

Final Environmental Assessment

In Support of the

**PROPOSED DEMOLITION AND
CONSTRUCTION OF A SINGLE-
FAMILY RESIDENCE IN
LAHAINA, MAUI
TMK (2)4-6-02:017**

Prepared for:

J. Robert and Judith Brewer, Jr.

September 2008



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Executive Summary

Project Name: Proposed Demolition of a Residence Within the Lahaina National Historic Landmark District

Type of Document: Final Environmental Assessment

Legal Authority: Chapter 343, Hawai'i Revised Statutes

Agency Determination: FONSI

Applicable Environmental Assessment review "trigger": Use within any Historic Site or District as designated in the National or Hawai'i Register of Historic Sites

Location: Maui Island
Lahaina Town, Lahaina Judicial District
TMK: (2) 4-6-02:17

Applicant: J. Robert and Judith Brewer, Jr.
2949 North Parkway Drive
Fresno, California 93722

Approving Agency: Maui Planning Commission
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawai'i 96793

Consultant: Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793
Contact: Karlynn Fukuda
Phone: (808) 244-2015

Project Summary: The applicant is proposing to demolish the existing single-family residential structure that was constructed in 1951 and replace it with a new two-story residence, approximately 6,262 square feet in size. The residence will include five (5) bedrooms, bathrooms, a kitchen, as well as a garage and pool and spa. Related utility infrastructure and landscaping are also proposed.

The County of Maui, Department of Planning has determined that the demolition of a structure within the National Historic

Landmark District is a “trigger” for the Chapter 343, Hawai`i Revised Statutes environmental review process.

Preface

J. Robert and Judith Brewer, Jr., owners of the property located at TMK (2) 4-6-02:017, proposes to demolish an existing single-family residence and construct a new residence on the property.

Since the project area is located within the Lahaina National Historic Landmark District, this Environmental Assessment (EA) has been prepared in accordance with the provisions of Chapter 343, Hawai'i Revised Statutes and Chapter 200 of Title 11, Department of Health, Hawai'i Administrative Rules, Environmental Impact Statement Rules.

I. PROJECT OVERVIEW

I. PROJECT OVERVIEW

A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP

J. Robert and Judith Brewer, Jr. (Applicant) are the owners of a parcel located off of Front Street in Lahaina. The parcel is identified as TMK 4-6-02:17 and is approximately 16,016 square feet in size. See **Figure 1** and **Figure 2**. The State Land Use designation for the project site is “Urban”, the West Maui Community Plan designates the property for “Single-Family” uses, and the County zoning for the property is “R-3, Residential”. To the north of the project site is single-family residences as well as the Lahaina Shores condominium, to the south and east of the project site are existing single-family residences. The site is a shoreline parcel with the Pacific Ocean bordering the site to the west. Vehicular access to the site is provided via Front Street, a two-lane, two-way County of Maui roadway, which borders the site to the east. There is an existing residence, including attached garage structure, located on the project site. The parcel is also located within the County of Maui’s Special Management Area (SMA), as well as the National Historic Landmark District for Lahaina town.

B. PROPOSED ACTION

The applicant is proposing to demolish the existing single-family residential structure that was constructed in 1951 and replace it with a new two-story residence, approximately 6,262 square feet in size. The residence will include five (5) bedrooms, bathrooms, a kitchen, as well as a garage and pool and spa. Related utility infrastructure and landscaping are also proposed. See **Figure 3** and **Figure 4**.

C. ENTITLEMENTS AND APPROVALS

The County of Maui, Department of Planning has determined that the demolition of a structure within the National Historic Landmark District is a “trigger” for the Chapter 343, Hawai`i Revised Statutes environmental review process. Additionally, since the project site is located within the SMA for the County of Maui, a separate SMA Assessment application will be prepared for review and processing by the County Planning Department.

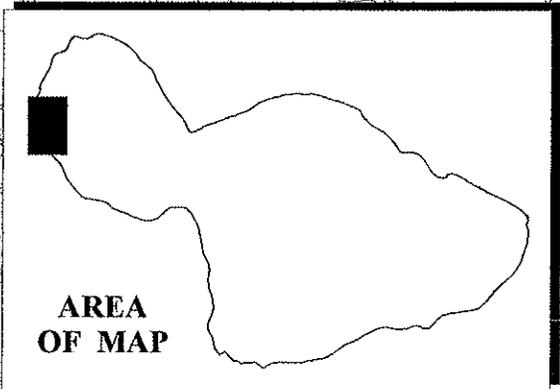
Pacific Ocean

Wahikuli Wayside Park

Mala

Puunoa Pt.

Lahaina



AREA OF MAP

Approximate Location of Proposed Residence

Source: U.S. Geological Service, Lahaina Quad Map

Figure 1 Proposed Brewer Residence Regional Location Map



Prepared for: J. Robert Brewer, Jr. and Judith Brewer

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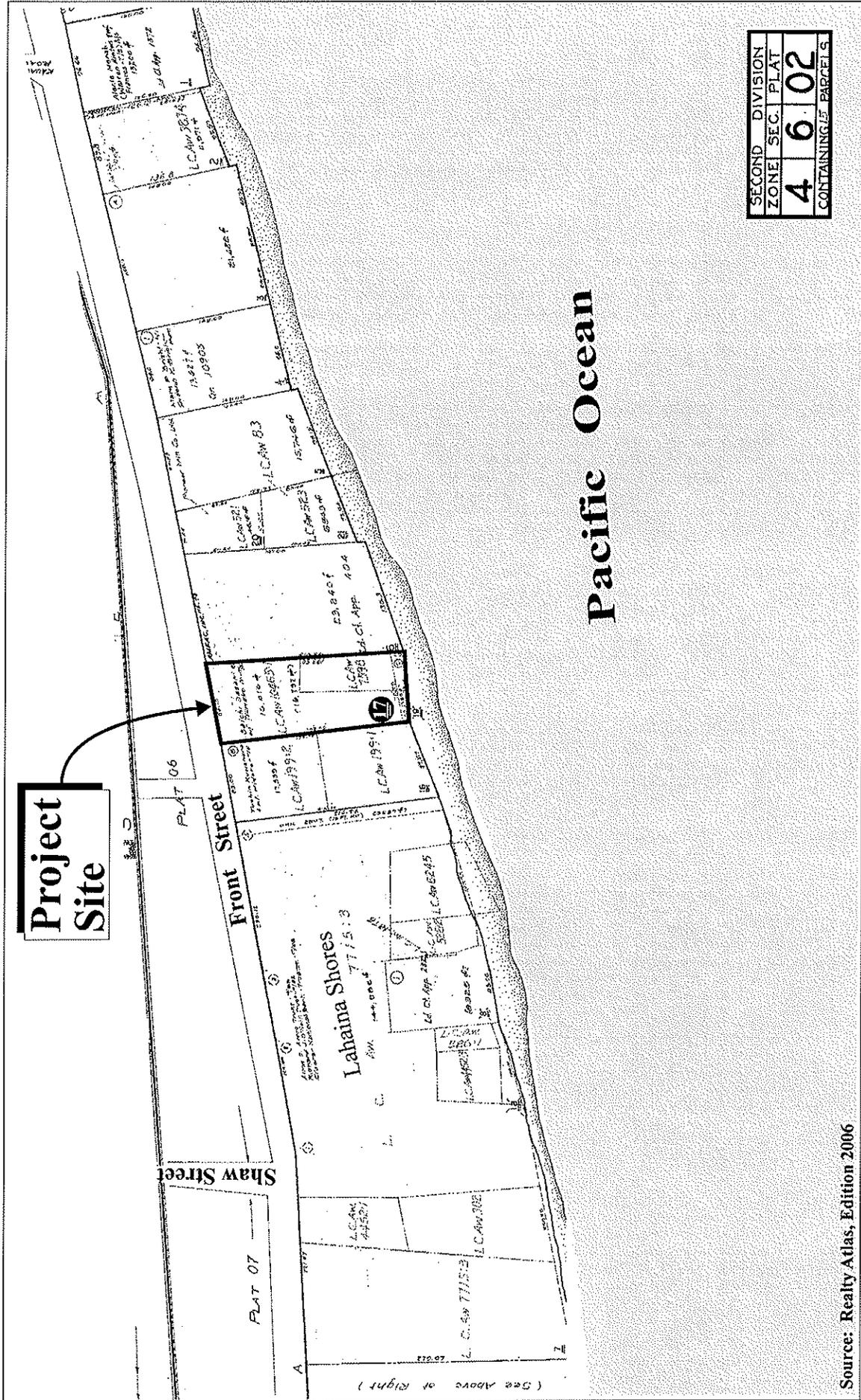


Figure 2

Proposed Brewer Residence
Parcel Location Map

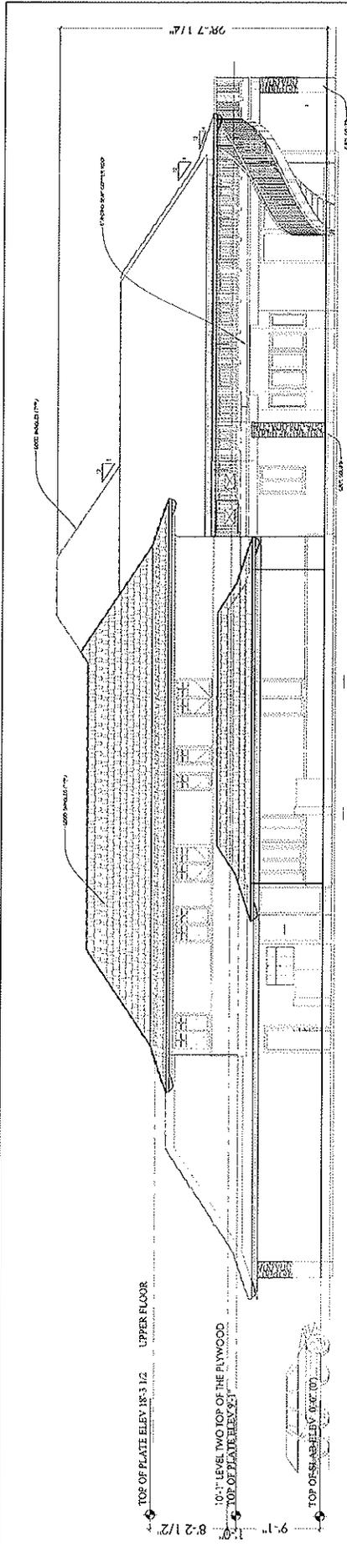
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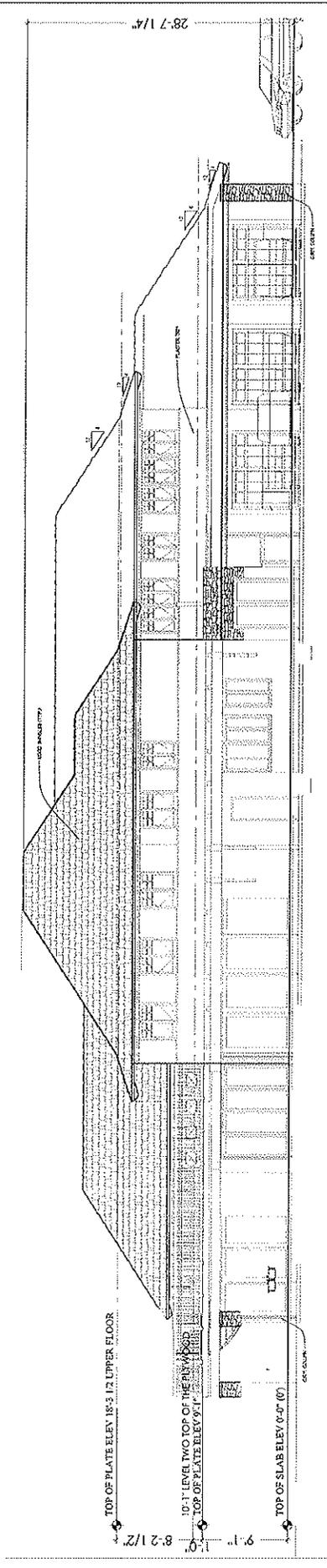
Prepared for: J. Robert Brewer, Jr. and Judith Brewer



Brewer/SFResidence/TMK



North Elevation



South Elevation

Source: Riecke Sunland Kono Architects, Inc.

Figure 3

Proposed Brewer Residence
Proposed Residence North and South Elevations

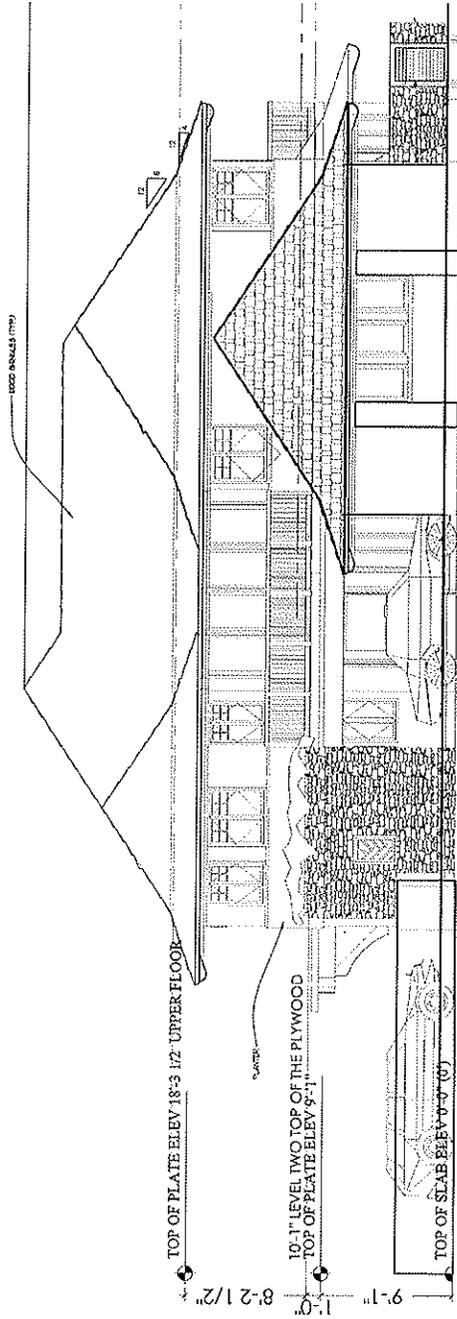
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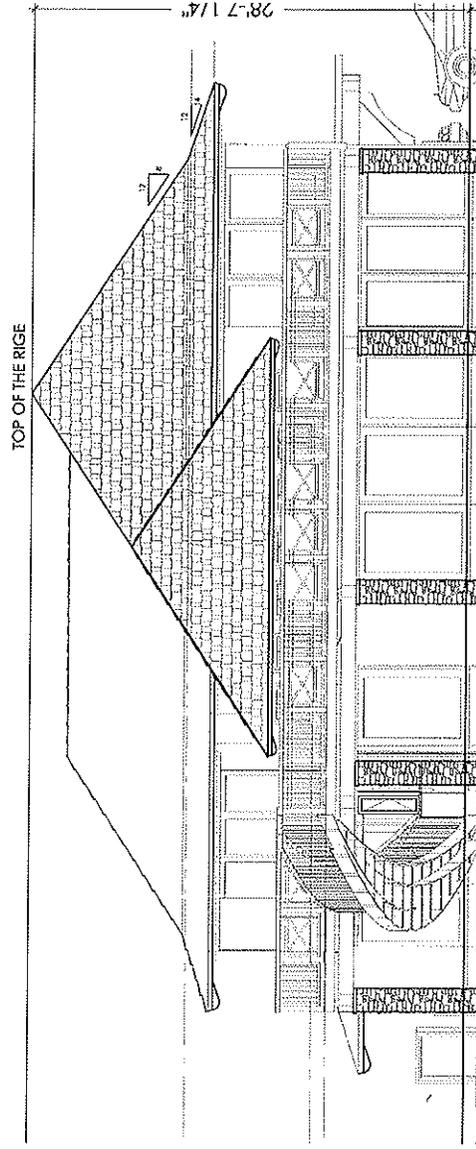


MUNEKIYO & HIRAGA, INC.

