feet above mean sea level at the northwestern corner of the site to 24 feet above mean sea level at the southeastern corner, averaging approximately 3.7%. According to Panel No. 150003 0235 B of the Flood Insurance Rate Map, dated June 1, 1981, the project site is situated in Flood Zone C. Flood Zone C is designated as areas of minimal flooding.

According to the "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii (August, 1972)," prepared by the United States Department of Agriculture Soil Conservation Service, the soil within the project site is classified as Ewa silty clay, 3 to 7 percent slopes (EsB). Ewa silty clay is characterized as having moderate permeability, slow runoff and a slight erosion hazard.

As part of the Maalaea Triangle Subdivision project, the undeveloped portion of the subject property was mass graded and a master drainage system installed to accommodate onsite runoff from the entire subdivision. According to the "Drainage and Soil Erosion Control Report for Maalaea Triangle Project," prepared February 28, 1995 by Warren S. Unemori Engineering, Inc. (WSUE), the project site is situated within drainage areas 6 and a portion of 8. Based on the report, runoff from drainage areas 6 and 8 were based on a runoff coefficient of 0.70 and 0.77 respectively (see Appendix D).

Presently, runoff from the project site sheet flows in an north to south direction and into the existing improvements which was installed as part of the Maalaea Triangle Subdivision project. The onsite runoff eventually flows into a 7' x 12' concrete box culvert which discharges into Maalaea Harbor in the

vicinity of the U.S. Coast Guard Station. Based on the WSUE drainage report, it is estimated that the calculated 50-year, 1-hour runoff from the undeveloped portion of the project site is 6.24 cfs.

2.3 SEWER

As part of the Maalaea Triangle Subdivision project, a gravity sewer system was installed which will collects wastewater from the project site and conveys it to a sewer pump station located on Lot 2. The wastewater is then pumped to a private wastewater treatment plant located on Lot 10.

2.4 WATER

Domestic water and fire flow will be provided by the County's water system. There is an existing 12-inch waterline which from the 300,000 gallon reservoir to Honoapiilani Highway and traverses midway through the Maalaea Triangle Subdivision and connects to existing 8-inch and 12-inch waterlines on Maalaea Road.

A 300,000 gallon concrete reservoir, located approximately a 2,000 feet to the west of the project site provides storage for the area. The source for this water system is from the Central Maui source.

As part of the Maalaea Triangle Subdivision improvements, a Type "D" water lateral was installed at the southeastern corner of the parcel. Fire hydrants were also installed along Maalaea Road and within the subdivision parking areas.

2.5 ELECTRIC, TELEPHONE AND CABLE TV

There are existing overhead telephone lines on the eastern side of Maalaea Road and existing underground electrical and telephone facilities on the west side of Maalaea Road fronting the Maalaea Triangle Subdivision. There are also overhead electrical and telephone lines along the east side of Honoapiilani Highway. Underground electrical and telephone service for the subject parcel was installed as part of the Maalaea Triangle Subdivision. There is a transformer on the project site located along Maalaea Road near its intersection with Hauoli Road.

3.0 ANTICIPATED INFRASTRUCTURE IMPROVEMENTS

3.1 ROADWAYS

No new driveway access is being proposed to the undeveloped project site. Access to the parking for the project will be from the existing driveways and roadways. Parking for the proposed project will be from the existing 205 stalls currently on Lot 6 and the proposed 53 new stalls to be constructed on the lot. In addition, the project has shared rights to the existing 207 parking stalls in the reciprocal parking area to the west of the project site. There will be a total of 258 onsite parking stalls and up to 207 additional shared stalls, which is greater than the number of stalls required to meet the County's off street parking requirements.

The conclusions and recommendations in the *Traffic Impact Analysis Report for the Proposed Maalaea Village*, prepared by The Traffic Management Consultant states:

> "The gated entry at the East Driveway should be located about 50 feet from the Maalaea Road traveled way to minimize any queuing back onto the public roadway" and "The traffic generated by the proposed Maalaea Village is not expected to significantly impact traffic in the vicinity of the project. Traffic mitigation is not recommended at this time."

3.2 DRAINAGE

As previously mentioned, the drainage system installed as part of the Maalaea Triangle Subdivision improvements was sized to accommodate runoff from the development of Lot 6. As approximately 2.60 acres of the total lot area of 4.07 acres are already developed, the calculations herein are limited to the undeveloped 1.47 acres only. Runoff from the developed portion of the lot currently sheet flows into the existing drainage system.

The post development runoff from the undeveloped portion of the project site is estimated to be 5.27 cfs, which is a **decrease** of 0.97 cfs from the developed conditions of 6.24 cfs calculated for the Maalaea Triangle Subdivision. Therefore, there will be a decrease in runoff conveyed to the existing drainage system than designed.

Onsite runoff will be collected by catch basins and area drains located in the landscaped areas. Drainlines from the catch basins will be convey the onsite runoff the existing drainage facilities along the existing roadways and driveways.

Runoff will ultimately discharge into Maalaea Bay via an existing 7' x 12' concrete box culvert, as it is presently doing. The box culvert is sized to accommodate the post-development runoff from all of Lot 6.

The proposed drainage system will be designed in accordance with Chapter 4, "Rules for the Design of Storm Drainage Facilities in the County of Maui."

3.3 SEWER

The proposed 110-unit condominium will generate approximately 28,479 gallons per day of wastewater (See Appendix C). The existing onsite sewerage collection system will collect and convey the sewerage to the existing sewer pump station on Lot 2. The sewerage is then pumped to the existing private wastewater treatment plant located on Lot 10.

It is anticipated that upgrades will be required at the existing wastewater treatment plant to accommodate the proposed project. The Developer will undertake the necessary upgrades to the treatment plant to accommodate the wastewater generated by the project.

3.4 WATER

In accordance with the Department of Water Supply's Domestic Consumption Guidelines for multi-family residential development, the average daily demand for the 110 unit condominium and 10,000 square feet retail project is approximately 63,000 gallons per day (See Appendix B). Fire flow demand for multi-family residential development is 2,000 gallons per minute for a 2 hour duration. There are existing fire hydrants along the perimeter of the project site which can provide fire protection for the project.

The project will connect to the existing 12-inch waterline traversing through the project site if necessary. There is an existing Type D lateral for the lot which will accommodate a 2-inch water meter. The required water meter size will be determined at the time the building permit is applied for. The Department of Water Supply (DWS) cannot guarantee water for the project. A water meter can be applied for and secured after the required improvements are installed, inspected and accepted by the DWS.

3.5 ELECTRIC, TELEPHONE AND CABLE TV

The proposed electrical, telephone and cable TV distribution systems for the subject project will be installed underground from the existing facilities along the Maalaea Road or the adjacent developments.

APPENDIX A
HYDROLOGIC CALCULATIONS

Hydrologic Calculations

Purpose: Determine the increase in onsite surface runoff from the undeveloped portion of the project site based on a 50-year storm.

A. Determine the Runoff Coefficient (C):

MAALAEA TRIANGLE DEVELOPED CONDITIONS:

C = 0.77 (per WSUE Drainage Report)

DEVELOPED CONDITIONS:

ROOF AREAS:

Infiltration (Negligible)	=	0.20
Relief (Hilly)	=	0.06
Vegetal Cover (None)	=	0.07
Development Type (Roof)	=	0.55
C	=	0.88

PAVEMENT AREAS:

Infiltration (Negligible)	=	0.20
Relief (Flat)	=	0.00
Vegetal Cover (None)	=	0.07
Development Type (Pavement)	=	0.55
C	=	0.82

LANDSCAPE AREAS:

Infiltration (Medium)	=	0.07
Relief (Flat)	=	0.00
Vegetal Cover (Good)	=	0.03
Development Type (Open)	=	0.15
C	=	0.25

DEVELOPED CONDITIONS:

Paved Area = 0.32 Acres

Roof Area = 0.65 Acres

Landscaped Area = 0.50 acres

WEIGHTED C = 0.65

B. Determine the 50-year 1-hour rainfall:

i_{50} = 2.5 inches

Adjust for time of concentration to compute Rainfall Intensity (I):

Existing Condition:

T_c = 9 minutes (Per WSUE Drainage Report)

I = 5.52 inches/hour

Developed Condition:

T_c = 9 minutes

I = 5.52 inches/hour

C. Drainage Area (A) = 1.47 Acres (Undeveloped Portion of Lot 6)

D. Compute the 50-year storm runoff volume (Q):

Q = CIA

Existing Conditions:

Q = (0.77)(5.52)(1.47)

= 6.24 cfs

Developed Conditions:

Q = (0.65)(5.52)(1.47)

= 5.27 cfs

There is a decrease in runoff calculations from the WSUE design for the Maalaea Triangle Subdivision to the proposed development of 6.24 - 5.27 = 0.97 cfs.

Hydrograph Plot

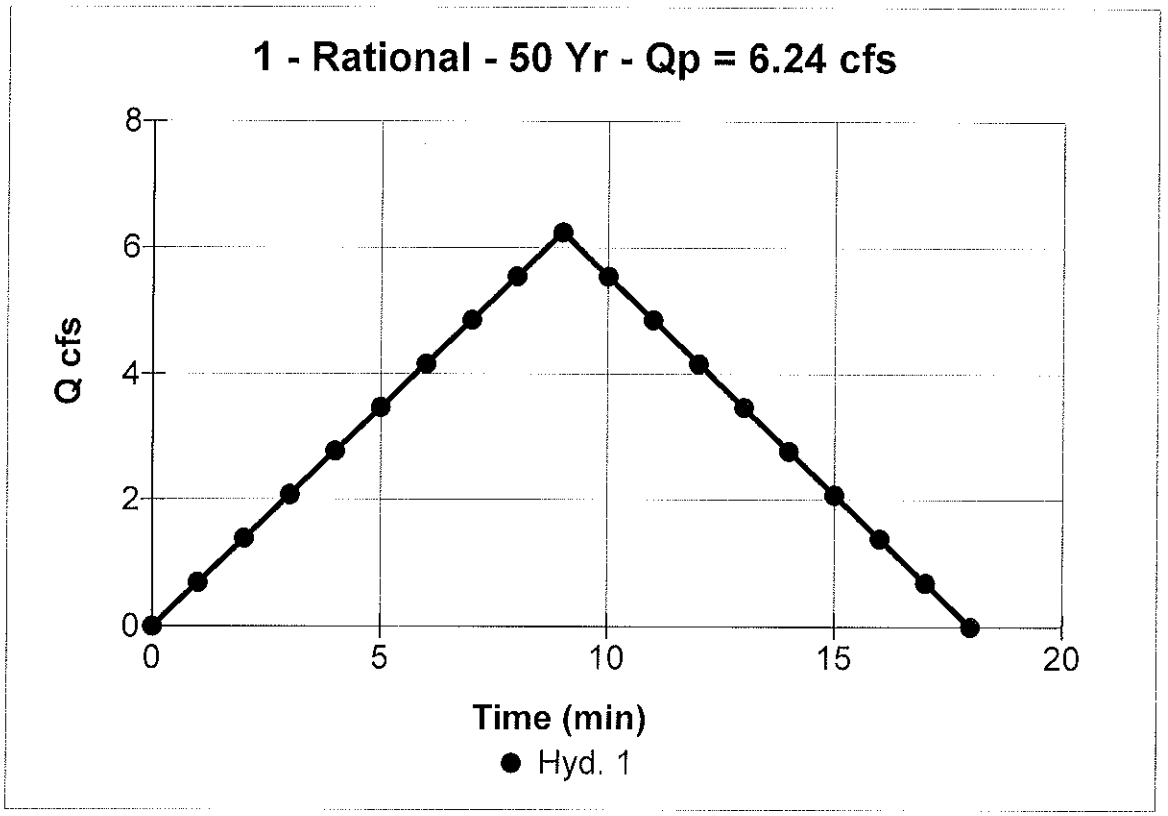
English

Hyd. No. 1

EXISTING DEVELOPED CONDITION PER WSUE

Hydrograph type	= Rational	Peak discharge	= 6.24 cfs
Storm frequency	= 50 yrs	Time interval	= 1 min
Drainage area	= 1.5 ac	Runoff coeff.	= 0.77
Intensity	= 5.52 in	Time of conc. (Tc)	= 9 min
I-D-F Curve	= 2-5.IDF	Reced. limb factor	= 1