Brewer:SFResidence\NElevations



East (Front Street) Elevation



West (Ocean) Elevation

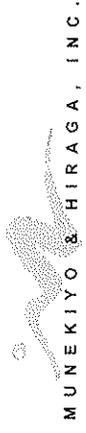
Source: Riecke Sunnland Kono Architects, Inc.

Figure 4

**Proposed Brewer Residence
Proposed Residence East and West Elevations**

NOT TO SCALE

Prepared for: J. Robert Brewer, Jr. and Judith Brewer



Brewer-SFResidence/EWElevations

**II. DESCRIPTION OF
EXISTING ENVIRONMENT
AND POTENTIAL
IMPACTS/MITIGATION
MEASURES**

II. DESCRIPTION OF EXISTING ENVIRONMENT AND POTENTIAL IMPACTS/MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Use

a. Existing Conditions

The project site is situated south of Lahaina's business district. Numerous retail stores and services are located along Front Street, the major venue for commercial activity in Lahaina Town. To the north of the project area lies 505 Front Street, a two-story 75,000 square foot shopping center, as well as the Lahaina Shores condominium. Existing single-family residences are located to the east and directly south of the property.

The subject property is located in an area of existing single-family residential, park, business/commercial, and public/quasi-public land uses. The Lahaina Small Boat Harbor lies northwest of the property, while the Lahaina Public Library and the Pioneer Inn are located to the north. Various retail shops lie along Pioneer Inn's frontage with Hotel, Wharf, and Front Streets. The King Kamehameha III Elementary School, the open space area on the west side of the Lahaina Public Library and the Courthouse Park, which encompasses the Banyan Tree, characterize park uses in the area.

b. Potential Impacts and Mitigation Measures

The proposed demolition and construction of a new residence will complement existing surrounding residences in the area. From a land use perspective, the proposed project is compatible with existing and surrounding land uses in the area.

2. Climate

a. Existing Conditions

Like most areas of Hawai'i, Lahaina's climate is relatively uniform year-round. Lahaina's tropical latitude, its position relative to storm tracts and the Pacific anticyclone, and the surrounding ocean combine to produce this stable climate. Variations in climate among different regions, then, is largely left to local terrain.

In Lahaina, August is historically the warmest month with an average daily high temperature of approximately 88 degrees Fahrenheit and average daily low temperature of 70 degrees Fahrenheit. February is normally the coolest month of the year with an average daily high temperature of 81 degrees Fahrenheit and an average low temperature of approximately 63 degrees Fahrenheit (Maui County Data Book, 2003).

Rainfall in West Maui is highly seasonal, with most precipitation occurring from December to May when winter storms hit the area. Precipitation data for 2002 shows that on average, October was the wettest month with 7.11 inches of rainfall, while June, August, September, and November were the driest with less than 0.8 inch of rainfall. Total precipitation for the year was 27.98 inches, and average monthly rainfall was 2.33 inches (Maui County Data Book, 2003).

b. Potential Impacts and Mitigation Measures

Given the proposed action's limited scope, there will be no adverse effects on local climatic and meteorological conditions.

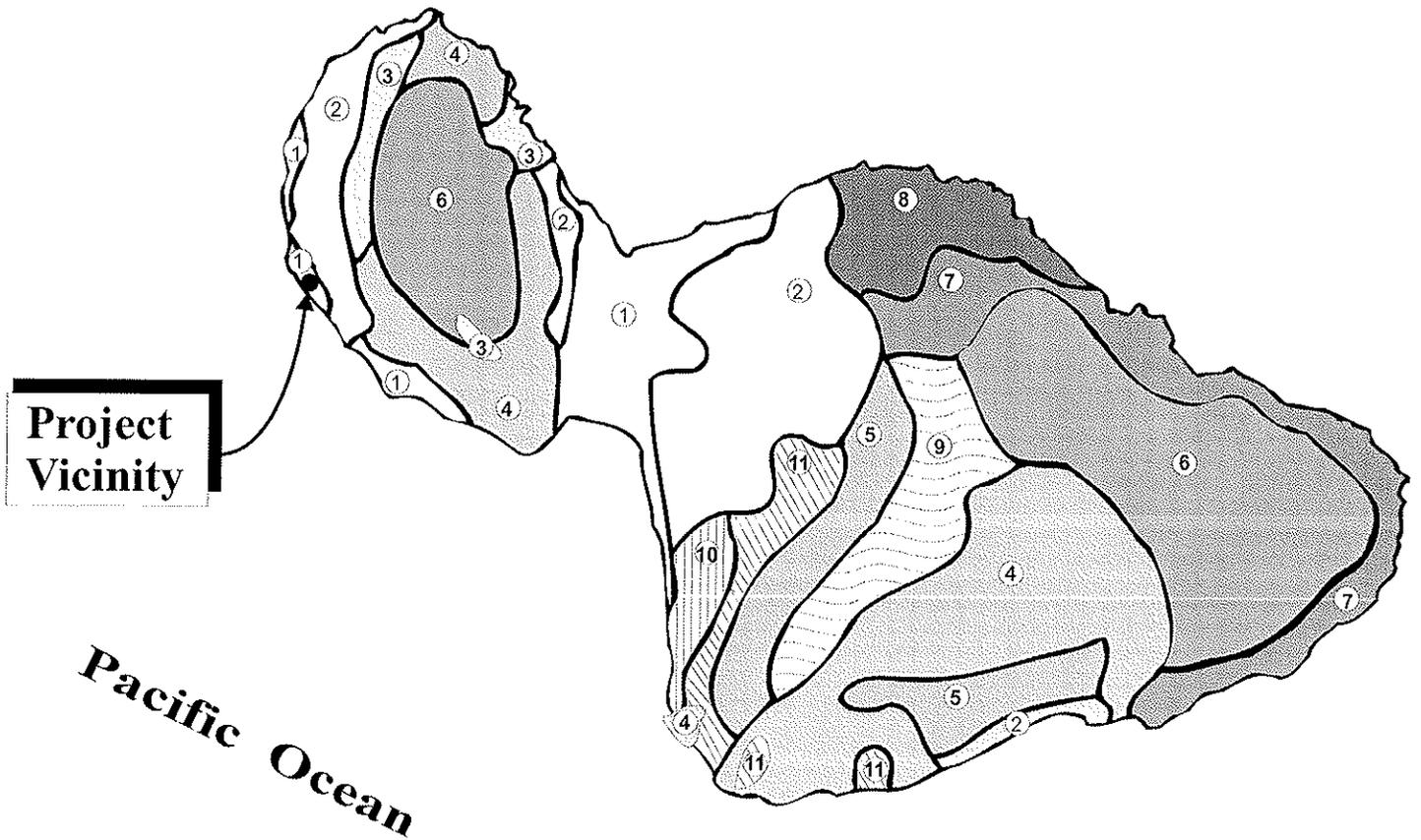
3. Topography and Soils

a. Existing Conditions

Soils in the project site area belong to the Pulehu-Ewa-Jaucas association. See **Figure 5**. Ewa silty clay loam (EaA) is the Ewa Series soil type specific to the site and immediate surrounding area. See **Figure 6**. Ewa silty clay loam is characterized by slopes of 0 to 3 percent, very slow runoff, moderate associated with this series include fingergrass, kiawe, koa haole and uhaloa.

LEGEND

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



Source: USDA Soil Conservation Service

Figure 5

Proposed Brewer Residence
Soil Association Map

NOT TO SCALE



Prepared for: J. Robert Brewer, Jr. and Judith Brewer

MUNEKIYO & HIRAGA, INC.

The subject parcel is flat, ranging from approximately 5.2 feet at Front Street to approximately 6.8 feet at the western boundary. The existing residence is located in the middle of the parcel at an elevation of approximately 6.2 feet. See Engineering Letter Report, **Appendix "A"**.

b. Potential Impacts and Mitigation Measures

The proposed project is not expected to have an adverse effect upon existing terrestrial conditions. The new residence will be constructed on the same site as the existing home. As the existing residential parcel and surrounding area have been graded as a result of previous construction activities, site work for the new residence is expected to be minimal and limited to the demolition of the existing facility, excavation for the new home's footings, foundation, sewer and waterlines, and landscaping. Finish floor elevations will closely approximate existing contours to minimize site work costs and maintain the existing drainage pattern.

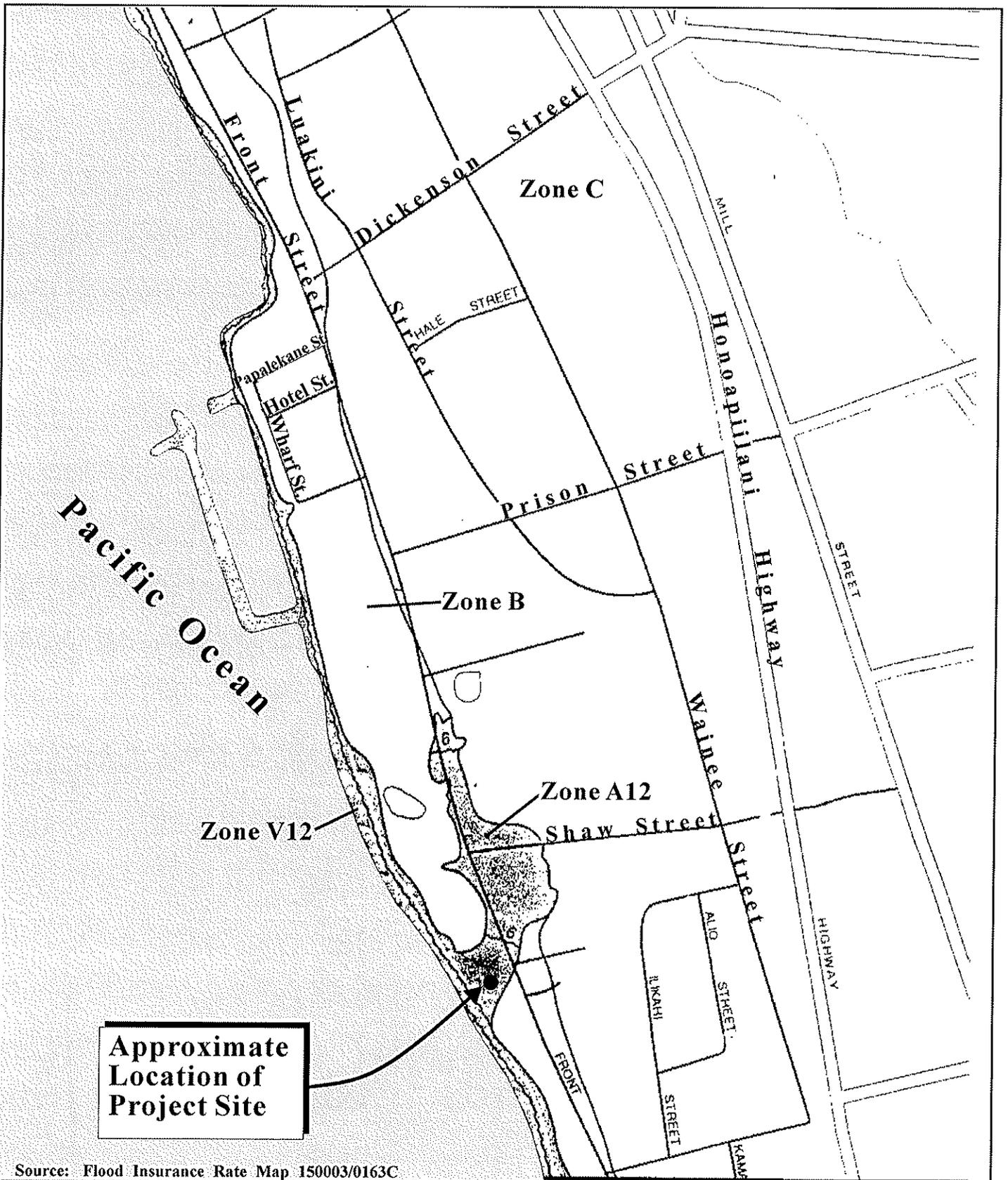
4. Flood and Tsunami Hazards

a. Existing Conditions

The Flood Insurance Rate Map for the Lahaina area indicates that a majority of the project site falls within Zone A12 with a base flood elevation of six (6) feet. A small portion of the parcel along the shoreline is situated in Flood Zone V12 with a base flood elevation of seven (7) feet and a portion of the southeastern corner of the parcel is situated in Flood Zone B. See **Figure 7**. Flood Zone A12 represents areas of the 100-year flood, base flood elevations and flood hazard factors determined. Flood Zone V12 represents areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined. Flood Zone B represents areas between the limits of the 100- and 500-year flooding. See **Appendix "B"**, Drainage Report.

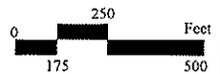
b. Potential Impacts and Mitigation Measures

The existing as well as the new residence is proposed within Zone A12, an area within the 100-year flood with base flood elevation of six (6) feet. As such, the proposed project will be constructed in accordance with the provisions of Chapter 19.62 of the Maui County Code pertaining to Flood



Source: Flood Insurance Rate Map 150003/0163C

Figure 7 Proposed Brewer Residence
Flood Zone Designations



Hazard Areas.

5. **Flora and Fauna**

a. **Existing Conditions**

There are no rare, threatened or endangered species of plant life within the project area. The area around the existing residence is graded and landscaped with typical tropical flora such as coconut palms, hibiscus and ti leaf.

Animal life which may be found in this area is typical of the urbanized regions of West Maui. Domestic mammals found in the area include dogs and cats. Avifauna commonly found in this area include the common mynah, Japanese white-eye, spotted dove, barred dove and house finch. There are no known rare, threatened or endangered species found in the vicinity of the project area. In addition, there are no streams or wetlands located within or in close proximity to the project area.

b. **Potential Impacts and Mitigation Measures**

The proposed project is not expected to have an adverse effect on flora, fauna and critical habitats.

6. **Air Quality**

a. **Existing Conditions**

The Lahaina region in general does not experience adverse air quality conditions. There are no point sources of airborne emissions in the immediate vicinity and the air quality at the subject property is considered good. Airborne pollutants that do exist can largely be attributed to vehicle exhaust from surrounding roadways. This source is intermittent, however, and the prevailing tradewinds soon disperse particulates generated by these temporary sources.

b. **Potential Impacts and Mitigation Measures**

Air quality impacts attributable to land-based construction activities include dust generated by short-term, construction-related activities. Site work

involving demolition and excavation activities may generate airborne particulates. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize nuisance impacts to adjacent areas.

7. **Noise**

a. **Existing Conditions**

Existing background noise in the project area is principally attributed to vehicle traffic on surrounding roadways. In addition, the flight paths of arriving and departing aircraft at the Kapalua West Maui Airport, located about 6.0 miles to the north of the project area, place the site beyond the limits of aircraft noise exposure.

b. **Potential Impacts and Mitigation Measures**

As with air quality, ambient noise conditions will be temporarily impacted by demolition and construction activities. Construction tools, equipment, and machinery would be the dominant source of noise during the site construction period. Proper equipment and maintenance are anticipated to minimize noise levels. In addition, equipment mufflers or other sound attenuating devices may be utilized as required. All construction activities will be limited to normal, daylight working hours.

From a long-term perspective, the proposed project is not anticipated to generate adverse noise impacts.

8. **Historical/Cultural Resources**

a. **Existing Conditions**

The ancient Hawaiian name for Lahaina was *Lele*, which means “to leap” or “to disembark” as from a canoe. In pre-contact times, Lahaina’s harbor was referred to as *Keawai* (the small harbor). Along with Maui, the islands of Lana`i and Moloka`i encircle the `Au`au Channel providing relatively calm and safe waters for anchorage. After the death of Kamehameha I in 1819, Lahaina began to receive frequent visits from explorer ships and soon saw the arrival of the first Christian missionaries. From the 1820s to about 1860, Lahaina accommodated whaling ships and served as a focal point for trading.

While in port, visiting ships would stock up on fresh water and food supplies, while their crews would go ashore for rest and relaxation. The 1890s saw the advent of commercial shipping in Lahaina as West Maui was a good source of sandalwood. The sandalwood trade established ties with nations such as Russia and China. The port town also served as a recruiting ground for Hawaiian seamen, many of whom signed on as whalers.

In 1962, Lahaina was designated a registered National Historic Landmark under the provisions of the Historic Sites Act of August 21, 1935. In 1966, Lahaina was listed in the National Register of Historic Places. The project area is located within the limits of the Lahaina National Landmark District.

Historic sites within proximity of the project area include the following.

Hauola Stone (Pohaku O Hauola): As far back as the 14th and 15th centuries, the ancient Hawaiians made use of this special stone, which loosely translated means, "extending life and health". In those times it was used as a birthing stone for royalty. When a chiefess was ready to give birth, attendants would help her into the stone chair, assist in delivering the child, and witness the birth. In more recent times, it was believed that this stone was useful for healing purposes since it is located in an area where both fresh and salt water mix, such waters being known for healing powers. Ailing persons would sit in the seat, with the waves washing over them, while offering ceremonial prayers to regain health.

The Brick Palace: This building, which was the first western style structure in the islands, was built in 1798 by ex-convicts from the British penal colony at Botany Bay, Australia. Constructed of locally manufactured brick, the two-story building (20 ft. x 40 ft.) contained four (4) rooms with wooden walls and glazed windows. The building was constructed at the command of Kamehameha I for his favorite wife, Queen Ka'ahumanu, who ironically preferred to live in a more airy grass house built nearby. The building was used intermittently as a storehouse and residence until the 1850s. Today, only the foundation of the building remains.

Pioneer Inn: This building dates back to 1901. Extensions and renovations have retained the style of the original hotel. As a point of interest, the old

turn-of-the century rules for guests are still posted in each room.

Banyan Tree: This tree was planted in April 1873 to mark the 50th anniversary of the beginning of Protestant missionary work in Lahaina. The tree is more than 60 feet in height and casts a shade which covers two-thirds of an acre.

Lahaina Courthouse: Stones from the demolished Hale Piula (iron-roof house), a palace which was built for Kamehameha III but never completed, were used to construct this building. The courthouse also served as a custom house and the center for anti-smuggling activity during the whaling era. It was at the courthouse where the formal annexation of the islands by the United States was marked in August 1898 by the lowering of the Hawaiian flag and the raising of the American flag.

The Old Fort: The reconstructed remains of a waterfront fort stand in the southwest corner of the banyan tree parcel. The fort was built in the early 1830s after some sailors lobbed cannonballs at the town during an argument with Protestant missionaries over the visits of native women to ships. At the time, visitors thought the fort looked more like a showpiece than a real fortress. Used mostly as a prison, the fort was torn down in the 1850s to supply stones for the construction of Hale Paahao (the Lahaina prison).

b. **Potential Impacts and Mitigation Measures**

The site of the existing residence was previously disturbed during the construction of the home in 1951. Lands around the existing residence were also disturbed in connection with the development of the surrounding area. An archaeological monitoring plan was prepared for the demolition and new construction activity. See **Appendix "C"**. The monitoring plan was submitted to the State Historic Preservation Division (SHPD) for review and approval. By letter dated August 10, 2007, the SHPD approved the monitoring plan. See **Appendix "C-1"**. The SHPD noted in their approval that, *"We believe it is unlikely that any historic properties will be affected by construction work related to the undertaking, with the implementation of this accepted archaeological monitoring plan."* The applicant will implement the approved archaeological monitoring plan upon approval of construction permits for the project. Should any archaeological features, cultural remains

or human burials be uncovered during ground-altering construction activities, work will immediately cease in the vicinity of the find and the find shall be protected from further damage. The SHPD will be promptly notified and appropriate mitigative measures will be formulated, if necessary.

Additionally, it is noted that due to the age of the existing residence (over 50 years old), a historical resources inventory was completed for the structure. The inventory report, along with black and white photos, have been submitted to the State Historic Preservation Division (SHPD) Architectural Branch, for review and approval. See **Appendix "D"**.

It is noted that a number of interviews were carried out with persons having a notable connection to or knowledge of the project vicinity, with specific focus on traditional and customary uses in relation to the recent Lahaina Small Boat Harbor improvements. The interviews were published in the Draft Environmental Assessment for the Lahaina Small Boat Harbor comfort station improvements (Munekiyo & Hiraga, Inc., December 2004). Since the proposed demolition and construction of a single-family residence is located in proximity to the Lahaina Small Boat Harbor, these interviews are included to provide a historic and cultural profile of the area. These interviews grouped themselves into discussions along the following subjects:

(1) **The Waine`e Area**

The subject site (Lahaina Small Boat Harbor) is located in the traditional *ahupua`a* of Waine`e. The interviewees discussed the connected nature of everything in the *ahupua`a*, from the mountains to the shore and beyond into the sea. This connectedness should be borne in mind when considering cultural impacts; impacts to one feature might result in broader effects.

(2) **The Hauola Stone**

Located some distance to the north of the project site, this artifact is considered of paramount importance to all of the interviewees for its cultural associations. It is associated with many cultural practices, including birthing and healing. Several of the interviewees recall the Stone being used some time ago, in their youth or even earlier, but others stated that cultural practices were still occurring. The Stone's connection to the entire area was stressed and concern expressed

should anything occur to this object.

(3) **Surf and Fishing**

Several of the interviewees discussed the traditional practice of surfing and the surfing locations of Keawaiki and `Uo, in proximity to the Small Boat Harbor. There was concern that further development of the harbor could displace the surfers. Before the harbor was built, the shoreline area was also popular as a fishing spot, but some of the fishing grounds were destroyed by the harbor.

(4) **Further Issues**

Many of the interviewees expressed concern and regret that the traditional, native character of Lahaina had been shunted aside in the face of tourism and development. The Hauola Stone, in particular, represents a last vestige of the traditional settlement and there was great concern that it not be impacted in any fashion.

In the context of the proposed action, there are no adverse cultural impacts anticipated.

9. **Scenic and Open Space Resources**

a. **Existing Conditions**

The project area is located along the shoreline and is situated in an area which provides scenic views. Scenic resources in the vicinity include the West Maui Mountains, which are to the east of the project area, as well as the Pacific Ocean and the offshore island of Lana`i, which are to the west. Open space resources in the region are characterized by the West Maui Mountains, as well as the vast expanse of present and former agricultural lands that lie between the mountains and existing urbanized areas near the coastline.

b. **Potential Impacts and Mitigation Measures**

A view plane analysis was prepared for the proposed project, reviewing existing and future views from the west (ocean) and east (Front Street). See **Appendix "E"**. It is noted that the new residence will replace an existing residence and, therefore, is viewed as a continuation of the existing use.

Currently, the views from the western portion of the property are minimal due

to the existing landscaping and the lower elevation of the beach area to the residential lot. Front Street is not visible from the ocean side of the property. The existing structures currently block the views from the property to within six (6) feet of the property line. With the proposed project, there will be a minimal amount of visual impact because a portion of the existing landscaping will remain and the new residence is proposed to be located closer to Front Street and the north property line, allowing for more open space at the south property line, as well as the existing condition of the lower elevation of the beach to the residence.

The existing views from the east portion of the property include a four (4) foot high chain link fence at the front of the property. The ocean is not visible from Front Street due to the landscaping on both sides of the property. With the proposed project, a four (4) foot high rock wall is proposed to replace the chain link fence at the property frontage. This will provide for visual relief and is in conformance with the neighboring properties. Additionally, with the proposed layout of the project, view planes will increase by approximately 34 percent with the new residence. This is due to the new location of the home, as well as the pool and spa along the side yard of the house, which will necessitate the removal of landscaping. These changes will open a corridor view to the ocean. The new view corridors will be approximately six (6) feet wide and 23 feet wide on the north and south sides of the property, respectively. Refer to **Appendix "E"**.

The area around the new residence will be landscaped, wherever possible, to complement the adjacent residential neighborhood.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Socio-Economic

a. Existing Conditions

The majority of lands in West Maui are either State designated "Conservation" or "Agricultural". Generally, "Conservation" lands occupy the higher elevations, while the "Agricultural" district spans the foothills of the West Maui Mountains.

"Urban" designated lands occupy the lower elevations along the coast and include the communities of Kahana-Napili-Kapalua and Ka'anapali. These resort communities include several hotels and visitor-oriented condominiums. Lahaina, meanwhile, is more typical of a residential community. Single-family, business, light industrial, and agricultural zones prevail in this part of West Maui.

The town of Lahaina is the commercial center for West Maui. The town contains a number of shopping centers and retail business areas, and serves as a core for the region's residential housing.

Part of West Maui's attraction can be attributed to its year-round dry and warm climate, complemented by many white-sand beaches and scenic landscape. Most of the visitor accommodations are located in Lahaina and the resort communities of Ka'anapali, Honokowai, Kahana, Napili and Kapalua.

The Kapalua-West Maui Airport at Mahinahina conveniently links West Maui to O'ahu and other neighbor islands.

Diversified agriculture and pineapple fields occupy much of the land in the area. Agricultural lands in the Ka'anapali area are planted with coffee. Maui Land & Pineapple Company's fields cover the lower slopes of the West Maui Mountains north of Ka'anapali.

The resident population of the West Maui Community Plan region has demonstrated a substantial increase over the last three (3) decades. In 2000, the population of the island of Maui was 117,644, with 17,967 persons (15 percent) of the island's population residing in West Maui (County of Maui, June 2006). Since 1970, West Maui has seen a growth in population, with the population increasing from about 5,500 persons in 1970, to approximately 10,300 persons in 1980, and to about 14,600 persons in 1990. These increases represent an 87 percent gain from 1970 to 1980, a 42 percent increase from 1980 to 1990, and a 22 percent gain from 1990 to 2000. The resident population of the West Maui region is projected to increase to 23,286 in the year 2015 (County of Maui, June 2006).

West Maui's annual average population growth over the last three (3) decades has kept pace with that of Maui County. Between 1970 and 1980, Maui County grew at an average rate of 4.4 percent a year, while from 1980 to 1990, and from 1990 to 2000 it grew at an average rate of 3.5 percent and 2.8 percent a year, respectively. Compared to Maui County, West Maui had a higher average annual growth rate of 6.4 percent during the 1970's, but shared a 3.5 percent average growth rate between 1980 and 1990, and a slightly lower growth rate of 2.3 percent in the 1990's. The resident population of Maui County is projected to increase to 151,011 in the year 2015 (County of Maui, June 2006).