Total Volume = 3,371 cuft



Hydrograph Plot

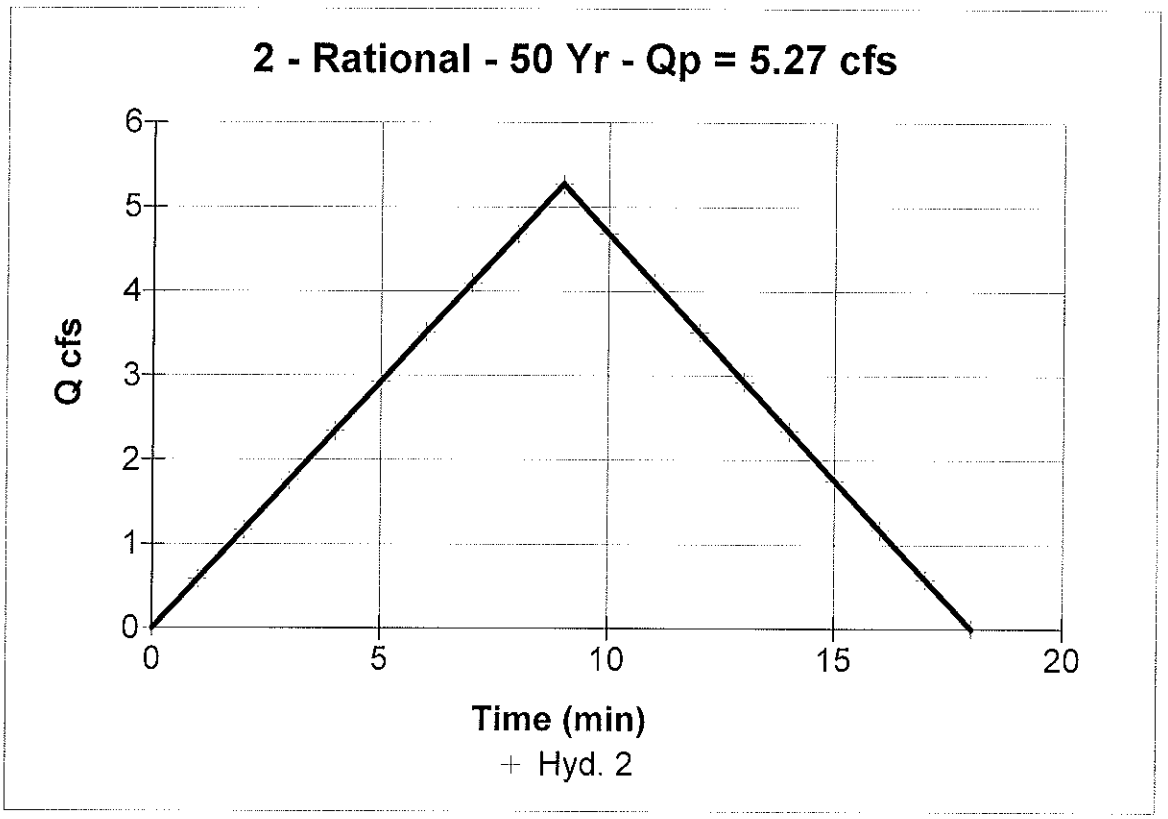
English

Hyd. No. 2

DEVELOPED CONDITION PER PROPOSED PROJECT

Hydrograph type	= Rational	Peak discharge	= 5.27 cfs
Storm frequency	= 50 yrs	Time interval	= 1 min
Drainage area	= 1.5 ac	Runoff coeff.	= 0.65
Intensity	= 5.52 in	Time of conc. (Tc)	= 9 min
I-D-F Curve	= 2-5.IDF	Reced. limb factor	= 1

Total Volume = 2,846 cuft



APPENDIX B
WATER DEMAND CALCULATIONS

WATER DEMAND CALCULATIONS

Per 2002 Water System Standards:

Average Daily Demand (ADD) = 560 gallons per unit or 5,000 gallons per acre for Multi-Family Low Rise and 140 gallons per 1,000 square feet for a commercial/residential mix

ADD = (560 gallons/unit) (110 units) + (10,000/1,000)(140) = 63,000 gpd

ADD = (5,000 gallons/acre) X (1.47 acres) + (10,000/1,000)(140) = 8,750 gpd

Average Daily Demand is 63,000 gallons (Greater of the two consumption)

APPENDIX C
WASTEWATER CALCULATIONS

WASTEWATER CALCULATIONS

Per the 2000 Wastewater Flow Standards:

Wastewater Contribution for a Condominium Unit is 255 gallons/day/unit

Wastewater Contribution for Retail Store is 15 gpd/employee
Retail Employees is 1 per 350 square feet of floor area