The economy of Maui is heavily dependent upon the visitor industry. The dependency on the visitor industry is especially evident in West Maui, which is one of the State's major resort destination areas. Major hotels in this region include the Hyatt Regency Maui (806 rooms), the Westin Maui (759 rooms), the Royal Lahaina Resort (592 rooms), the Ritz-Carlton Kapalua (548 rooms), the Sheraton Maui Resort (510 rooms) and the Ka'anapali Beach Hotel (430 rooms).

West Maui's visitor orientation is reflected in the character of Lahaina Town, which serves as a center for visitor-related retail outlets and activities.

Pineapple cultivation, another vital component of the West Maui economy, is handled by Maui Land & Pineapple Company, Inc. Since the termination of sugar cane cultivation in 1999, small-scale coffee and seed corn operations have supplanted sugar cane on a portion of the lands formerly cultivated by Pioneer Mill Company, Ltd.

As of May 2008, the unemployment rates (not seasonally adjusted) for Maui County and the island of Maui were 3.5 percent and 3.4 percent, respectively (State of Hawai'i, Department of Labor and Industrial Relations).

b. Potential Impacts and Mitigation Measures

On a short-term basis, the proposed project will support construction and construction-related employment. The proposed action is not considered a population generator as it involves the demolition and replacement of an existing single-family residence.

The proposed residence will be located within the State Urban district and is a conforming use. The proposed action will not impact the inventory of lands available for agricultural cultivation nor lands currently in agricultural use.

C. PUBLIC SERVICES

1. Solid Waste Disposal

a. Existing Conditions

Single-family residential solid waste collection service is provided by the County of Maui. Residential solid waste collected by County crews is disposed at the County's Central Maui Landfill, located 4.0 miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies.

A refuse transfer station located about 6.0 miles south of the project area at Olowalu serves West Maui residents and accommodates household refuse and green waste, as well as used oil; no commercial waste is accepted at this facility.

b. Potential Impacts and Mitigation Measures

A solid waste management plan will be developed for the disposal of clearing, grubbing, and demolition-based material from the site during construction. This plan will be developed in coordination with the Solid Waste Division of the County Department of Public Works and Environmental Management.

Once completed, solid waste generated by the residence will be served by the County's solid waste service. Collected refuse will be disposed of at the County's Central Maui landfill. There are no adverse impacts to the landfill capacity anticipated from the proposed improvements.

2. Police, Fire, and Emergency Services

a. Existing Conditions

The project area is within the Maui Police Department's service area, which

services all of the Lahaina district. The Department's Lahaina Station is located in the Lahaina Civic Center complex at Wahikuli, approximately 1.0 mile east of the project area.

Fire prevention, suppression and protection services for the Lahaina District are provided by the Maui Fire Department's Lahaina Fire Station, also located in the Lahaina Civic Center and the Napili Fire Station, located in Napili. The Lahaina Fire Station includes an engine and a ladder company. The Napili Fire Station consists of an engine company.

The only major medical facility on the island is Maui Memorial Medical Center, located approximately 20.0 miles from Lahaina, midway between Wailuku and Kahului. The 231-bed facility provides general, acute, and emergency care services.

Medical service in the West Maui region is offered by clinics and offices such as the Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center, and Kaiser Permanente's Lahaina Clinic.

b. Potential Impacts and Mitigation Measures

The new residence is not anticipated to affect service capabilities of police, fire, and emergency medical services. The project will not extend service area limits for emergency services.

3. Educational Facilities

a. Existing Conditions

The West Maui area is served by four (4) public schools operated by the State Department of Education: Lahainaluna High School, Lahaina Intermediate School, King Kamehameha III Elementary School, and Princess Nahienaena Elementary School. The region is also served by privately operated schools including Sacred Hearts School and Maui Preparatory Academy. It is noted that the subject property is located along Front Street, approximately 0.25 mile from Kamehameha III Elementary School.

b. Potential Impacts and Mitigation Measures

The new residence will not generate new population and is, therefore, not anticipated to place new or increased demands upon education facilities and services.

4. Recreational Facilities

a. Existing Conditions

West Maui is served by numerous recreational facilities offering diverse opportunities for the region's residents. There are nearly 20 County parks in West Maui. Approximately one-third of the County parks are situated along the shoreline and provide for excellent swimming, diving, and snorkeling, as well as fishing, surfing, picnicking, sun bathing, and other shoreline-related activities.

In addition, the Ka'anapali and Kapalua Resorts operate world-class golf courses which are available for public use.

In addition to recreational boating facilities at the Lahaina Small Boat Harbor and surf spots such the "Harbor" and "Breakwall", passive recreational areas in the vicinity of the project include the grassed, open space area around the Brick Palace and the grassed, courtyard area surrounding the Banyan Tree. Recreational facilities in outlying areas include Puamana Park, the Lahaina Aquatic Center, the Lahaina Recreation Center, Malu'uluolele Park, and Kamehameha Iki (Armory) Park.

b. Potential Impacts and Mitigation Measures

As no new population will be generated, there are no anticipated negative impacts to recreational services associated with the project.

D. INFRASTRUCTURE

1. Roadway System

a. Existing Conditions

Honoapi'ilani Highway (State Highway 30) is the main roadway serving the West Maui region. This highway is the only link between West Maui and the rest of the island (although an unimproved segment of highway extends around the north coast of the island to Waihee, providing limited access). The highway has a typical two-lane configuration except for a segment from Lahaina to Honokowai where four (4) travel lanes are provided.

Front Street is a two-lane County roadway aligned along a north-south axis. In the vicinity of the project area, Front Street has a posted speed limit of 20 miles per hour (mph).

b. Potential Impacts and Mitigation Measures

The proposed demolition and construction of a single-family residence is not anticipated to have an impact on the area roadway system as the proposed project will replace an existing residence.

2. Water System

a. Existing Conditions

The West Maui region is served by the domestic water system operated by the County's Department of Water Supply. The County water system services the coastal areas from Launiupoko to Ka'anapali and from Honokowai to Napili. Three (3) surface sources and eight (8) wells are used to supply the County domestic system. In addition to the County system, the West Maui region is served by private water systems which services the Ka'anapali and Kapalua Resorts.

The project site is serviced by a 0.625-inch water meter and the existing average daily water use is estimated at 1,100 gallons.

b. Potential Impacts and Mitigation Measures

The domestic water and irrigation demand for the new residence is not anticipated to have an adverse effect on existing County water source and storage facilities, as well as water transmission and distribution systems. Detailed domestic, fireflow, and irrigation calculations will be submitted to the County Department of Water Supply for review in connection with the proposed processing of the building permit application for the new residence. All water system improvements will be designed in accordance with applicable regulatory design standards.

3. Wastewater System

a. Existing Conditions

The County's wastewater collection and transmission system and the Lahaina Wastewater Reclamation Facility (LWRF) accommodate the region's wastewater needs. The LWRF, located along Honoapi`ilani Highway just north of the Ka`anapali Resort, has been upgraded and expanded to a design capacity of 9.0 million gallons per day (MGD). The cumulative wastewater flow currently allocated to the facility is approximately 6.7 MGD. A series of force mains and gravity lines convey wastewater from Lahaina Town to the LWRF.

The existing residence is serviced by the County's wastewater system.

b. Potential Impacts and Mitigation Measures

The proposed project is not anticipated to impact existing County wastewater collection and treatment facilities. Wastewater calculations for the new residence will be submitted to the County Department of Environmental Management for review as part of the building permit approval process. All wastewater system improvements will be designed in accordance with appropriate regulatory design criteria.

4. Drainage

a. Existing Conditions

The drainage infrastructure in Lahaina Town consists of short, small capacity culverts with grated inlets along roadways which outlet to the ocean.

The runoff from the project site sheet flows in two (2) directions from the project site. The first is from the residence eastward toward Front Street and the second is from the residence to the low point towards the west. Refer to **Appendix "B"**, Drainage Report.

b. Potential Impacts and Mitigation Measures

It is estimated that the existing 50-year, 1-hour storm runoff from the project site is 0.91 cubic feet per second (cfs). After completion of the proposed project, it is estimated that the runoff will increase to 1.20 cfs. Thus, there would be an increase of 0.29 cfs with the proposed new residence.

The proposed drainage plan is to maintain the existing drainage pattern of the onsite runoff. Runoff sheet flowing from the residence towards Front Street will be collected by area drains and a grated catch basin. The runoff will then be conveyed to an onsite perforated drainage system. Runoff sheet flowing from the residence toward the ocean will continue to flow toward the low area of the lot. Additionally, a detention basin will be constructed at the northwest corner of the residence to mitigate the increase in runoff generated from the project site.

Based on the County of Maui drainage standards, the project's drainage system must mitigate the increase in runoff from the site for a 50-year 1-hour storm, which is 214 cubic feet. The proposed onsite perforated drainage system and detention basin will create 410 cubic feet of storage volume. As such, the proposed drainage system for the project will accommodate the required storage for the post development conditions plus an additional 45 percent of the existing 50-year storm. Refer to **Appendix "B"**.

The drainage design criteria will be to minimize any alterations to the natural pattern of the existing onsite surface runoff. There will be no change in the

existing drainage pattern.

For land-based construction activities, soil loss will be minimized during the construction period by implementing appropriate Best Management Practices and erosion control measures such as the following:

1. Minimize the time of construction.
2. Retain existing ground cover until the latest possible date to complete construction.
3. Use temporary area sprinklers for watering active construction zones as needed.
4. Use temporary berms, filter berms, and cut-off ditches, where needed, and as applicable, for control of erosion.

Other site specific BMPs will also be implemented, as appropriate. Site work will conform to County standards and will be coordinated with the Department of Public Works.

5. Electrical, Telephone and Cable Television Systems

a. Existing Conditions

Electrical, telephone and cable TV service to the West Maui region and the existing residence are provided by Maui Electric Company, Hawaiian Telcom and Oceanic Time Warner Cable, respectively. In the vicinity of the project area, existing overhead powerlines and utility poles are located along the side of Front Street.

b. Potential Impacts and Mitigation Measures

The new residence is not anticipated to have a significant impact to the utilities in the area.

E. CUMULATIVE AND SECONDARY IMPACTS

The entire action involves the demolition of an existing residence and the construction of a new residence at the same location. This action is not anticipated to have significant adverse

effects, either primary or secondary.

III. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

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A. STATE LAND USE DISTRICTS

Pursuant to Chapter 205A, HRS, all lands in the State have been divided and placed into one (1) of four (4) land use districts by the State Land Use Commission. These land use districts have been designated "Urban", "Rural", "Agricultural", and "Conservation". The site of the proposed comfort station improvements is located within the limits of the State Urban district. See **Figure 8**. The proposed action is deemed permissible within the State Urban district.

B. MAUI COUNTY GENERAL PLAN

The 1990 update of the Maui County General Plan establishes broad objectives and policies to guide the long-range development of the County. As indicated by the Maui County Charter, the purpose of the General Plan shall be to:

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

The proposed action is in keeping with the following General Plan objectives and policies:

LAND USE

Objective

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

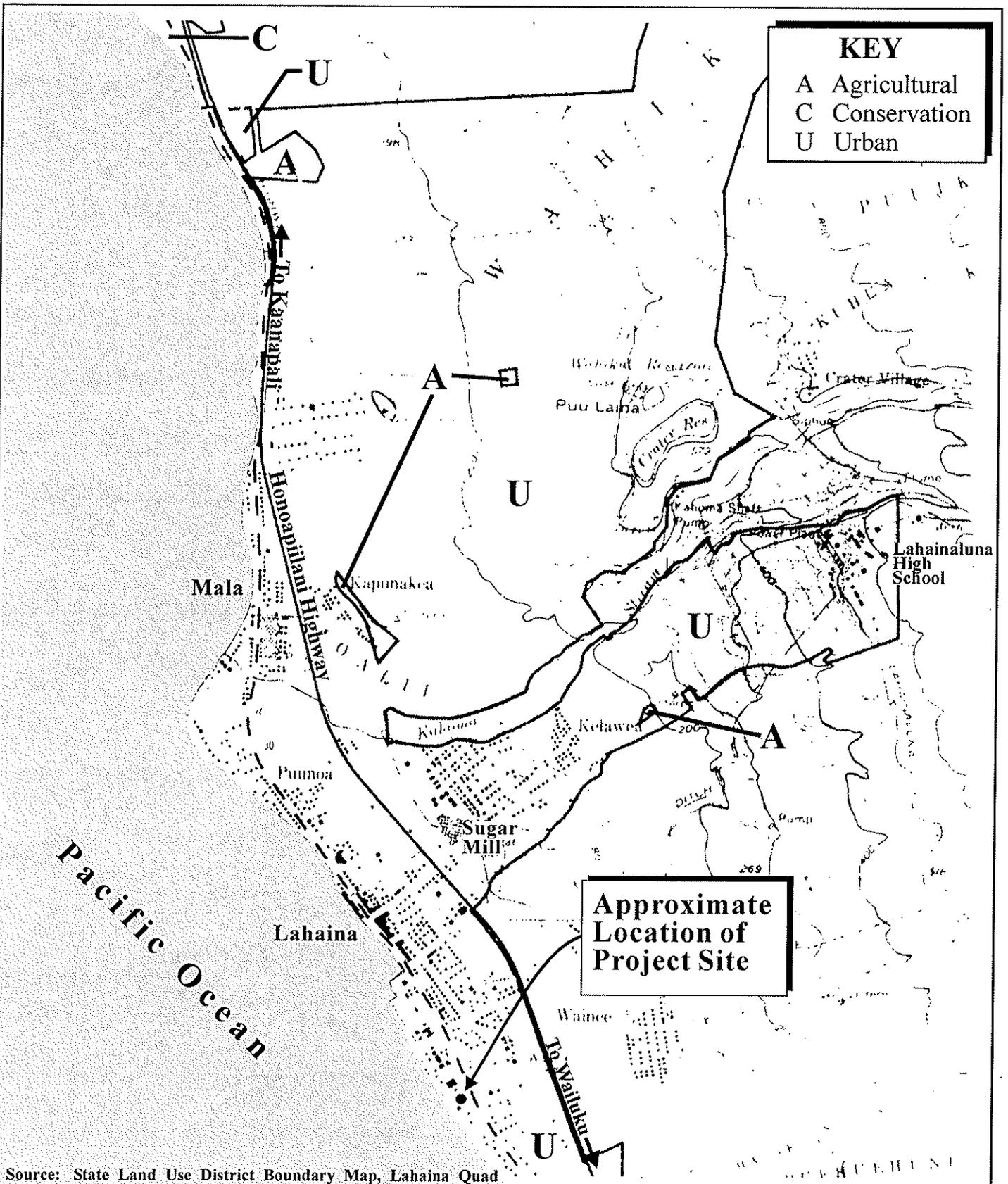
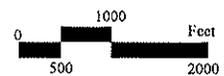


Figure 8 Proposed Brewer Residence
State Land Use District Classifications



residents.

Policy

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

C. WEST MAUI COMMUNITY PLAN

The project site is located in the West Maui Community Plan region, one (1) of the nine (9) Community Plan regions established in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designed to implement the Maui County General Plan. Each Community Plan contains recommendations and standards which guide the sequencing, patterns, and characteristics of development in the region.

Land use guidelines are established by the West Maui Community Plan land use map. The site of the proposed residence is designated for "Single-Family" use by the Community Plan's land use map. See **Figure 9**. The proposed project is in keeping with the land uses designated by the West Maui Community Plan.

The West Maui Community Plan sets forth goals which are statements identifying preferred conditions. Goals, objectives and policies associated with the development of the proposed project include the following:

HOUSING

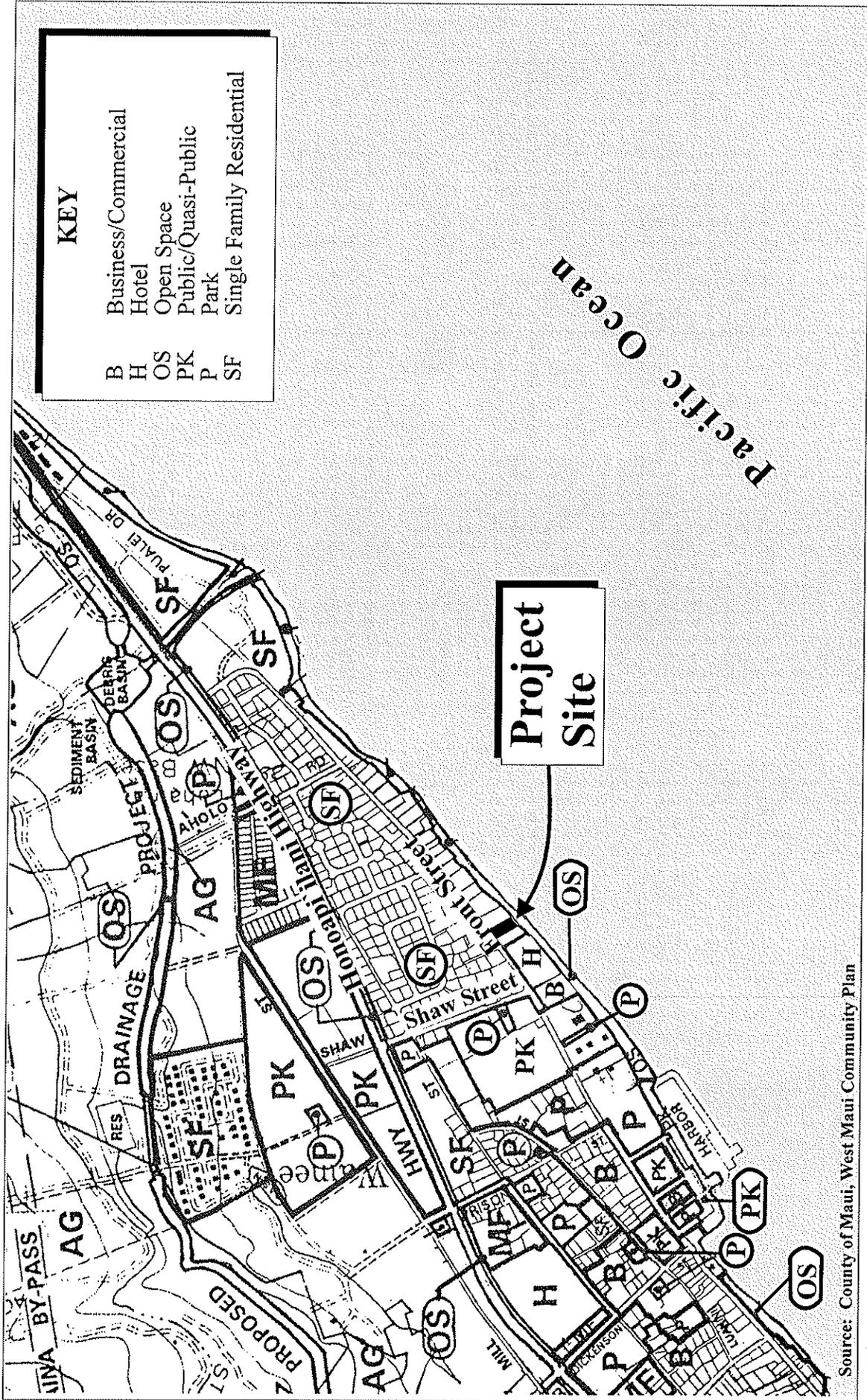
Goal

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

URBAN DESIGN

Goal

An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design at the resort destinations of Ka'anapali and Kapalua,



Source: County of Maui, West Maui Community Plan

Figure 9

Proposed Brewer Residence
West Maui Community Plan Land Use Designations

NOT TO SCALE



Prepared for: J. Robert Brewer, Jr. and Judith Brewer



MUNEKIYO & HIRAGA, INC.

defines a unified landscape planting and beautification theme along major public roads and highways, watercourses, and at major public facilities, and recognizes the historic importance and traditions of the region.

Objectives and Polices for the West Maui Region in General

- Promote a unified street tree planting scheme along major highways and streets. Hedge planting be spaced and limited in height, in order to provide vistas to the shoreline and mountains.

The proposed project is intended to replace an existing single-family residence.

D. COUNTY ZONING

The project site is zoned “R-3, Residential” by the County of Maui. The proposed single-family residence is in consonance with the existing zoning.

E. COASTAL ZONE MANAGEMENT/SPECIAL MANAGEMENT AREA

The project area is located within the County of Maui's Special Management Area (SMA). Pursuant to Chapter 205A, HRS, and the Rules and Regulations of the Maui Planning Commission, actions proposed within the SMA are evaluated with respect to Hawai`i Coastal Zone Management Program (HCZMP) and SMA objectives, policies and guidelines. This section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A, HRS and the Rules and Regulations of the Maui Planning Commission.

An SMA Assessment application for an exempt action has been prepared and submitted to the Planning Department for review and approval.

1. Recreational Resources

Objective: Provide coastal recreational opportunities accessible to the public.

Policies:

- a. Improve coordination and funding of coastal recreational planning and management; and

- b. Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
- (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
 - (ii) Requiring replacement of coastal resources having significant recreational value including, but not limited to, surfing sites, fishpond, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;
 - (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (v) Ensuring public recreational uses of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
 - (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
 - (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
 - (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, and county authorities; and crediting such dedication against the requirements of Section 46-6, HRS.

Response: The proposed project includes the demolition and replacement on an existing single-family residence and is not anticipated to have an impact on existing recreation resources.

2. Historical/Cultural Resources

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

Policies:

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

Response: The project area is located within the Lahaina National Historic Landmark District. Historic sites in the vicinity of the proposed project include the Hauola Stone, the Brick Palace, the Pioneer Inn, the Lahaina Courthouse, the Banyan Tree, and the Old Fort. The proposed single-family residence is not anticipated to impact historic resources. The project site has been previously disturbed.

An archaeological monitoring plan has been prepared for the project. Refer to **Appendix "C"**. The archaeological monitoring plan was submitted for review and approval by the SHPD. SHPD approved the plan via letter dated August 10, 2007. Refer to **Appendix "C-1"**. Should human remains be inadvertently discovered during ground-altering activities, work will promptly cease in the immediate area of the find, and the find will be protected from further damage. The State Historic Preservation Division will be immediately notified and procedures for the treatment of inadvertently discovered human remains will be followed pursuant to Chapter 6E, HRS.

3. Scenic and Open Space Resources

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

Policies:

- a. Identify valued scenic resources in the coastal zone management area;
- b. Ensure that new developments are compatible with their visual environment

by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;

- c. Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
- d. Encourage those developments that are not coastal dependent to locate in inland areas.

Response: The proposed residence is designed to be in conformance with existing surrounding residences. The proposed single-family residence is not anticipated to impact coastal scenic and open space resources.

4. **Coastal Ecosystem**

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

Policies:

- a. Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- b. Improve the technical basis for natural resource management;
- c. Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- d. Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- e. Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Response: Appropriate Best Management Practices and erosion control measures will be implemented to minimize the effects of stormwater runoff during implementation of the project and to ensure that coastal ecosystems are not adversely impacted by construction activities. Additionally, the applicant is proposing drainage improvements which will reduce existing runoff volumes by 45 percent. Refer to **Appendix "B"**.

5. **Economic Use**

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

Policies:

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

Response: The proposed project is consistent with the goals of the West Maui Community Plan, which guides growth and development in the region. There are no adverse impacts to coastal zone-related economic parameters as a result of the project.

6. **Coastal Hazards**

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

Policies:

- a. Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- b. Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;
- c. Ensure that developments comply with requirements of the Federal Flood

Insurance Program; and

- d. Prevent coastal flooding from inland projects.

Response: The existing and proposed single-family residence lies within Zone A12, area within the limits of the 100-year flood. The proposed residence will be constructed in accordance with County requirements for developments within flood hazard areas. In addition, the proposed project will not adversely affect downstream and adjoining properties from the effects of flooding and erosion.

7. **Managing Development**

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

Policies:

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

Response: Opportunities for public participation will be provided via the Maui Planning Commission's review of the Draft Environmental Assessment, as well as the Final Environmental Assessment for the proposed project. In addition, this Environmental Assessment has been prepared for public review in compliance with Chapter 343, HRS, and Chapter 200 of Title II, HAR. All aspects of development will be conducted in accordance with applicable State and County standards. Opportunities for review of the proposed action are offered through the SMA assessment review process.

8. **Public Participation**

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

Policies:

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

Response: As previously noted, the Maui Planning Commission will have two (2) reviews of the Environmental Assessment. Opportunities for public awareness, education, and participation in coastal management are provided through this process.

9. Beach Protection

Objective: Protect beaches for public use and recreation.

Policies:

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

Response: The existing and proposed residence is located approximately 51 feet mauka of the shoreline setback and is not anticipated to impact beach resources in an adverse manner. Additionally, as previously noted, the applicant will insure that BMPs are utilized during demolition and construction to minimize any impacts to the shoreline.

10. Marine Resources

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

Policies:

- a. Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- b. Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;
- c. Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- d. Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
- e. Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Resources: Best Management Practices will be implemented during construction to support the policies of effective management of marine resources.

In addition to the foregoing objectives and policies, SMA permit review criteria pursuant to Act 224 provides that:

No special management area use permit or special management area minor permit shall be granted for structures that allow artificial light from floodlights, uplights, or spotlights used for decorative or aesthetic purposes when the light:

- (1) Directly illuminates the shoreline and ocean waters; or
- (2) Is directed to travel across property boundaries toward the shoreline and ocean waters.

In addressing light pollution issues, the proposed project's exterior site lighting will be carefully shielded and directed away from the shoreline and ocean water areas.

Areas of the property where safety and security illumination is necessary, such as pathways, will be illuminated with fully shielded light sources. Special attention will be given to the placement of the fully shielded luminaries to avoid unnecessary trespass onto shoreline and ocean water areas as well as adjacent properties.

**IV. SUMMARY OF
ADVERSE
ENVIRONMENTAL
EFFECTS WHICH
CANNOT BE AVOIDED**

IV. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The proposed development will result in unavoidable construction-related impacts as described in Chapter II of this report.

Potential effects include noise-generated impacts occurring from site preparation and construction activities. In addition, temporary air quality impacts associated with dust generated from construction activities, and exhaust discharged by construction equipment. It should be noted, however, that these impacts are expected to be minimized through the implementation of the appropriate mitigative measures identified in Chapter II. The proposed project is not anticipated to create any significant, long-term, adverse environmental effects.

V. ALTERNATIVES TO THE PROPOSED ACTION

V. ALTERNATIVES TO THE PROPOSED ACTION

A. NO ACTION ALTERNATIVE

In addition to maintaining present physical conditions, the "no action" alternative would retain the existing single-family residence in its current condition and size. Given the applicant's functional layout and spatial needs for his residence, the "no action" alternative is not deemed a viable alternative. Accordingly, the "no action" alternative was not considered.

B. DEFERRED ACTION ALTERNATIVE

A "deferred action" alternative would have similar consequences as the "no action" alternative in that the use and functional objectives of the proposed project would be delayed and would not be immediately realized.

This alternative could result in potentially higher development costs due to increases in labor and material costs or as a result of changes to infrastructure or the existing physical or socio-economic environment (i.e., window of opportunity and opportunity costs). Based on the preceding, the "deferred action" alternative was not considered.

C. DEVELOPMENT PLAN ALTERNATIVES

During the project's concept development process, use and operational factors were examined with regard to the proposed single-family residence. This evaluation included an examination of the existing residence on the property. This process also involved an analysis of space needs, functions, area requirements, spaces and adjacencies, property size and configuration parameters.

**VI. IRREVERSIBLE AND
IRRETRIEVABLE
COMMITMENTS OF
RESOURCES**

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The development of the proposed project is anticipated to result in the irreversible and irretrievable commitment of land and fiscal resources. Other resource commitments include energy, labor, and material resources. The commitment of these resources, however, is considered appropriate in the context of the project's implementation parameters which involve the demolition and replacement of an existing single-family residence.

VII. FINDINGS AND CONCLUSIONS

VII. FINDINGS AND CONCLUSIONS

Every phase of the proposed action, expected consequences, both primary and secondary, and the cumulative as well as the short-term and long-term effects of the action have been evaluated in accordance with the Significance Criteria of Section 11-200-12 of the Administrative Rules. The following criteria and preliminary analysis are provided below.