Contribution = (110) x (255 gpd) + (10,000/350)(15gpd) = 28,479 gpd

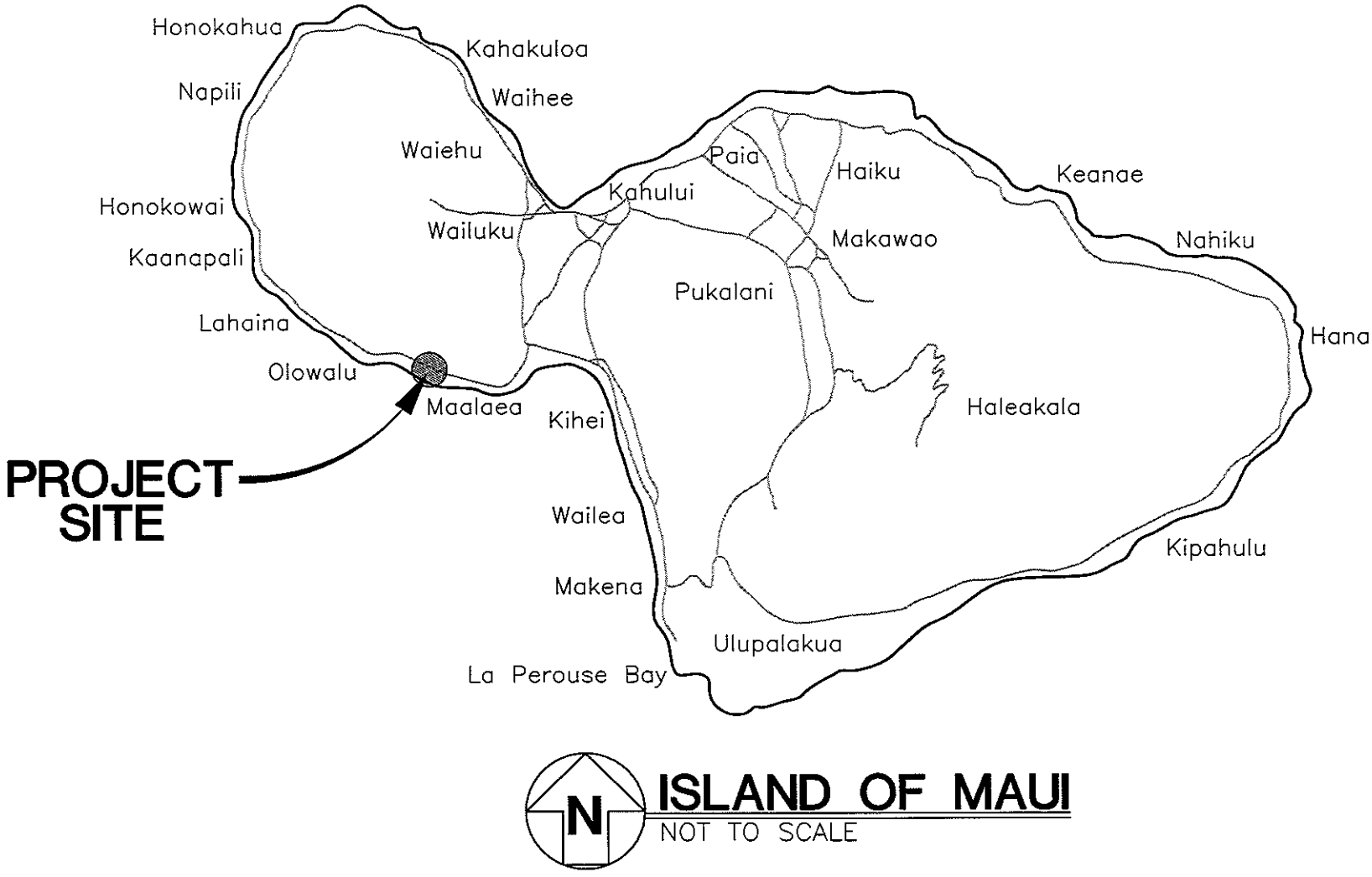
EXHIBITS

1 Location Map

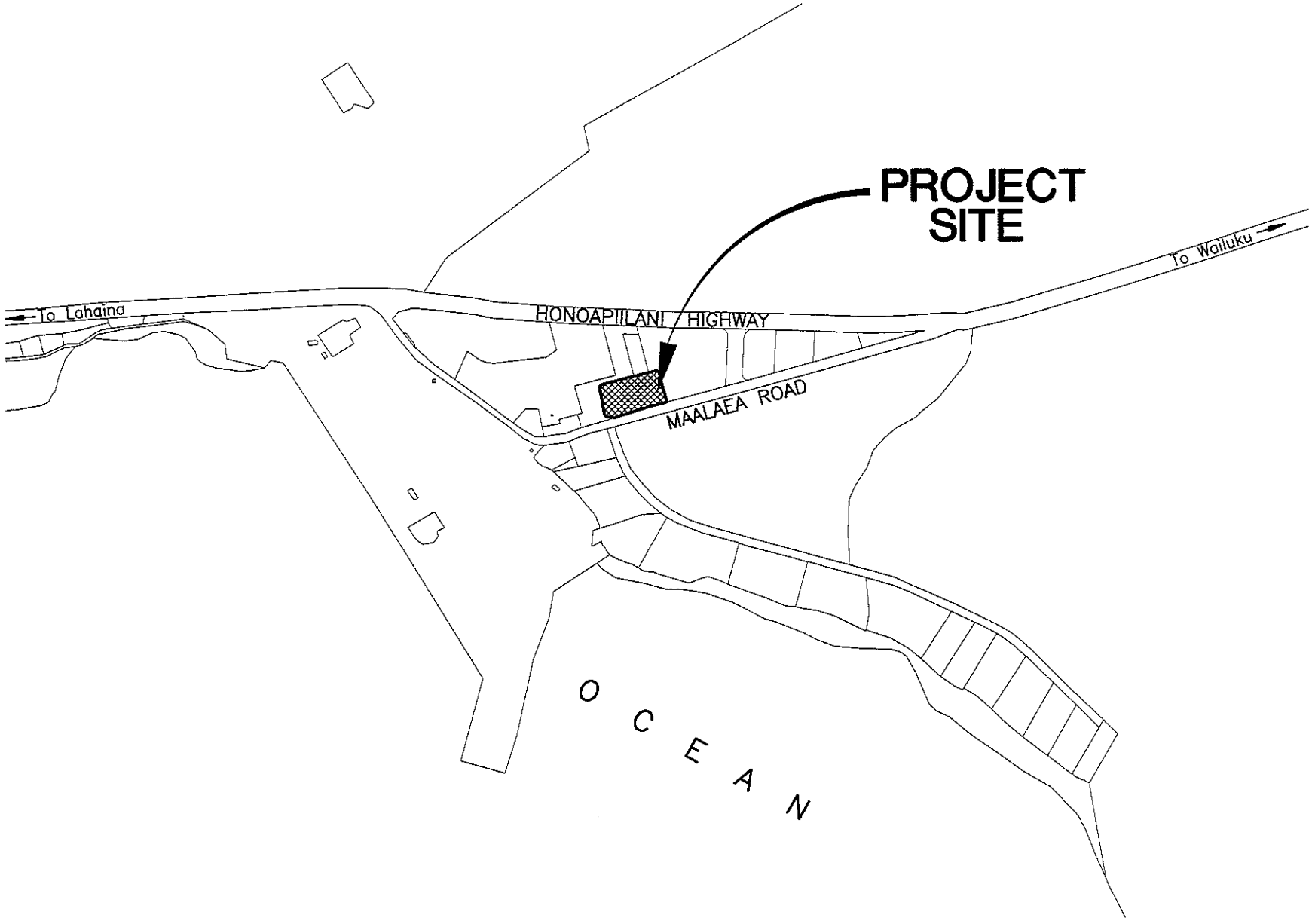
2 Vicinity Map

3 Soil Survey Map

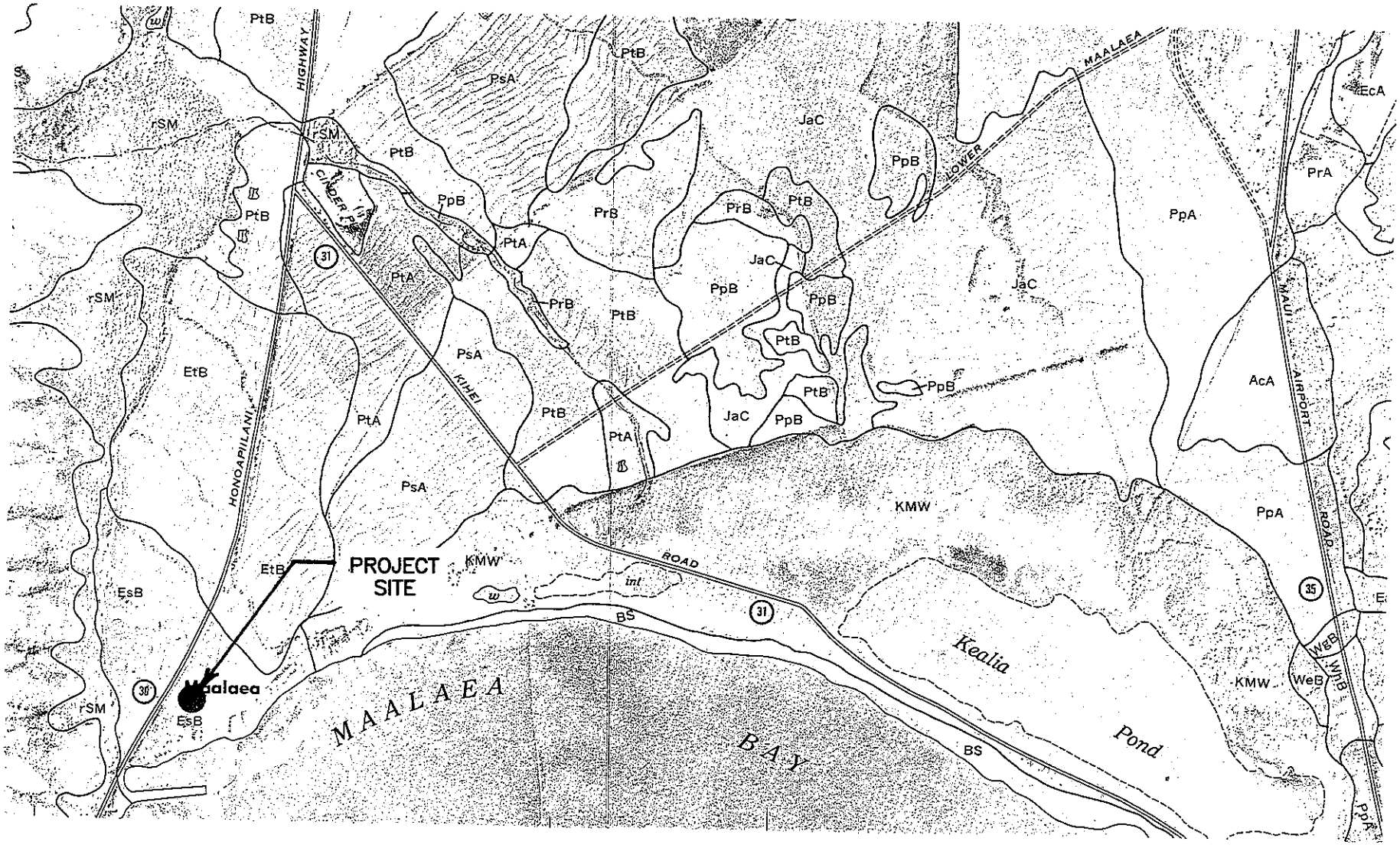
4 Flood Insurance Rate Map



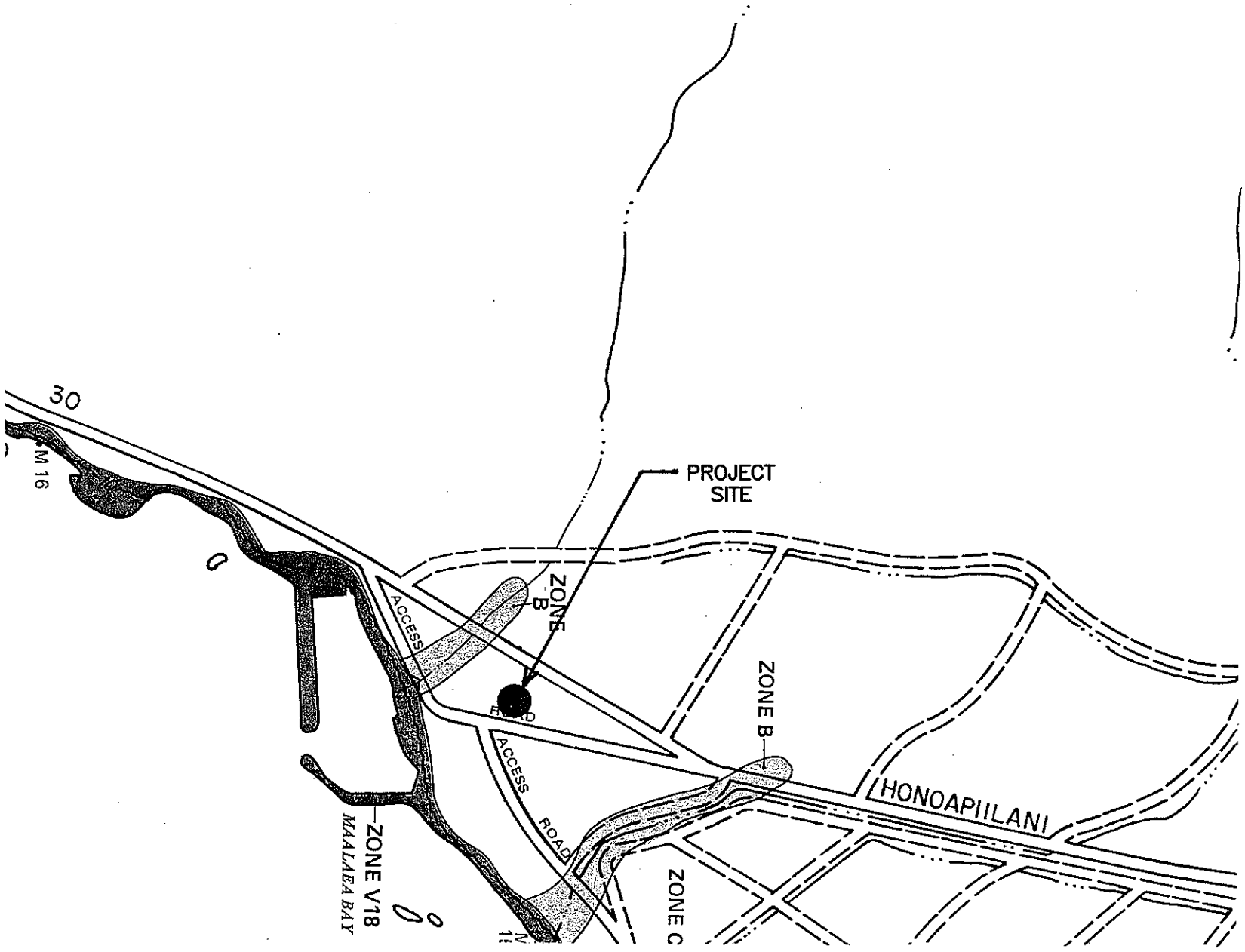
LOCATION MAP
EXHIBIT 1



VICINITY MAP
EXHIBIT 2



SOIL SURVEY MAP
EXHIBIT 3



FLOOD INSURANCE
RATE MAP
EXHIBIT 4

APPENDIX D

DRAINAGE REPORT FOR MAALAEA TRIANGLE

Maalaea Triangle Project
(Post-Development Onsite Surface Runoff)
50 Year Recurrence Interval = 2.5 Inches