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

The proposed action is not anticipated to adversely impact known habitats of rare, endangered, or threatened species of flora or fauna. An archaeological monitoring plan was prepared for the project. Refer to **Appendix "C"** and **Appendix "C-1"**. Archaeological monitoring will be carried out during ground altering activities and should any historic and cultural features, including human burials, be found, work in the area of the find shall be promptly halted and the find protected from further disturbance. The SHPD will be immediately contacted to determine the significance of the find and establish appropriate mitigating measures, if necessary.

As previously noted, a historic resources inventory was also completed for the project and has been submitted to the SHPD for review and approval. Refer to **Appendix "D"**.

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

The proposed action, replacement of an existing single-family residence with a new dwelling structure, is not anticipated to curtail the range of beneficial uses to the environment.

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

The State Environmental Policy and Guidelines are set forth in Chapter 344, HRS. The proposed action is in consonance with those policies and guidelines.

4. **Substantially affects the economic welfare, social welfare, and cultural practices of the community or State.**

The project will directly benefit the local economy by providing construction and construction-related employment. In the long term, the proposed project is anticipated to have a beneficial effect upon the welfare of the community through the purchase of goods and services by the homeowner.

5. **Substantially affects public health.**

The replacement of the existing residence is not anticipated to have an adverse impact to the public health.

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

The proposed project is not a source of new population to the region. In this regard, the proposed project is not anticipated to adversely affect public services in the region, such as schools, police, and fire protection.

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

During the construction phase of the project, there will be short-term air and noise quality impacts. In the long term, there are no anticipated impacts upon air quality and ambient noise levels. The proposed single-family residence is not expected to significantly affect the open space and scenic character of the area. There are existing single-family residences and commercial development in proximity to the proposed home. No substantial degradation of environmental quality resulting from the action is anticipated.

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

As previously noted, the proposed action involves the demolition of an existing single-family residence and the construction of a new home at the same location. The proposed action is a stand-alone project. The proposed action is not anticipated to have significant adverse effects, either primary or secondary.

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

There are no known rare, threatened, or endangered species of flora and fauna, nor habitats of such within the project area.

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

Construction activities will result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling, and installation of dust screens will be implemented to minimize wind-blown emissions. Noise impacts will occur primarily from construction equipment. Equipment mufflers or other noise attenuating equipment, as well as proper equipment and vehicle maintenance, will be used during construction activities.

In the long term, the proposed project is not anticipated to have a significant impact on air quality or ambient noise conditions.

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

The project site is located within Flood Zone A12, an area within the 100-year flood, base flood elevation of six (6) feet. The proposed project will be developed in accordance with Special Flood Hazard Area requirements. The project is not anticipated to affect any erosion-prone areas or geologically hazardous lands, estuaries, fresh or coastal waters.

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

The proposed action is not located within scenic vistas or viewplanes identified by County or State Plans or studies. The proposed demolition of an existing single-family residence and construction of a new dwelling structure in its place is not anticipated to have an adverse impact on scenic resources.

13. **Requires substantial energy consumption.**

The subject project will involve the commitment of fuel for construction equipment, vehicles, and machinery during construction and maintenance activities.

In the context of the region's overall energy consumption, the replacement residence's demand for energy is not considered excessive, nor is it considered substantial.

Based on the foregoing findings, it is anticipated that the proposed action will not result in any significant adverse impacts.

VIII. LIST OF PERMITS AND APPROVALS

VIII. LIST OF PERMITS AND APPROVALS

The following Federal, State and County permits and approvals are anticipated to be required for project implementation:

County of Maui

1. Special Management Area Assessment (County of Maui Planning Department)
2. Demolition and Building Permits (Department of Public Works)
3. Special Flood Hazard Area Development Permit (Department of Planning)

State of Hawai'i

1. Noise Permit, as applicable (Department of Health)

**IX. PARTIES
CONSULTED DURING THE
PREPARATION OF THE
DRAFT ENVIRONMENTAL
ASSESSMENT; LETTERS
RECEIVED AND
RESPONSES TO
SUBSTANTIVE
COMMENTS**

IX. PARTIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS

The following parties were consulted during the preparation of the Draft EA. These organizations will receive copies of the Draft EA. Agency comments and responses to substantive comments are also included in this section.

- | | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Ranae Ganske-Cerizo, District Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209
Wailuku, Hawai'i 96793-2100 | 6. | Chiyome Fukino, MD., Director
Environmental Planning Office
State of Hawai'i
Department of Health
919 Ala Moana Blvd., Room 312
Honolulu, Hawai'i 96814 |
| 2. | George Young
Chief, Regulatory Branch
U.S. Department of the Army
U.S. Army Engineer District, Honolulu
Building 230
Fort Shafter, Hawai'i 96858-5440 | 7. | Denis Lau, Chief
Clean Water Branch
State of Hawai'i
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawai'i 96814 |
| 3. | Patrick Leonard, Field Supervisor
U. S. Fish and Wildlife Service
300 Ala Moana Blvd.
Rm. 3-122, Box 50088
Honolulu, Hawai'i 96813 | 8. | Herbert Matsubayashi
District Environmental Health
Program Chief
State of Hawai'i
Department of Health
54 High Street
Wailuku, Hawai'i 96793 |
| 4. | Laura Thielen, Director
State of Hawai'i
Office of Planning
P.O. Box 2359
Honolulu, Hawai'i 96804 | 9. | Peter Young
State of Hawai'i
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawai'i 96809 |
| 5. | Patricia Hamamoto, Superintendent
State of Hawai'i
Department of Education
P.O. Box 2360
Honolulu, Hawai'i 96804 | | |

10. Melanie Chinen, Administrator
State of Hawai'i
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawai'i 96707
11. Barry Fukunaga, Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813
- cc: Fred Cajigal, Maui District Engineer
12. Clyde Namu'o, Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawai'i 96813
13. Carl Kaupalolo, Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, Hawai'i 96732
14. Vanessa Medeiros, Director
County of Maui
Department of Housing and Human Concerns
200 S. High Street
Wailuku, Hawai'i 96793
15. Jeffrey Hunt, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawai'i 96793
16. Tamara Horcajo, Director
County of Maui
Department of Parks and Recreation
700 Hali'a Nakoa Street, Unit 2
Wailuku, Hawai'i 96793
17. Thomas Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawai'i 96793
18. Milton Arakawa, Director
Department of Public Works and Environmental Management
200 South High Street
Wailuku, Hawai'i 96793
19. Jeff Eng, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawai'i 96793
20. Neal Shinyama-Engineering
Maui Electric Company, Ltd.
P. O. Box 398
Kahului, Hawai'i 96732
21. **Hawaiian Telcom**
60 South Church Street
Wailuku, Hawai'i 96793

MAR 09 2007



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

REPLY TO
ATTENTION OF

March 7, 2007

Regulatory Branch

File No. **POH-2007-42**

KarylInn Kawahara
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Kawahara:

This is in response to your letter dated January 23, 2007 for early consultation comments for a proposed demolition of an existing single-family residential structure and construction of a new residence at TMK (2) 4-6-02: 17, Lahaina, Maui Island, Hawaii.). We have reviewed the information you provided under the Corps' authority to issue Department of the Army (DA) permits pursuant to Section 10 of the Rivers and Harbors Act (RHA) of 1899 (33 USC 403) and Section 404 of the Clean Water Act (CWA) (33 USC 1344).

Based on the information provided you provided on behalf of the applicant and landowner, Mr. Robert Brewer, we are unable to issue a determination on whether or not the proposed project will require a DA permit. Please submit to this office for review the following: current site photos, project plans and elevation drawings, an inventory of structures near the shore to be demolished, if any, and a list of proposed structures or activities in the near shore vicinity as well as locations of the proposed activities relative to the high tide line at that location.

Should you have any questions regarding this request for information, please contact Ms. Joy Anamizu by phone at 808-438-7023, or by e-mail at joy.n.anamizu@usace.army.mil and refer to the file number above.

Sincerely,

A handwritten signature in black ink, appearing to read "George P. Young".

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



MICHAEL T. MAI
GWEN DRASIBER
MITSURU "MICK" HIGASHI

KARLYNN KAWAHARA

April 24, 2007

George Young, P.E., Chief
Regulatory Branch
Department of the Army
Building 230
Fort Shafter, Hawai'i 96858-5440

SUBJECT: Early Consultation Comments For Proposed Demolition of a Single-Family Residence Located Within the National Historic Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui, Hawai'i, File No. POH-2007-42

Dear Mr. Young:

We are in receipt of your comment letter dated March 7, 2007, on the subject project. On behalf of the applicant, Robert Brewer, we would like to acknowledge your comments requesting additional information on the subject property. Current site photos, project plans and elevations, a demolition plan and a description of activities within the Shoreline Setback Area will be included in the Draft Environmental Assessment (Draft EA) document. A copy of the Draft EA will be sent to you for review and comment, upon completion.

Thank you for your comments. Should you have any further questions, please do not hesitate to call me at (808)244-2015.

Very truly yours,

Karlynn Kawahara
Project Manager

KK:yp

cc: Robert Brewer

Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc.

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FEB 01 2007

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

January 31, 2007

Ms. Karlynn Kawahara
Munekiyō & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Ms. Kawahara:

Subject: **Early Consultation Request, Demolition of a Residence within
the National Historic Landmark District
TMK: (2) 4-6-02: 17**

Thank you for the opportunity to participate in the early consultation process for the Draft Environmental Assessment for the demolition of a dwelling located within the National Historic Landmark District. The following comments are offered:

1. 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.
2. Due to the nature and location of the project, there is a significant potential for fugitive dust emissions during site work preparations. It is recommended that a dust control management plan be developed. Implementation of adequate dust control measures during all phases of the project is warranted. Construction activities must comply with the provisions of HAR, Chapter 11-60.

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,

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

Herbert S. Matsubayashi
District Environmental Health Program Chief



MICHAEL T. MOEL
GWEN OHASHI, EHM
MITSURU "MIGU" FUKUDA

KARLYNN KAWAHARA

April 24, 2007

Mr. Herbert Matsubayashi
District Environmental Health Program Chief
Maui District Health Office
54 High Street
Wailuku, Hawai'i 96793

SUBJECT: Early Consultation Comments For Proposed Demolition of a Single-Family Residence Located Within the National Historic Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui, Hawai'i

Dear Mr. Matsubayashi:

Thank you for your letter dated January 31, 2007, providing us with your comments on the proposed project.

With regards to your first concern, our client, Robert Brewer, will work with the contractor, once selected to insure that all necessary permits are in place, prior to the start of construction. Additionally, Mr. Brewer will work with the contractor to insure that adequate measures are in place, such as dust fences or water trucks, to control fugitive dust during construction. Lastly, we note your comment regarding the availability of additional standard comments at the Department of Health (Department) website. The list will be reviewed and comments will be incorporated, as applicable.

Should you have any questions, please feel free to contact me at 244-2015.

Very truly yours,

Karlynn Kawahara
Project Manager

KK:yp

cc: Robert Brewer
Anthony Riecke-Gonzales, Riecke Sunland Kono Architects, Inc.

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FEB 05 2007

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

01071PKP.07

January 31, 2007

Ms. Karlynn Kawahara
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Kawahara:

Subject: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Demolition of a Residence Located within the National Historic Landmark District, TMK: (2) 4-6-002:017 Lahaina, Maui, Hawaii

The Department of Health (DOH), Clean Water Branch (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 "Clean Water Act" (CWA) Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may **result** in any discharge into the navigable waters..." (emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40, Code of Federal Regulations (CFR), 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):
 - a. 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>.

- b. 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>.
- i. Storm water associated with industrial activities, as defined in Title 40, CFR, Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(xi). [HAR, Chapter 11-55, Appendix B]
 - ii. 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 commencement of the construction activities.** [HAR, Chapter 11-55, Appendix C]
 - iii. Discharges of treated effluent from leaking underground storage tank remedial activities. [HAR, Chapter 11-55, Appendix D]
 - iv. Discharges of once through cooling water less than one (1) million gallons per day. [HAR, Chapter 11-55, Appendix E]
 - v. Discharges of hydrotesting water. [HAR, Chapter 11-55, Appendix F]
 - vi. Discharges of construction dewatering effluent. [HAR, Chapter 11-55, Appendix G]
 - vii. Discharges of treated effluent from petroleum bulk stations and terminals. [HAR, Chapter 11-55, Appendix H]
 - viii. Discharges of treated effluent from well drilling activities. [HAR, Chapter 11-55, Appendix I]
 - ix. Discharges of treated effluent from recycled water distribution systems. [HAR, Chapter 11-55, Appendix J]

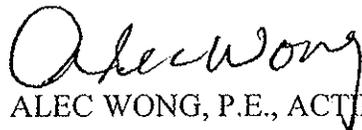
Ms. Karlynn Kawahara
January 31, 2007
Page 3

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

The Hawaii Revised Statutes, Subsection 342D-50(a), requires that "[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 me at (808) 586-4309.

Sincerely,



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

KP:np



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICK" HIRANO
KARLYNN KAWAHARA
MARK ALEXANDER ROY

July 10, 2007

Mr. Alec Wong, P.E.,
Acting Chief
State Department of Health
Clean Water Branch
P. O. Box 3378
Honolulu, Hawai'i 96801-3378

SUBJECT: Early Consultation Comments For Proposed Demolition of a Single-Family Residence Located Within the National Historic Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui, Hawai'i

Dear Mr. Wong:

Thank you for your letter dated January 31, 2007, providing us with your comments on the proposed project. On behalf of our client, Robert Brewer, we would like to offer the following responses to your concerns.

With regards to your first concern, the Army Corps of Engineers (COE) has been contacted and included in the early consultation review for the project. We have received preliminary comments from the COE on the project and will include them in the distribution of the Draft Environmental Assessment when it is completed. Secondly, Mr. Brewer, will work with the contractor, once selected, to insure that all necessary permits are in place, prior to the start of construction. Additionally, Mr. Brewer will work with the contractor to insure that adequate measures are in place, such as dust fences or water trucks, to control fugitive dust during construction.

A copy of the Draft EA will be sent to you for review and comment when it is completed. Should you have any questions, please feel free to contact me at (808)244-2015.

Very truly yours,

Karlynn Kawahara
Project Manager

KK:yp

cc: Robert Brewer

Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc.

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

OFFICE OF THE SUPERINTENDENT

February 5, 2007

Ms. Karlynn Kawahara, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Kawahara:

Subject: Early Consultation for Brewer Residence, Lahaina

The Department of Education has no comment to offer as early consultation for the proposal to replace a home on Front Street, Lahaina. However, we would appreciate that the draft environmental assessment for the project includes a reference to the distance of the proposed project to the campus of Kamehameha III Elementary School.

If you have any questions, please call Heidi Meeker of the Facilities Development Branch at (808) 733-4862.

Very truly yours,

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

Patricia Hamamoto
Superintendent

PH:jmb

c: Randolph Moore, Acting Assistant Superintendent, OBS
Duane Kashiwai, Public Works Administrator, FDB



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICK" HIRANO
KARLYNN KAWAHARA

MARIE ALEXANDER BOY

July 10, 2007

Ms. Patricia Hamamoto, Superintendent
State of Hawai'i
Department of Education
P. O. Box 2360
Honolulu, Hawai'i 96804

SUBJECT: Early Consultation Comments For Proposed Demolition of a Single-Family Residence Located Within the National Historic Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui, Hawai'i

Dear Ms. Hamamoto:

Thank you for your letter dated February 5, 2007, providing us with your comments on the proposed project. On behalf of our client, Robert Brewer, we would like to offer the following response to your concern. The Draft Environmental Assessment (Draft EA) will include a reference to the distance of the proposed project to the Department of Education's Kamehameha III elementary school.

A copy of the Draft EA will be provided to you for review and comment when it is completed. Should you have any questions, please feel free to contact me at (808) 244-2015.

Very truly yours,

Karlynn Kawahara
Project Manager

KK:yp

cc: Robert Brewer

Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc.

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LINDA LINGLE
GOVERNOR



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

FEB 14 2007

BARRY FUKUNAGA
INTERIM DIRECTOR

Deputy Directors
FRANCIS PAUL KEENO
BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

STP 8.2401

February 6, 2007

Ms. Karlynn Kawahara
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Kawahara:

Subject: Draft Environmental Assessment Early Consultation
Proposed Demolition of Residence Located within the
National Historic Landmark District
Applicant: Robert Brewer

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

The proposed action will not impact our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,


BARRY FUKUNAGA
Interim Director of Transportation

c: Maui County Planning Department

FEB 16 2007

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:
EPO-07-016

February 12, 2007

Ms. Karlynn Kawahara
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Kawahawa:

SUBJECT: Pre-Assessment Consultation for Proposed Demolition of a Residence Located within the National Historic Landmark District at Lahaina, Maui, Hawaii
TMK: (2) 4-6-002: 017

Thank you for allowing us to review and comment on the subject document. The document was routed to the various branches of the Environmental Health Administration. We have the following Clean Air Branch and Noise, Radiation & Indoor Air Quality Branch comments.

Clean Air Branch

Control of Fugitive Dust

A significant potential for fugitive dust emissions exists during all phases of construction and operations. Proposed activities that occur in proximity to existing residences, businesses, public areas or thoroughfares, exacerbate potential dust problems. It is recommended that a dust control management plan be developed which identifies and addresses all activities that have a potential to generate fugitive dust. The plan, which does not require the Department of Health (DOH) approval, would help with recognizing and minimizing the dust problems from the proposed project.

Activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. In addition, for cases involving mixed land use, we strongly recommend that buffer zones be established, wherever possible, in order to alleviate potential nuisance problems.

The contractor should provide adequate measures to control the fugitive dust from the road areas and during the various phases of construction. Examples of measures that can be implemented to control dust include, but are not limited to, the following:

Ms. Kawahara
February 12, 2007
Page 2

- a) Planning the different phases of construction, focusing on minimizing the amount of dust-generating materials and activities, centralizing on-site vehicular traffic routes, and locating potential dust-generating equipment in areas of the least impact;
- b) Providing an adequate water resource at the site prior to start-up of construction activities;
- c) Landscaping and providing rapid covering of bare areas, including slopes, starting from the initial grading phase;
- d) Minimizing dust from shoulders and access roads;
- e) Providing adequate dust control measures during weekends, after hours, and prior to daily start-up of construction activities; and
- f) Controlling dust from debris being hauled away from the project site.

If you have any questions, please contact the Clean Air Branch at 586-4200

Noise, Radiation & Indoor Air Quality Branch

Project activities shall comply with the Administrative Rules of the Department of Health, Chapter 11-46, Community Noise Control. Should there be any questions, please contact Russell S. Takata, Environmental Health Program Manager, Noise, Radiation and Indoor Air Quality Branch, at 586-4701.

We strongly recommend that you review all of the Standard Comments on our website: www.state.hi.us/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this project should be adhered to.

If there are any questions about these comments please contact Jiakai Liu with the Environmental Planning Office at 586-4346.

Sincerely,



KELVIN H. SUNADA, MANAGER
Environmental Planning Office

c: EPO
CAB
N&R/IAQ
EH-Maui, Herbert Matsubayashi

Attachment: HAR 11-46, Community Noise Control



MICHAEL T. HIGGINS
GWEN D'HANDEL
MITSURU "MICK" HIGGINS

KARL LUTHE

April 24, 2007

Kelvin Sunada, Manager
Environmental Planning Office
Department of Health
P. O. Box 3378
Honolulu, Hawai'i 96801-3378

SUBJECT: Early Consultation Comments For Proposed Demolition of a Single-Family Residence Located Within the National Historic Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui, Hawai'i

Dear Mr. Sunada:

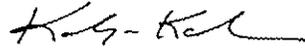
We are in receipt of your comments dated February 12, 2007, on the subject project. On behalf of the applicant, Robert Brewer, we would like to offer the following responses to your comments. We note the comments from the Clean Air Branch in regards to the control of fugitive dust during demolition and construction. The applicant will work with the contractor, once selected, to implement a Best Management Practices plan to control dust for the project. We also note the comments from the Noise, Radiation and Indoor Air Quality Branch regarding community noise control. The applicant will work with the contractor to insure that all applicable permits are received, prior to the start of construction. We also note your comment recommending review of the standard Department of Health comments at your website. We will review the list and incorporate any comments, as applicable.

Thank you for your comments. A copy of the Draft Environmental Assessment will be sent to you for review upon completion.

Kelvin Sunada, Manager
April 24, 2007
Page 2

Should you have any further questions, please do not hesitate to call me at 244-2015.

Very truly yours,



Karlynn Kawahara
Project Manager

KK:yp

cc: Robert Brewer

Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc.

F:\DATA\Brewer\SFResidence\DOH-EPO.ecres.wpd

MAR 08 2007

PHONE (808) 594-1888

FAX (808) 594-1865



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

HRD07/2879

March 5, 2007

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

RE: Request for Comments on a pre-environmental assessment for a proposed demolition of a residence located within the National Historic Landmark District, Lahaina, Maui; TMK: 4-6-002:017

Dear Karlynn Kawahara,

The Office of Hawaiian Affairs (OHA) is in receipt of your January 23, 2007, request for comments on the above-referenced project, which would include demolition of a single-family residence and construction of a new residence and other property improvements on the same parcel, which is off of Front Street in Lahaina. OHA apologizes for the delayed response and offers the following comments.

OHA requests assurances from the applicant that should iwi kūpuna or Native Hawaiian cultural or traditional deposits be found during ground disturbance or excavation, work will cease, and the appropriate agencies will be contacted pursuant to applicable law.

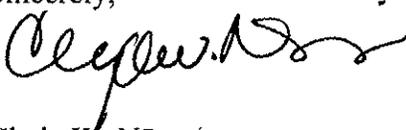
We also suggest that you confer with OHA's Maui Community Resources Coordinator, Thelma Shimaoka (address below) about possible cultural or historical impacts that should be considered and referenced in the Draft Environmental Assessment.

Thank you for the opportunity to comment, and we look forward to the opportunity to review the forthcoming environmental assessment and Special Management Area Assessment application.

Karlynn Kawahara
Project Manager
March 5, 2007
Page 2

If you have further questions or concerns, please contact Heidi Guth at (808) 594-1962 or heidig@oha.org.

Sincerely,



Clyde W. Nāmu'o
Administrator

C: Thelma Shimaoka
Community Resources Coordinator
OHA – Maui Office
140 Hoohana Street, Suite 206
Kahului, HI 96732



MICHAEL T. MUIR
GWEN DRANSKY, LLC
MITSURU "MICK" HIRAGA

KAPUNAHUA, HAWAII

April 24, 2007

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

SUBJECT: Early Consultation Comments For Proposed Demolition of a Single-Family Residence Located Within the National Historic Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui, Hawai`i

Dear Mr. Namu`o:

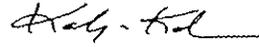
We are in receipt of your comments dated March 5, 2007, on the subject project. On behalf of the applicant, Robert Brewer, we would like to offer the following responses to your comments. We note your comment with regards to the consultation with the OHA Maui office. A cultural impact assessment will be prepared for the subject project and contact will be made with Ms. Shimaoka. We also note your comment that should the proposed project proceed and if there is a discovery of *iwi* or Native Hawaiian cultural or traditional deposits during ground altering activities that appropriate agencies be contacted pursuant to applicable law. An early consultation request for comments was also sent to the Department of Land and Natural Resources, State Historic Preservation Division. However, should there be a discovery of *iwi* or Native Hawaiian cultural or traditional deposits during construction, the applicant intends to follow all applicable protocols and laws.

Thank you for your comments. A copy of the Draft Environmental Assessment will be sent to you for review upon completion.

Clyde W. Namu`o, Administrator
April 24, 2007
Page 2

Should you have any further questions, please do not hesitate to call me at (808)244-2015.

Very truly yours,



Karlynn Kawahara
Project Manager

KK:yp

cc: Robert Brewer

Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc.

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APR 20 2007

LINDA LINGLE
GOVERNOR OF HAWAII



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

ROBERT K. MASUDA
DEPUTY DIRECTOR

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

April 9, 2007

Ms. Karlynn Kawahara
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

LOG NO: 2007.0448
DOC NO: 0703ST14
Architecture
Archaeology

Dear Ms. Kawahara:

**SUBJECT: Chapter 6E-42 (HRS) Review
Early Consultation Request for the Preparation of a Draft Environmental
Assessment In Relation to the Proposed Demolition of an Existing Residence and
Construction of a New Residence
Located within the National Historic Landmark District
Robert Brewer Residence
Lahaina, Maui, Hawaii
TMK: (2) 4-6-002:017**

Thank you for the submittal received February 2, 2007. This is an early consultation request for the preparation of a draft environmental assessment in relation to the proposed demolition of an existing residence and the construction of a new residence located in the Lahaina Historic Landmark District designated as State Inventory of Historic Places (SIHP) number 50-50-03-3001. The house was built in 1951 and is not listed on the Hawaii and the National Registers of Historic Places.

Architecture Concerns:

We request more information - a completed historic property inventory form, 35 mm black and white photographs, and a site plan showing the location of the dwelling on the parcel. Furthermore, we recommend submitting this to the National Park Service (NPS) for their review since this is a National Historic Landmark District. The contact and address for the NPS is: Dr. Elaine Jackson-Retondo, Historian, Pacific West Region, National Park Service, 1111 Jackson Street, Suite 700, Oakland, CA 94607.

Archaeology Concerns:

The Historic Lahaina District comprises the port town of the 1800s and was heavily populated during both the pre- and post-Contact periods. Significant historic properties have been encountered during previous ground disturbing work in the area such as pre- and post-Contact cultural remains including human burials and traditional Hawaiian habitation deposits, as well as historic plantation era remains.

Based on the documented significant historic properties in the surrounding areas combined with the fact that there is a historic dwelling on the lot, we believe it is possible historic properties and/or previously disturbed historic properties may be present in the subsurface deposits of the subject parcel. Ground altering activities associated with the proposed undertaking may have an affect on any historic properties which are present in the subsurface deposit. We believe that any adverse effect may be mitigated through a program of precautionary archaeological monitoring.

With respect to the proposed undertaking, we recommend the implementation of the following guidelines:

- 1) A qualified archaeological monitor (or monitors) shall be present during all ground-altering activities conducted in the subject area in order to document any historic properties which may be encountered during the proposed undertaking and to provide mitigation measures as necessary. An archaeological monitoring plan will need to be submitted to the SHPD for review and acceptance, prior to the commencement of any ground-altering activities. An archaeological monitoring plan must contain the following nine specifications: (1) The kinds of remains that are anticipated and where in the construction area the remains are likely to be found; (2) How the remains and deposits will be documented; (3) How the expected types of remains will be treated; (4) The archaeologist(s) conducting the monitoring has (have) the authority to halt the construction in the immediate area of the find in order to carry out the plan; (5) A coordination meeting between the archaeologist and construction crew is scheduled, so that the construction team is aware of the plan; (6) What laboratory work will be done on remains that are collected; (7) A schedule of report preparation; (8) Details concerning the archiving of any collections that are made; and (9) An acceptable report documenting the findings of the monitoring activities shall be submitted to the SHPD for review upon 180 days following the completion of the proposed undertaking.
- 2) Please notify the SHPD Maui and O'ahu offices, via facsimile, at onset and completion of the project and monitoring program.

Thank you for the opportunity to comment. Please direct any archaeological questions or concerns to the Maui Office Annex of the SHPD at (808) 243-5169 or (808) 243-4641. Should you have any questions regarding architecture concerns, please call Susan Tasaki in our Oahu office at (808) 692-8015.