Drainage Area	Area (Acre)	Slope (%)	C	I (In/Hr)	Q (cfs)
1	1.02	3.0	0.62	4.4	2.79
2	0.90	1.7	0.74	5.2	3.48
3	0.81	1.7	0.81	5.2	3.18
4	0.28	3.6	0.82	6.3	1.45
5	0.34	3.2	0.82	6.3	1.76
→ 6	0.74	4.5	0.70	5.0	2.58
7	0.47	3.3	0.71	4.8	1.60
→ 8	4.55	3.5	0.77	5.3	18.59
9	0.21	2.3	0.82	6.2	1.07
10	0.08	5.0	0.82	6.8	0.45
11	0.08	4.7	0.82	6.8	0.42
12	0.15	4.8	0.63	6.2	0.59
13	6.70	2.9	0.80	5.1	27.24
14	0.80	2.7	0.68	5.7	3.08
15	0.78	4.5	0.79	5.8	3.57
16	0.56	4.0	0.76	5.8	2.48
17	0.54	5.2	0.78	6.2	2.60
18	1.05	2.7	0.54	4.8	2.71
19	0.24	0.7	0.78	6.0	1.12
20	0.31	0.6	0.70	5.8	1.26
21	0.16	1.0	0.48	6.3	0.49
22	0.31	0.9	0.70	6.0	1.30
23	0.25	0.9	0.52	6.1	0.79
24	0.52	0.8	0.70	5.4	1.95
25	0.23	0.6	0.61	5.9	0.83
26	0.36	0.7	0.69	5.7	1.41
27	0.33	0.7	0.57	5.6	1.06
28	0.26	0.9	0.67	6.0	1.05
29	0.22	0.7	0.65	6.0	0.86
30	0.20	0.7	0.63	6.0	0.76
31	0.21	0.7	0.59	6.0	0.74
32	0.25	2.4	0.67	6.2	1.04

Total Post-Development Onsite Surface Runoff: 94.3 cfs

W.S. UNEMORI ENGINEERING, INC.
2145 Wells Street Suite 403
Wailuku, Maui, Hawaii 96793

BY: CRR
DATE: March 6, 1995

HYDROLOGIC STUDY
FOR
MAALAEA TRIANGLE PROJECT

MAALAEA, MAUI, HAWAII

AREA 8

POST-DEVELOPMENT

RECURRENCE INTERVAL:	50 years	HYDRAULIC LENGTH:	400.0 ft.
ONE-HOUR RAINFALL:	2.50 inches	ELEV'N. DIFFERENTIAL:	14.00 ft.
		HYDRAULIC SLOPE:	0.035 ft./ft.
WEIGHTED RUNOFF COEFFICIENT, C:	0.77	TIME OF CONCENTRATION:	9.0 min.
INTENSITY, I:	5.30 inches		
AREA, A:	4.55 acres	SUB BASINS CONSIDERED:	3

Q = C*I*A = 18.59 cfs

COMMENTS:

W.S. UNEMORI ENGINEERING, INC.
2145 Wells Street Suite 403
Wailuku, Maui, Hawaii 96793

BY: CRR
DATE: March 6, 1995

MAALAEA TRIANGLE PROJECT
[continued]

TABULATION OF RUNOFF COEFFICIENTS & AREAS:

SUB-BASIN 1 OF 3 : PAVED AREA

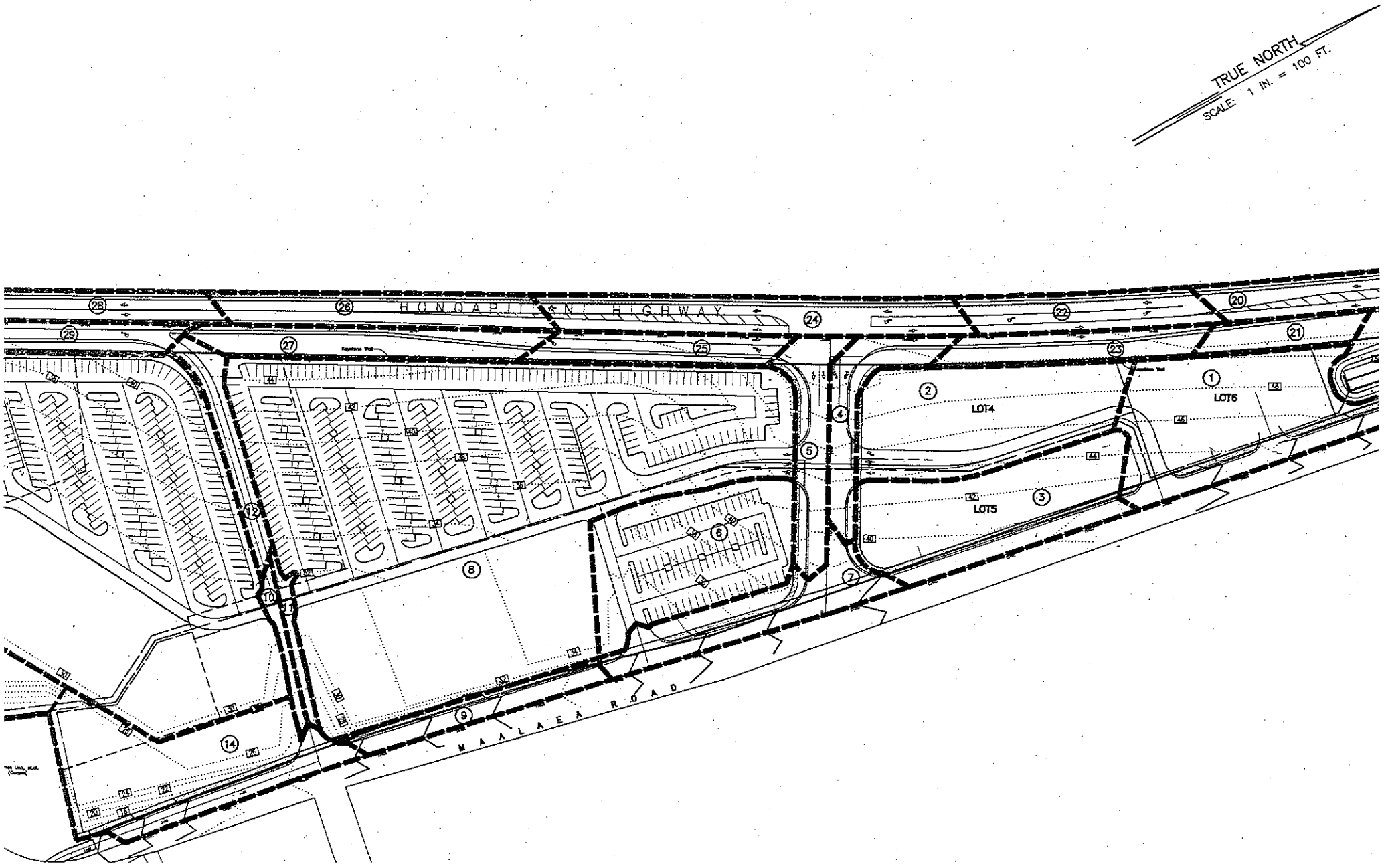
INFILTRATION:	Negligible	0.20	
RELIEF:	Flat (0-5%)	0.00	>>> COMPOSITE C = 0.820
VEGETAL COVER:	None	0.07	>>> AREA = 2.790 acres
DEVELOPMENT:	Industrial / Business	0.55	

SUB-BASIN 2 OF 3 : ROOF AREA

INFILTRATION:	Negligible	0.20	
RELIEF:	Steep (>25%)	0.08	>>> COMPOSITE C = 0.900
VEGETAL COVER:	None	0.07	>>> AREA = 1.200 acres
DEVELOPMENT:	Industrial / Business	0.55	

SUB-BASIN 3 OF 3 : OPEN AREA

INFILTRATION:	Medium	0.07	
RELIEF:	Rolling (5-15%)	0.03	>>> COMPOSITE C = 0.250
VEGETAL COVER:	High (50-90%)	0.00	>>> AREA = 0.560 acres
DEVELOPMENT:	Agricultural	0.15	


TRUE NORTH
SCALE: 1 IN. = 100 FT.
HONOAPIIL NI HIGHWAY
MAALAEA ROAD
LOT4
LOT5
LOT6

❖ **Appendix D Traffic Impact Analysis Report**

DRAFT TRAFFIC IMPACT ANALYSIS REPORT
FOR THE PROPOSED
MAALAEA VILLAGE
WAIKAPU, WAILUKU, MAUI, HAWAII
TAX MAP KEY (2) 3-6-07: 6

I. Introduction

A. Project Description

Maalaea Village is proposed as a mixed-use development on a portion of the property of what is also known as the "Maalaea Triangle". The proposed project would include a 110-dwelling unit condominium project and a retail space with a total of 10,000 square feet of gross floor area (SFGFA). The site is located on the south side of Kapoli Street, between Honoapiilani Highway and Maalaea Road in Waikapu, Wailuku, Maui, Hawaii. The 4.07-acre site is identified as Tax Map Key (2) 3-6-07: 6.

The project site is accessed by four existing driveways, which also provide access to the adjacent Maui Ocean Center. The right-turn-in only driveway from northbound Honoapiilani Highway is hereinafter referred to as the West Driveway. The full-access driveway on Kapoli Street, opposite the Carl's Jr. restaurant, a gas station, and a convenience store, is herein referred to as the North Driveway. Two access driveways are located on Maalaea Road. The driveway, immediately south of its intersection with Kapoli Street (referred to as the West Driveway), would be gate-controlled to provide secured access to the residential parking lot. The Maalaea Road driveway, opposite Hauoli Road, is referred to as the South Driveway.

Two hundred and sixty (260) parking stalls would be provided for the proposed project. One hundred ten (110) stalls would be assigned parking for the residential condominium. One hundred (100) of the assigned stalls will be secured by gated entry/exit from the East Driveway and an internal access off the North Driveway. The other 10 assigned parking stalls will be located along the South Driveway. The remaining 150 stalls would be open parking for the proposed retail activities. Full build out and occupancy of the proposed project is expected by the Year 2010. Figure 1 depicts the vicinity of the project. The proposed site plan is depicted on Figure 2.

Figure 1. Vicinity Map

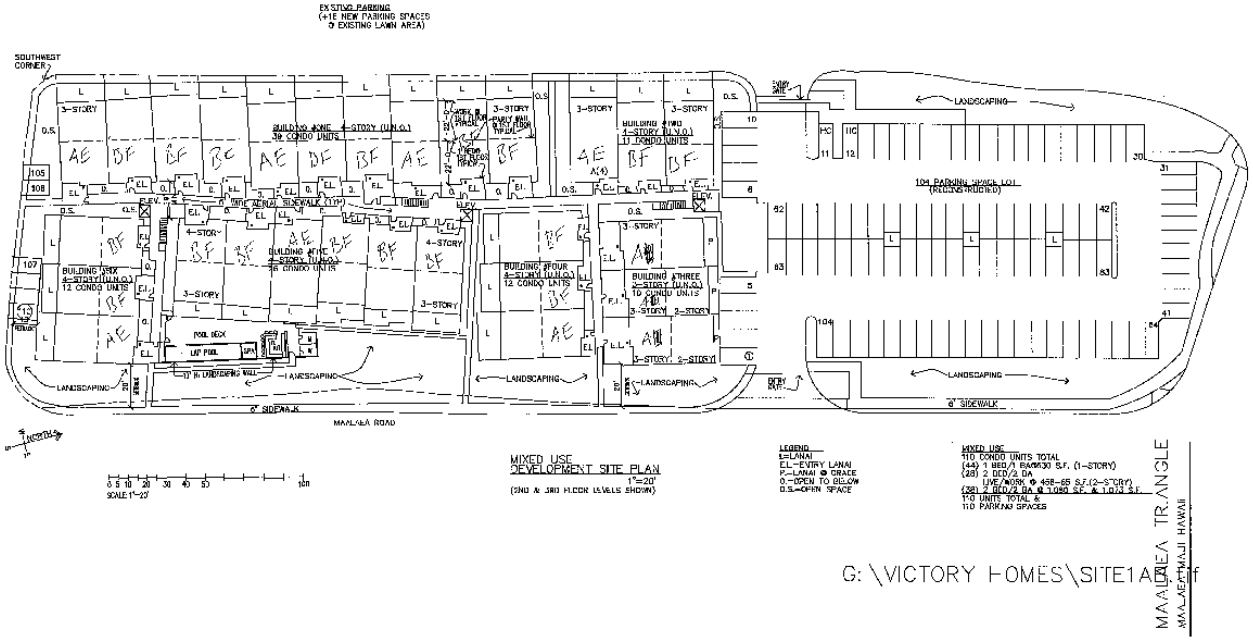


Figure 2. Site Plan

B. Purpose and Scope of the Study

The purpose of this study is to analyze the traffic impacts resulting from the development of the proposed Maalaea Village. This report presents the findings and recommendations of the study. The scope of this study includes:

1. Description of the proposed project.
2. Evaluation of existing roadways and traffic conditions.
3. Development of trip generation characteristics of the proposed project.
4. Analysis of future traffic conditions without the proposed project.
5. Identification and analysis of traffic impacts resulting from the development of the proposed project.
6. Recommendations of improvements, as necessary, that would mitigate the traffic impacts identified in this study.

C. Methodologies

1. Capacity Analysis Methodology

The highway capacity analysis, performed for this study, is based upon procedures presented in the Highway Capacity Manual (HCM), published by the Transportation Research Board, 2000. HCM defines Level of Service (LOS) as "a quality measure describing operational conditions within a traffic stream". Several factors may be included in determining LOS, such as: speed, travel time, freedom to maneuver, traffic interruptions, driver comfort, and convenience. LOS's "A", "B", and "C" are considered satisfactory Levels of Service. LOS "D" is generally considered a minimum "acceptable" operating level of service. LOS "E" is an undesirable condition, and LOS "F" is an unacceptable condition. Intersection LOS is primarily based upon delay. Table 1 summarizes the LOS criteria.

Table 1. Level of Service Criteria (HCM)

	Signalized Intersections	**Unsignalized Intersections**
LOS	Control Delay (sec/veh)	Control Delay (sec/veh)
A	≤ 10	≤ 10
B	> 10 – 20	> 10 – 15
C	> 20 – 35	> 15 – 25
D	> 35 – 55	> 25 – 35
E	> 55 – 80	> 35 – 50
F	> 80	> 50

"Volume-to-capacity" (v/c) ratio is a measure indicating the relative traffic demand to the roadway's capacity. HCM defines capacity as "the maximum number of vehicles that can pass a given point during a specified period under prevailing roadway, traffic flow, and traffic control conditions." A v/c ratio of 0.50 indicates that the traffic demand is utilizing 50 percent of the roadway's capacity. The capacity analysis worksheets are attached in the Appendix.

2. Trip Generation Methodology

The trip generation methodology is based upon generally accepted techniques developed by the Institute of Transportation Engineers (ITE) and published in Trip Generation, 7th Edition. ITE trip rates are developed by correlating the total vehicle trip generation data with various activity/land use characteristics, such as the vehicle trips per hour (vph) per dwelling unit. The trip generation characteristics for the proposed project are based upon ITE trip rates for the respective land uses in the proposed development plan.

The total trips generated by a retail development can be defined as driveway trips, i.e., traffic entering and exiting the project site. A percentage of the PM peak hour trips generated by a retail center is considered "pass-by" trips, i.e., traffic already on the road stopping at a "secondary" destination. The "new" or primary trips are trips where the primary destination is the retail center.

The percentages of pass-by trips were correlated with the gross leasable floor areas of the shopping centers that were taken from studies that were compiled by ITE. The results of the analysis were published in the Trip Generation Handbook, October 1998. Based upon the regression equation in Figure 5.5 of the Trip Generation Handbook, the pass-by trips are expected to comprise about 76 percent of the total PM peak hour trips generated by the proposed 10,000 SFGFA retail-commercial center.

II. Existing Conditions

A. Roadways

Honoapiilani Highway is a two-way, two- to four-lane arterial highway between Wailuku and West Maui. In the vicinity of the project site, Honoapiilani Highway is a three-lane highway, two lanes in the northbound direction and one lane in the southbound direction. Honoapiilani Highway is signalized at its intersection with Kapoli Street.

Maalaea Road is a two-way, two-lane roadway, which provides access to Maalaea Harbor. Maalaea Road intersects Honoapiilani Highway at two locations. At its north terminus, only the right-turn movement from Maalaea Road to northbound Honoapiilani Highway and the left-turn movement from southbound Honoapiilani Highway to Maalaea Road are permitted at the unsignalized intersection. At its south terminus, only the right-turn-in and right-turn-out movements are permitted on Maalaea Road to/from northbound Honoapiilani Highway.

Kapoli Street is a two-way, four-lane roadway between Honoapiilani Highway and Maalaea Road. Kapoli Street is signalized at its T-intersection with Honoapiilani Highway. Kapoli Street is stop-controlled at its T-intersection with Maalaea Road.

Hauoli Road is a local road, which provides access to residential condominium developments. Hauoli Road is stop-controlled at its four-legged intersection with Maalaea Road, opposite the South Driveway.

B. Existing Peak Hour Traffic Volumes and Operating Conditions

1. Field Investigation and Data Collection

Manual traffic count surveys were conducted on September 18, 2007 and October 3, 2007, during the AM and PM peak periods of traffic – from 6:00 AM to 8:30 AM and from 3:00 PM to 5:30 PM. The peak period traffic data are presented in the Appendix. The following intersections are included in the study area:

a. Honoapiilani Highway and Kapoli Street

b. Kapoli Street and North Driveway/Carl's Jr. Driveway

c. Kapoli Street and Maalaea Road

d. Honoapiilani Highway and Maalaea Road (North Terminus)

e. Maalaea Road and East Driveway

f. Maalaea Road and Hauoli Road/South Driveway

g. Honoapiilani Highway and Maalaea Road (South Terminus)

h. Honoapiilani Highway and West Driveway

2. Existing AM Peak Hour Traffic

The AM peak hour of traffic occurred between 6:15 AM and 7:15 AM. Honoapiilani Highway carried about 1,600 vehicles per hour (vph), total for both directions. The AM peak direction of traffic was in the southbound direction, accounting for about 70 percent of the total traffic on Honoapiilani Highway. Maalaea Road carried about 200 vph, total for both directions.

The intersection of Honoapiilani Highway and Kapoli Street operated at LOS "B" with a v/c ratio of 0.77, during the existing AM peak hour of traffic. The left-turn movement from Kapoli Street to southbound Honoapiilani Highway operated at LOS "D". The other intersections in the study area operated at LOS "B" or better. Figure 3 depicts the existing AM peak hour traffic volumes and results of the capacity analysis.

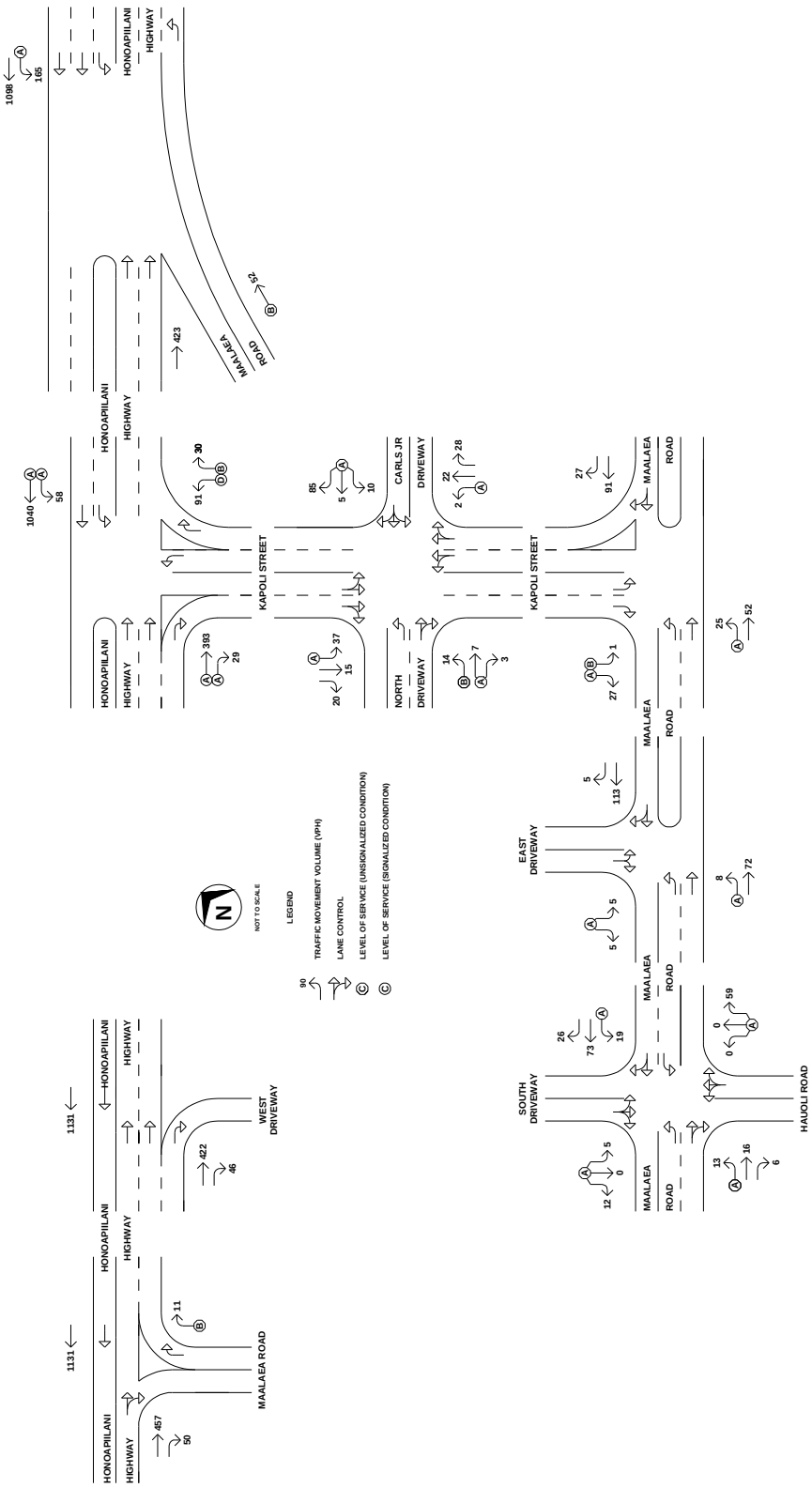


Figure 3. Existing AM Peak Hour Traffic

3. Existing PM Peak Hour Traffic

The existing PM peak hour of traffic occurred between 3:45 PM and 4:45 PM. Honoapiilani Highway carried about 2,100 vph, total for both directions, with 55 percent of the total traffic headed in the northbound direction. Maalaea Road carried about 250 vph, total for both directions, during the existing PM peak hour of traffic.

During the existing PM peak hour of traffic, the intersection of Honoapiilani Highway and Kapoli Street operated at LOS "A" with a v/c ratio of 0.64. The other intersections in the study area operated at satisfactory Levels of Service, i.e., LOS "C" or better. The existing PM peak hour traffic volumes and results of the capacity analysis are depicted on Figure 4.

III. Future Traffic Conditions

A. External Traffic

Historical traffic count data, collected in the region were obtained from the Hawaii State Department of Transportation (DOT). Linear regression analysis of the DOT data indicated that the annual growth in traffic averaged about 2 percent per year. The background growth factor of 1.06 was applied uniformly to the existing traffic data to estimate the Year 2010 traffic demands.

B. AM Peak Hour Traffic Analysis Without Project

During the AM peak hour of traffic without the proposed project, the Honoapiilani Highway and Kapoli Street intersection is expected to operate at LOS "B" with a v/c ratio of 0.82. The left-turn movement from Kapoli Street to southbound Honoapiilani Highway is expected to continue to operate at LOS "D". The other intersections in the study area are expected to operate at satisfactory Levels of Service, during the AM peak hour of traffic without the proposed project. Figure 5 depicts the AM peak hour traffic without the proposed project and the results of the capacity analysis.

C. PM Peak Hour Traffic Analysis Without Project

The intersection of Honoapiilani Highway and Kapoli Street operated at LOS "B" with a v/c ratio of 0.72, during the PM peak hour of traffic without the proposed project. The right-turn movement from the south junction of Maalaea Road at Honoapiilani Highway is expected to operate at LOS "D". The other intersections in the study area are expected to operate at satisfactory Levels of Service. The PM peak hour traffic without the proposed project and the results of the capacity analysis are depicted on Figure 6.

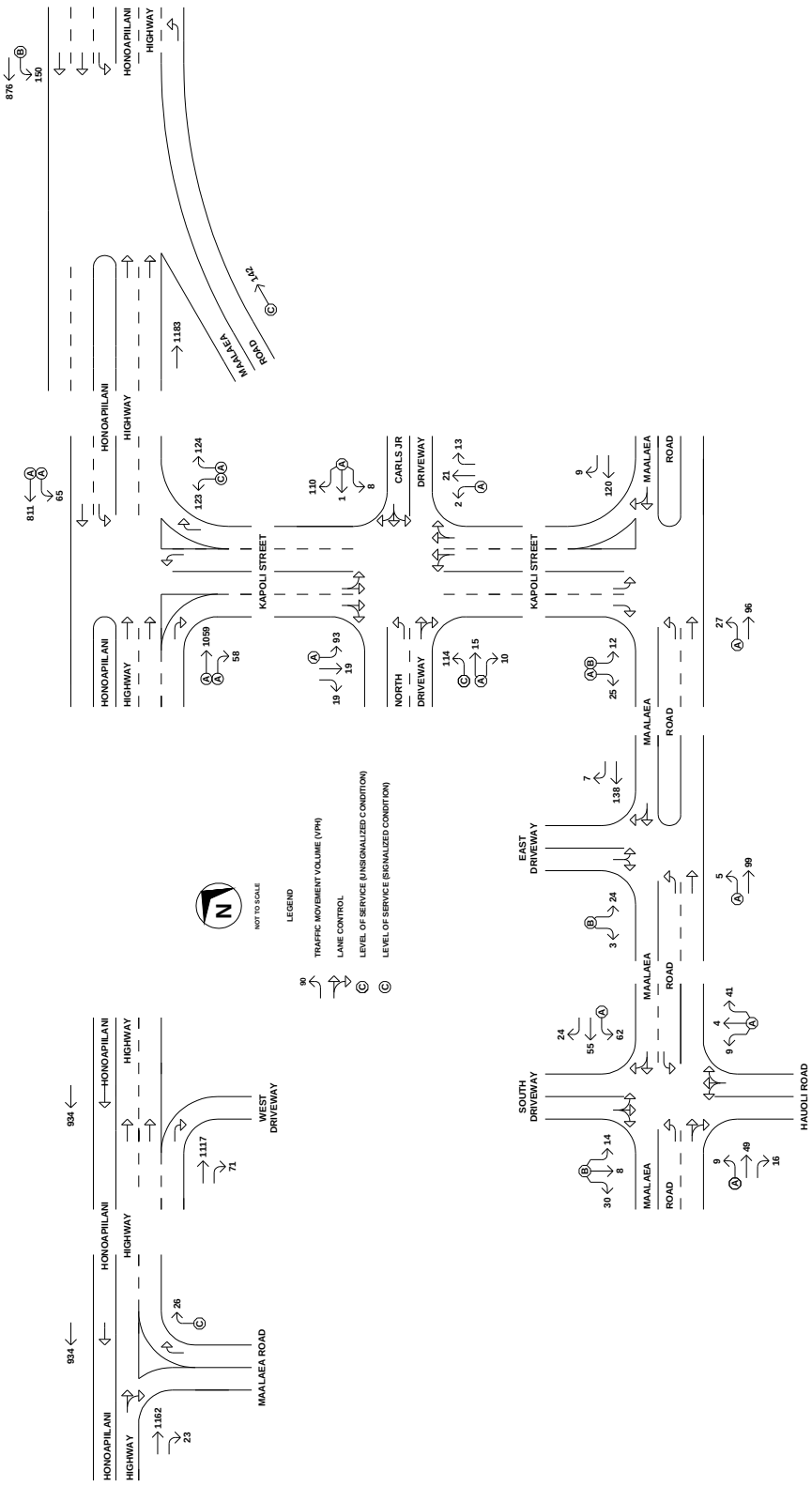


Figure 4. Existing PM Peak Hour Traffic

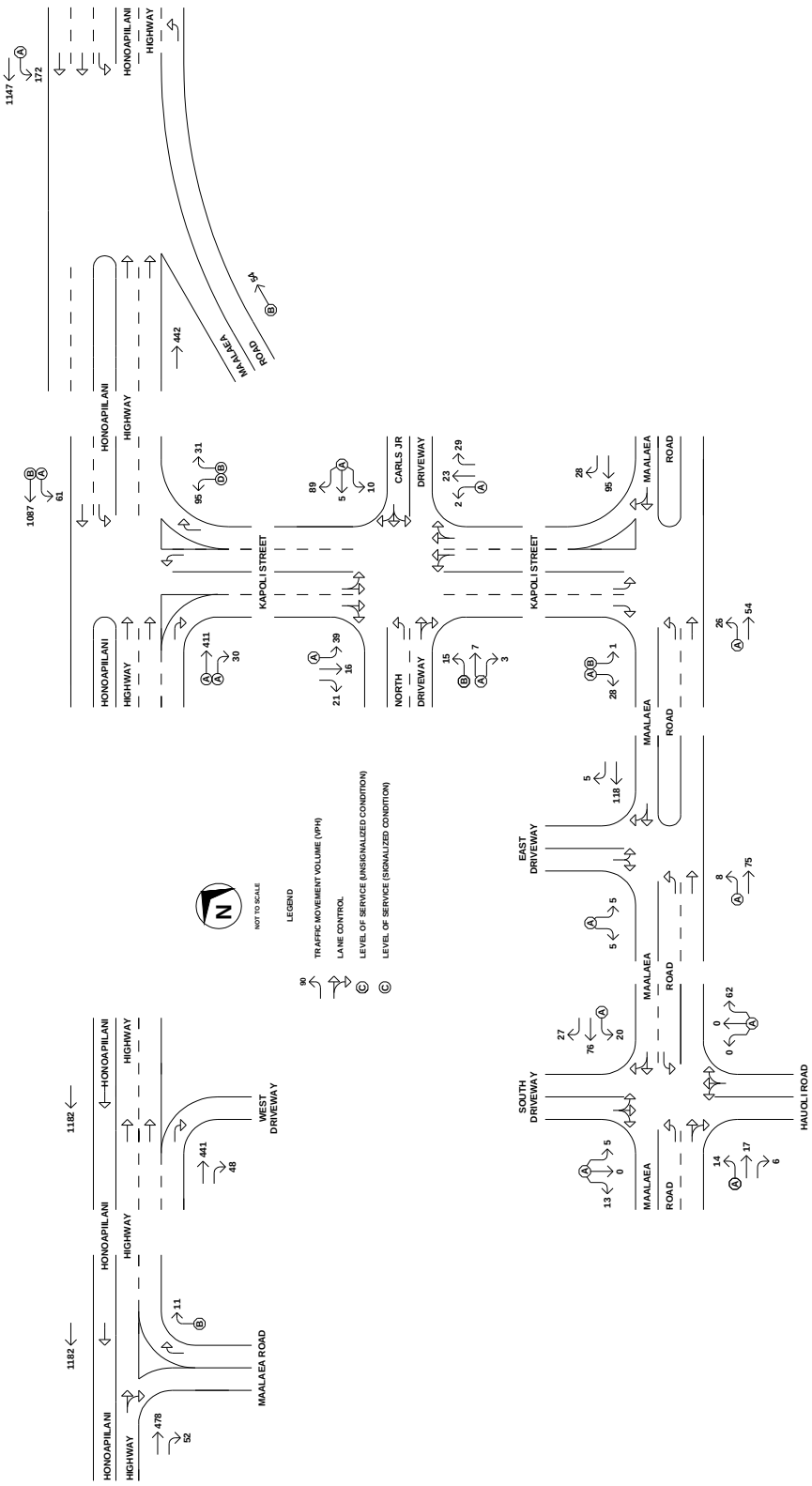


Figure 5. AM Peak Hour Traffic Without Project

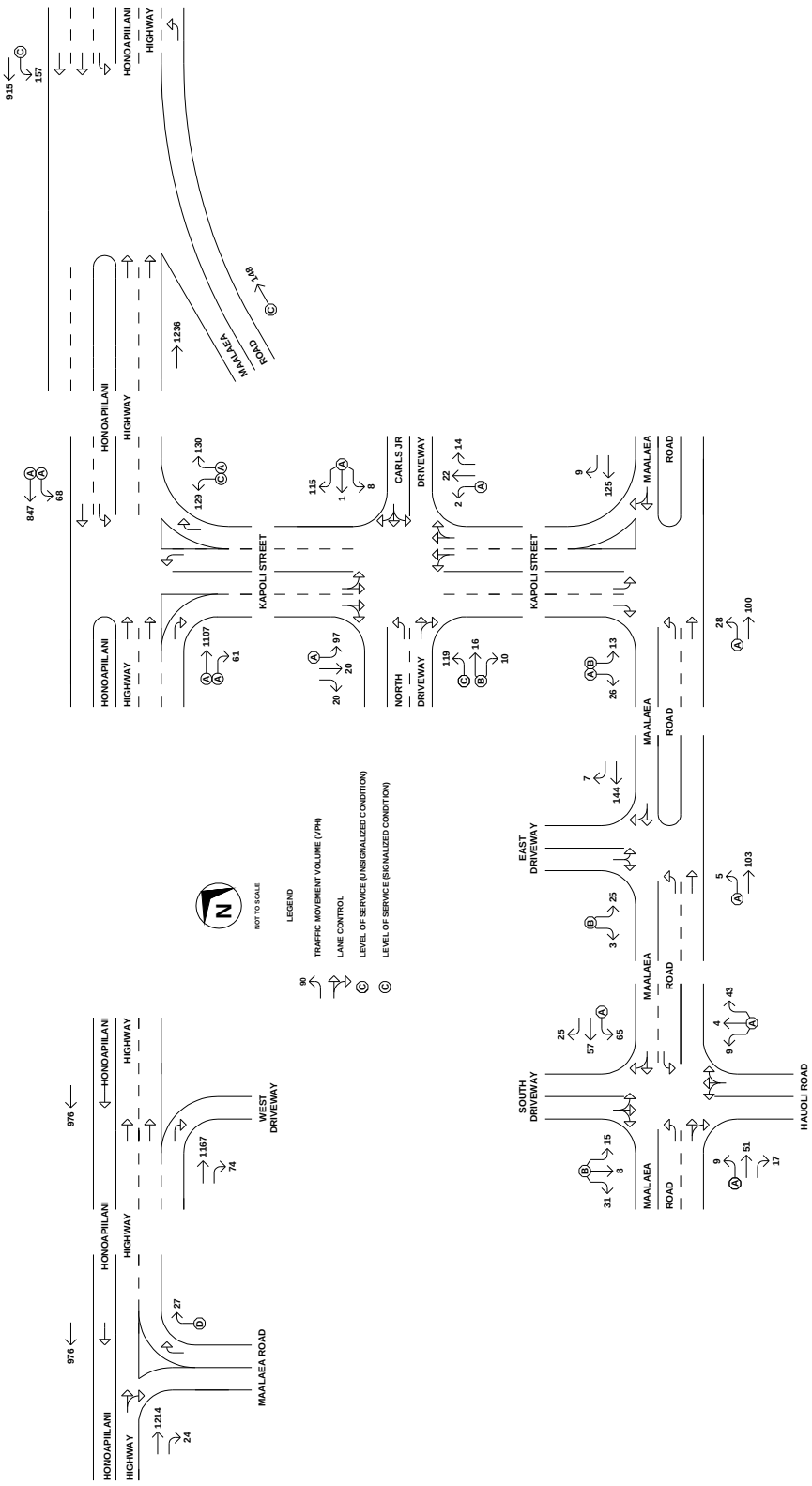


Figure 6. PM Peak Hour Traffic Without Project

IV. Traffic Impact Analysis

A. Site-Generated Traffic

1. Trip Generation Characteristics

The proposed Maalaea Village is expected to generate a total of 94 vph – 33 vph entering the site and 61 vph exiting the site, during the AM peak hour of traffic. During the PM peak hour of traffic, the proposed project is expected to generate a total of 202 vph – 110 vph entering the site and 92 vph exiting the site. Of the total 202 vph, 104 vph are expected to be pass-by trips, resulting in a net increase of 98 vph, during the PM peak hour of traffic with the proposed project. The trip generation characteristics for the proposed project are summarized in Table 2.

Table 2. Trip Generation Characteristics

Land Use (ITE Code)	AM Peak Hour (vph)			PM Peak Hour (vph)		
	Enter	**Exit**	**Total**	**Enter**	**Exit**	**Total**
Residential Condo (230)	9	46	55	44	21	65
Retail Center (820)	24	15	39	66	71	137
Total Site Trips	33	61	94	110	92	202
Pass-By Trips	0	0	0	52	52	104
Net Trips	**33**	**61**	**94**	**58**	**40**	**98**

2. Trip Distribution

The trip distribution is based upon existing traffic patterns in the study area. The AM and PM peak hour site-generated traffic assignments for the proposed project are depicted on Figures 7 and 8, respectively.

B. AM Peak Hour Traffic Impact Analysis With Project

The Honoapiilani Highway and Kapoli Street intersection is expected to operate at LOS “B” with a v/c ratio of 0.84, during the AM peak hour of traffic with the proposed project. The left-turn movement from Kapoli Street to southbound Honoapiilani Highway is expected to continue to operate at LOS “D”. The other intersections in the study area are expected to operate at satisfactory Levels of Service, during the AM peak hour of traffic with the proposed project. The AM peak hour traffic with the proposed project and the results of the capacity analysis are depicted on Figure 9.

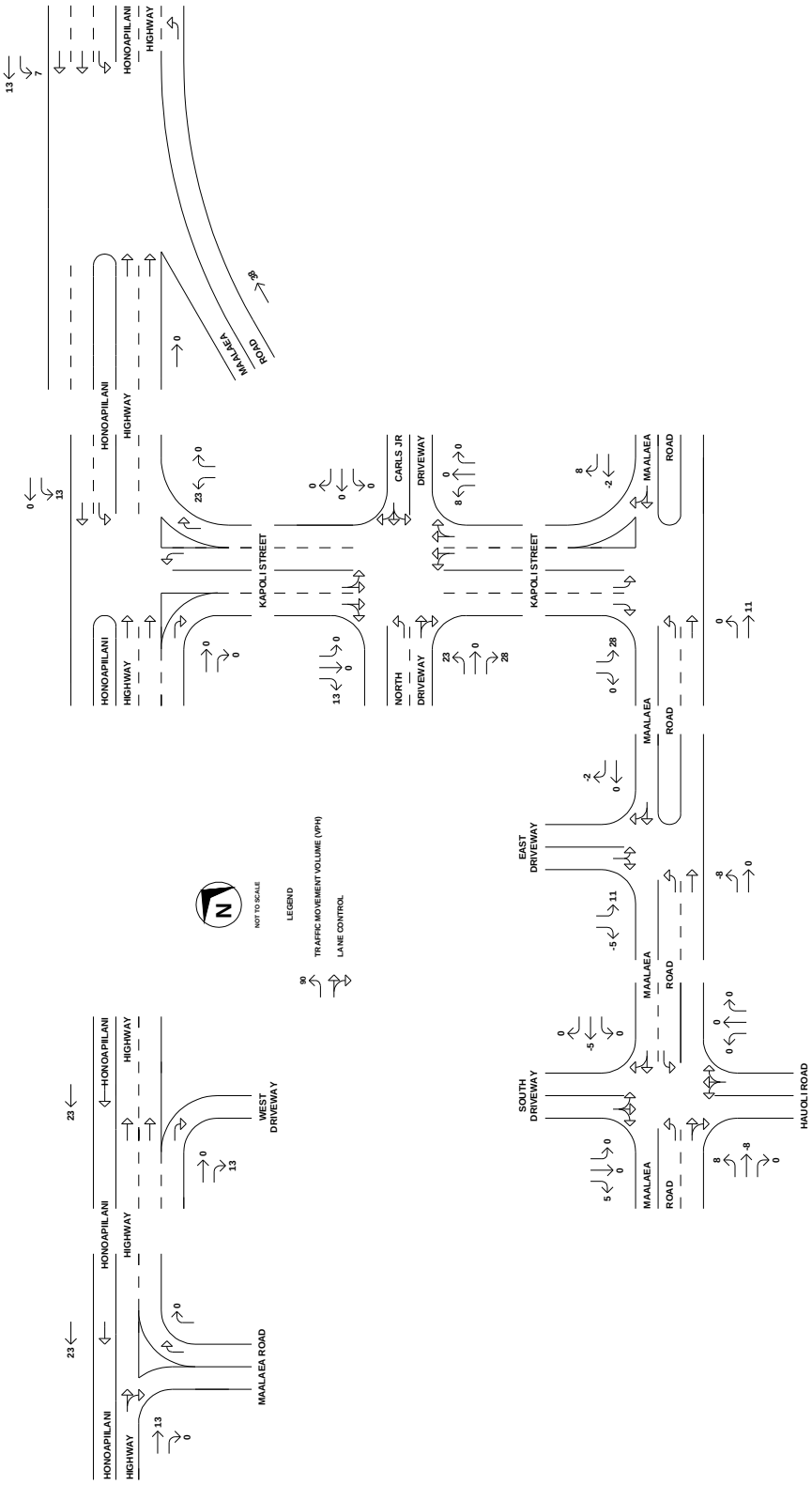


Figure 7. AM Peak Hour Site Traffic Assignment

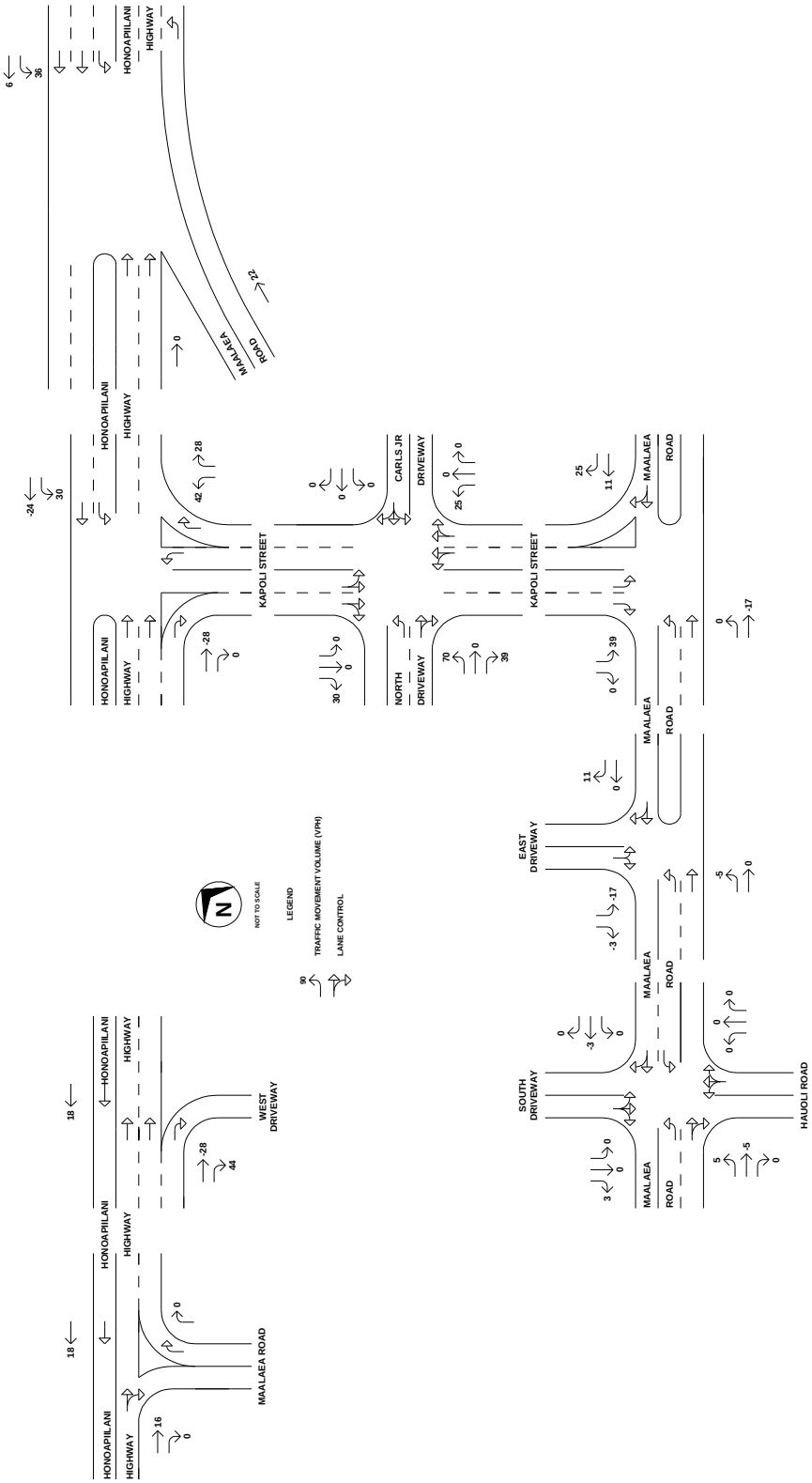


Figure 8. PM Peak Hour Site Traffic Assignment

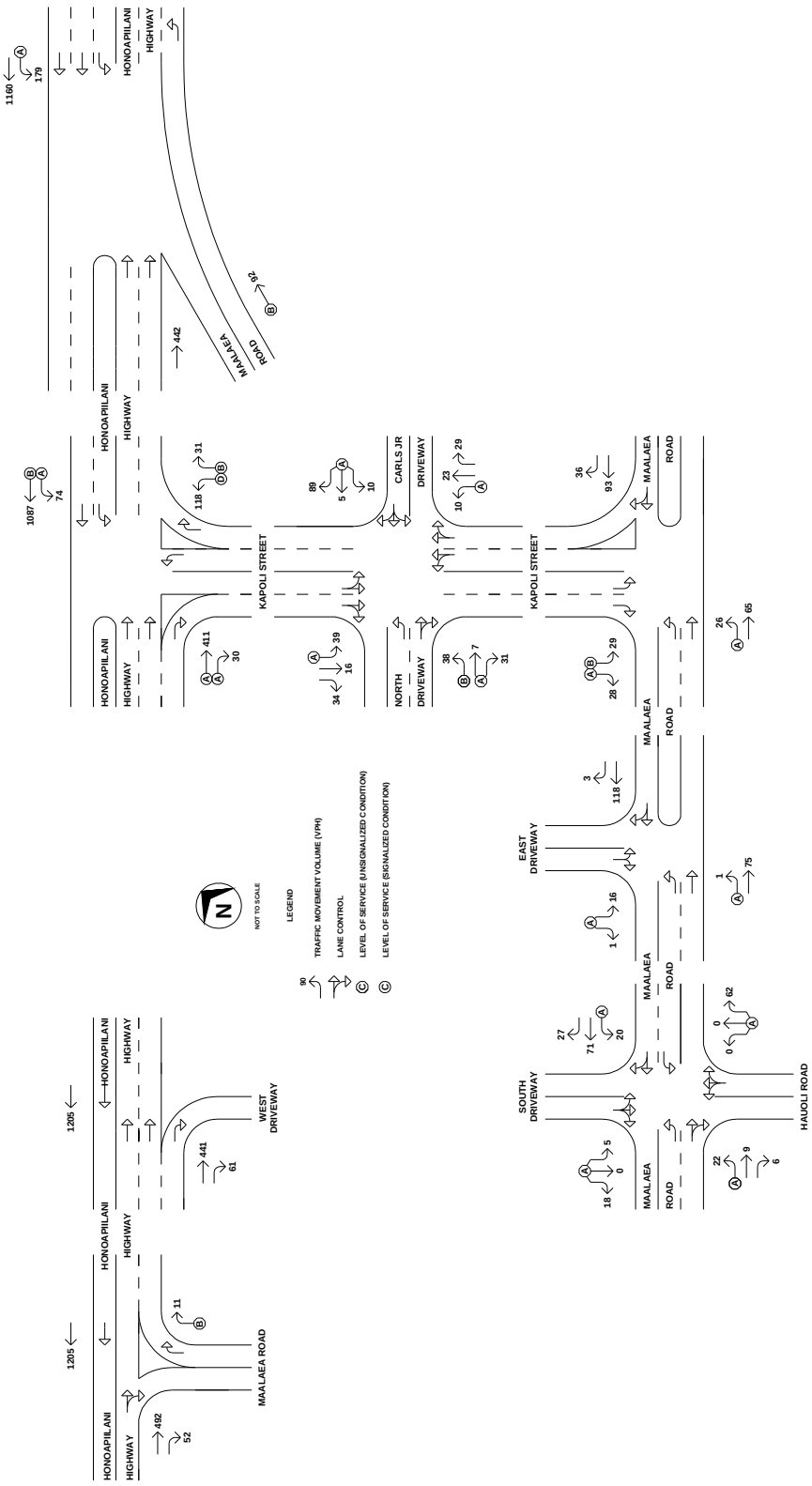


Figure 9. AM Peak Hour Traffic With Project

C. PM Peak Hour Traffic Impact Analysis With Project

During the PM peak hour of traffic with the proposed project, the intersection of Honoapiilani Highway and Kapoli Street operated at LOS "B" with a v/c ratio of 0.72. The right-turn movement from the south junction of Maalaea Road at Honoapiilani Highway is expected to continue to operate at LOS "D", during the PM peak hour of traffic with the proposed project. The other intersections in the study area are expected to operate at satisfactory Levels of Service. Figure 10 depicts the PM peak hour traffic with the proposed project and the results of the capacity analysis.

V. Recommendations and Conclusions

A. Recommendations

The gated entry at East Driveway should be located about 50 feet from the Maalaea Road traveled way to minimize any queuing back onto the public roadway.

B. Conclusions

The traffic generated by the proposed Maalaea Village is <u>not</u> expected to significantly impact traffic in the vicinity of the project. Traffic mitigation is <u>not</u> recommended at this time.

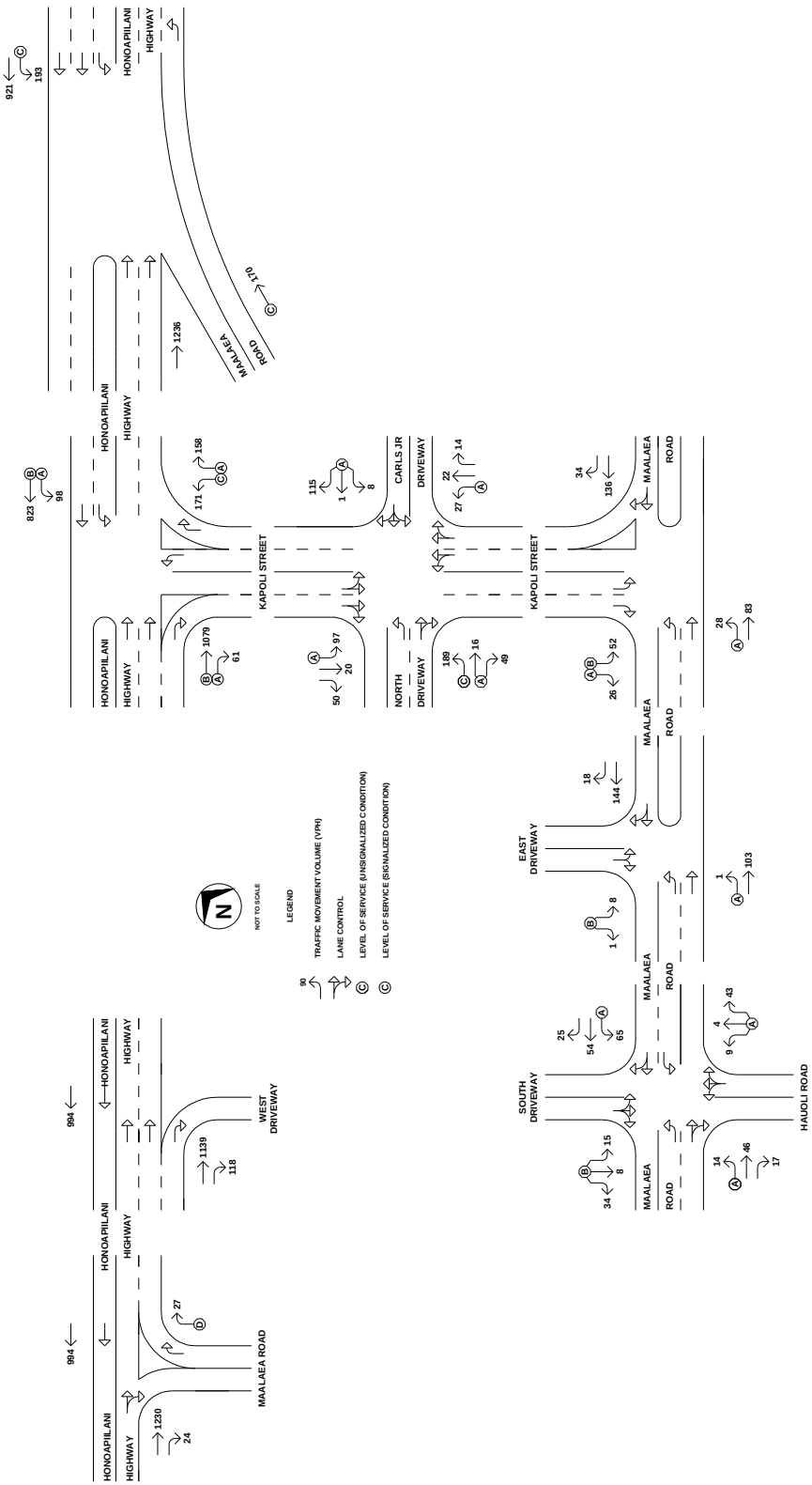


Figure 10. PM Peak Hour Traffic With Project

❖ **Appendix E Wastewater Assessment Report**

Wastewater Treatment Plant Assessment
Pending Completion