Aloha,



Melanie A. Chinen, Administrator
State Historic Preservation Division

ST:jen:JP

- c: Dr. Melissa Kirkendall, Maui Island Archaeologist, SHPD
Mr. Stanley Solamillo, Planner, County of Maui, Planning Department, 250 South High Street, Wailuku, Maui 96793
Dr. Elaine Jackson-Retondo, Historian, Pacific West Region, National Park Service, 1111 Jackson Street, Suite 700, Oakland, CA 94607
Mr. Hinano Rodrigues, SHPD Culture and History

Enclosure



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICK" HIRANO
KAROLYN KAWAHARA

MARK ALEXANDER BOY

June 14, 2007

Melanie A. Chinen, Administrator
State Historic Preservation Division
601 Kamokila Boulevard, Room 555
Kapolei, Hawai'i 96707

SUBJECT: Early Consultation Comments For Proposed Demolition of a Single-Family Residence Located Within the National Historic Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui, Hawai'i

Dear Ms. Chinen:

We are in receipt of your comments dated February 5, 2007 and April 9, 2007 on the subject project. On behalf of the applicant, Robert Brewer, we would like to offer the following responses to your comments. We note your comment with regards to the preparation of a historic property inventory form and black and white photography. The applicant has retained an architect who prepared the historic inventory form for the existing residence which will be demolished. The historic inventory form and photos will be submitted to the National Park Service, pursuant to the comments in your letter. Secondly, we note your comment with regards to the presence of a qualified archaeological monitor, as well as the preparation and approval of an archaeological monitoring plan for any ground altering on the property. The applicant has selected a qualified archaeologist and an archaeological monitoring plan will be submitted to your office for review and approval for the project.

Melanie A. Chinen, Administrator
June 14, 2007
Page 2

Thank you for your comments. A copy of the Draft Environmental Assessment will be sent to you for review upon completion. Should you have any further questions, please do not hesitate to call me at (808)244-2015.

Very truly yours,



Karlynn Kawahara
Project Manager

KK:yp

cc: Robert Brewer

Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc.

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FEB 22 2007

LINDA LINGLE
GOVERNOR OF HAWAII



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

ROBERT K. MASUDA
DEPUTY DIRECTOR

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
KAIHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

February 15, 2007

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

Attention: Karlynn Kawahara, Project Manager

Gentlemen:

Subject: Proposed Demolition of Robert Brewer Residence, Lahaina, Maui, Tax
Map Key: (2) 4-6-2:17

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from State Historic Preservation Division, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Administrator

Cc: Central Files
Molokai Properties Limited
OEQC
County of Maui

LINDA LINGLE
GOVERNOR OF HAWAII



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

ROBERT K. MASUDA
DEPUTY DIRECTOR

RECEIVED
2007 FEB -9
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
KADOLAWA 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

February 5, 2007

Mr. Russell Y. Tsuji, Administrator, Land Division
State of Hawaii, Department of Land and Natural Resources
Post Office Box 621
Honolulu, Hawaii 96809

LOG NO: 2007.0406
DOC NO: 0702ST04
Architecture

Dear Mr. Tsuji:

**SUBJECT: Chapter 6E-10 (HRS) Review
Proposed Demolition of a Robert Brewer Residence
Located within the Lahaina National Historic Landmark District
Lahaina, Maui, Hawaii
TMK: (2)4-6-002:017**

Thank you for the submittal received February 01, 2006. The proposed project involves the demolition of a residence located within the Lahaina National Historic Landmark District (NHL 12//29/62). The proposal is for the replacement of a privately-owned existing structure and attached garage with a two-story residence, garage, pool, and spa.

Architectural Concerns: SHPD staff has reviewed this application and has determined the following:

- "No historic properties will be affected." Work as submitted appears to follow the Secretary of the Interior's Standards.
- "Effect, with proposed mitigation commitments."
- A determination cannot be made at this time. We request submittal of additional information:
 - Photographic documentation (see enclosure for requirements);
 - A completed historic resources inventory form;
 - A site plan showing the location(s) of the existing structure(s) on the parcel.

Should you have any questions regarding architectural concerns please call Susan Tasaki in our Oahu office at (808) 692-8032.

Aloha,

Melanie A. Chinen, Administrator
State Historic Preservation Division

ST:jen

Enclosure

c: Stanley Solamillo, Planning Department - Maui, 250 South High Street, Wailuku, Maui, HI 96793
Dr. Melissa Kirkendall, Maui Island Archaeologist, SHPD

Photo Guidelines

What to photograph

The National Register wants representative photos of any given property. For a single property, this can be achieved with 10-12 photos. For properties with several resources or for historic districts, the number will vary.

- Individual properties: views should include all four sides of the exterior and any exterior details and overviews of the interior and any interior details
- Multiple properties/historic districts: general views, streetscapes, individual exterior, architectural details, structures, objects, and sites should be documented. It is not necessary to photograph each building separately or to have an image of every single resource. The applicant should strive for a blend of contributing and non-contributing properties from a variety of time periods, sizes, and architectural styles

It is important that alterations, changes, or additions be included in the photographs. Do not intentionally exclude those portions of historic properties. The National Register acknowledges degrees of alteration, but they must be documented in both the text and accompanying photography. Otherwise an inaccurate image of the resource is conveyed.

Labeling photographs

All photographs, regardless of format, must be identified.

- For black and white prints, the following information should be either on the back of each photo or on a Continuation Sheet. Label the photos with pencil or archival photo-labeling pen (such as Sharpie Ultra Fine Point permanent marker). Do not use ink, ballpoint or regular felt tip pen. Do not affix photos to archival paper or any other material using staples, paper clips, glue, or other means. Photographs with adhesive labels or corrective liquid (White-out) will not be accepted.
- For digital images, the information should be in the photo log saved on the CD with the photographs

Each photo, regardless of format, must have the following information:

1. Name of property (for districts, list the name of the individual building shown, followed by the name of the district)
2. County and state where property is located
3. Name of photographer
4. Date of photograph
5. Location of photograph negative/CD
6. Description of view, indicating direction camera is facing
7. Photograph number

Updated National Register Photography Policy

As of March 2005, the National Register has expanded their photo policy. Previously the Register required photographs to be 35mm black and white prints that would last at least 100 years.

Archivaly processed 35mm black and white photographs will still be accepted. However, such photos are becoming increasingly difficult and expensive to obtain. In an effort to make National Register photography more accessible, the new policy allows for black and white prints

ALAN M. ARAKAWA
MAYOR



JAN 29 2007

CARL M. KAUPALOLO
CHIEF

NEAL A. BAL
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE AND PUBLIC SAFETY

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

January 26, 2007

Karlynn Kawahara, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

**Subject: Early Draft Environmental Assessment, Brewer Property, TMK (2)4-6-002:017
Front St**

Dear Ms. Kawahara,

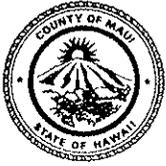
I have had the opportunity to review the subject matter concerning the demolition of the existing residence. At this time, our department does not have any specific comments related to the project.

We do not anticipate this project returning to our office during the building permit process since it is a single family (R-3) structure in a urbanized area. Please feel free to contact Lt. Paul Haake, Plans Reviewer, at 244-9161 if there are any questions or concerns.

Sincerely,

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

Valeriano F. Martin
Captain
Fire Prevention Bureau



CHARMAINE TAVARES
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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

February 2, 2007

FEB 08 2007



THOMAS M. PHILLIPS
CHIEF OF POLICE

GARY A. YABUTA
DEPUTY CHIEF OF POLICE

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

Dear Ms. Kawahara:

SUBJECT: Early Consultation for the Preparation of a D.E.A. in Relation to a Proposed Demolition of a Residence Located within the National Historic Landmark District, TMK (2) 4-6-02:17, Lahaina, Maui

Thank you for your letter of January 23, 2007, requesting comments on the above subject.

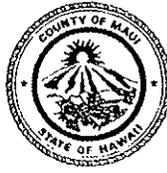
We have reviewed the information submitted for this project and would like reserve our comments and recommendations until the Draft Environmental Assessment for the applicant is submitted. Thank you for giving us the opportunity to comment on this project.

Very truly yours,

Assistant Chief Wayne T. Ribao
for: Thomas M. Phillips
Chief of Police

c: Jeff Hunt, Planning Department

Enclosure



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
Telephone (808) 270-7816 • Fax (808) 270-7833

February 2, 2007

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

Dear Ms. Kawahara:

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment in Relation to a Proposed Demolition of a Residence Within the National Historic Landmark District; TMK: (2) 4-6-002:017

Thank you for the opportunity to participate in the EA early consultation process for the above stated project proposal.

Source Availability and Consumption

The project site is served by our Lahaina System. The main sources of water for this portion of the system are wells withdrawing from Launiupoko aquifer and surface water from Kanaha Stream. The subject property is served by a 5/8-inch water meter with an average daily use of 1,100 gallons. Should a larger or additional meters be required, the Department does not guarantee that additional source will be available for the proposed development. Additional water for development is not currently available at the Lahaina system pending completion of new source projects. Water availability will be determined at time of meter application. DWS will not issue reservations for future meters until new development efforts which include the expansion of Lahaina and Mahinahina Water Treatment Plants are completed.

System Infrastructure

Twelve and four inch waterlines run along Front Street. Domestic and irrigation calculations will be required during the building permit process to determine meter capacity.

Conservation

In order to reduce demand in the Lahaina system, we encourage the applicant to consider the following water conservation measures in the project design and construction:

Use brackish and/or reclaimed water sources for dust control during construction and other non-potable uses.

Eliminate Single-Pass Cooling: Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators.

Ms. Karlynn Kawahara

February 2, 2007

Proposed Demolition of a Residence Within the National Historic Landmark District

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

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

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

Limit Irrigated Turf: Limit irrigated turf to 25% or less of total landscaped area. Low-water use shrubs and ground covers can be equally attractive and require substantially less water than turf.

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

Pollution Prevention

The project overlies the Launiupoko aquifer. In order to protect ground and surface water resources, we recommend that the applicant adopt Best Management Practices (BMPs) designed to minimize infiltration and runoff from construction and vehicle operations. We ask the applicant to take precautionary measures during demolition to prevent construction materials, debris and eroded soils from entering coastal waters. We have attached sample BMPs for reference.

Should you have any questions regarding system infrastructure and requirements, please call our Engineering Division at 270-7835 and any questions on source availability or conservation and resource matters, please contact our Water Resources and Planning Division at 244-8550.

Sincerely,



Jeffrey K. Eng
Acting Director

eam

c: Engineering Division

applicant: with attachments

~~The Costly Drip~~

Maui County Planting Plan - Plant Zones 3 & 5 - Saving Water in the Yard - What and How to Plant in your Area
Ordinance No. 2108 - A Bill for an Ordinance Amending Chapter 16.20 of the Maui County Code, Pertaining to
the Plumbing Code

Selected BMP's from "Guidance Specifying Management Measures for Sources of Nonpoint
Pollution in Coastal Waters"-EPA



MICHAEL T. HIRAGA
GWEN CHASE HIRAGA
MITSURU "MICKY" HIRAGA

KARLYNN KAWAHARA

April 24, 2007

Mr. Jeffrey K. Eng, Director
Department of Water Supply
200 South High Street
Wailuku, Hawai'i 96793

SUBJECT: Early Consultation Comments For Proposed Demolition of a Single-Family Residence Located Within the National Historic Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui, Hawai'i

Dear Mr. Eng:

We are in receipt of your comment letter dated February 2, 2007, with regards to the subject project. Thank you for your confirmation of the installed 0.625-inch water meter for the project. We note your comment that should the new residence require a larger meter, the Department of Water Supply (Department) cannot guarantee that additional source will be available. A request is being prepared for a 1.0-inch meter and will be submitted separately. Domestic and irrigation calculations will be provided for the new residence at the time of building permit application. We also note your comments with regards to water conservation and pollution prevention measures the project can implement and will apply them to the project, as applicable. The applicant, Robert Brewer, will work with the contractor, once selected, to implement Best Management Practices during demolition and construction to prevent pollution of coastal waters.

Should you have any questions, please do not hesitate to call me at 244-2015.

Very truly yours,

Karlynn Kawahara
Project Manager

KK:yp

cc: Robert Brewer
Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc.
Stacy Otomo, Otomo Engineering, Inc.
Satish Gholkar, Gholkar & Associates, Inc.

F:\DATA\Brewer\SFResidence\DWS.ecres.wpd



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
HOUSING DIVISION
COUNTY OF MAUI

FEB 16 2007
CHARMAINE TAVARES
Mayor
VANESSA A. MEDEIROS
Director
LORI TSUHAKO
Deputy Director

86 W. KAMEHAMEHA AVENUE • KAHULUI, HAWAII 96732-2259 • PHONE (808) 270-7351 • FAX (808) 270-6284

February 7, 2007

Ms. Karlynn Kawahara
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Kawahara:

**Subject: Preparation of Draft Environmental Assessment
In Relation to a Proposed Demolition of a
Residence Located Within the National
Historic Landmark District, TMK (2) 4-6-
02:17, Lahaina, Maui, Hawaii**

We have reviewed your early consultation letter and do not
have any comment to offer.

Thank you for the opportunity to comment.

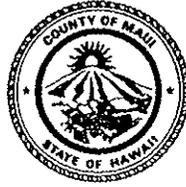
Very truly yours,

VANESSA A. MEDEIROS
Director

ETO:bp

c: Housing Administrator

CHARMAINE TAVARES
Mayor



FEB 23 2007
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

February 13, 2007

Ms. Karlynn Kawahara
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Kawahara:

SUBJECT: Early Consultation Request for the Preparation of a Draft Environmental Assessment In Relation to a Proposed Demolition of a Residence Located within the National Historic Landmark District, TMK (2) 4-6-02:017, Lahaina, Maui, Hawai'i

Thank you for the opportunity to review and comment on the subject project. We have no comments to submit at this time.

Should there be any questions, please contact Mr. Patrick Matsui, Chief of Parks Planning and Development, at 270-7387.

Sincerely,

A handwritten signature in black ink, appearing to read "Tamara Horcajo".

TAMARA HORCAJO
Director

c: Patrick Matsui, Chief of Parks Planning and Development

FEB 26 2007

CHARMAINE TAVARES
Mayor

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

MICHAEL M. MIYAMOTO
Deputy Director

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



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

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

DAVID TAYLOR, P.E.
Wastewater Reclamation Division

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

TRACY TAKAMINE, P.E.
Solid Waste Division

February 20, 2007

Ms. Karlynn Kawahara, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Ms. Kawahara:

**SUBJECT: EARLY CONSULTATION REQUEST FOR THE
PREPARATION OF A DRAFT ENVIRONMENTAL
ASSESSMENT IN RELATION TO A PROPOSED
DEMOLITION OF A RESIDENCE LOCATED WITHIN THE
NATIONAL HISTORIC LANDMARK DISTRICT FOR
BREWER, ROBERT; TMK: (2)4-6-002:017**

We reviewed the subject project overview and have the following comments:

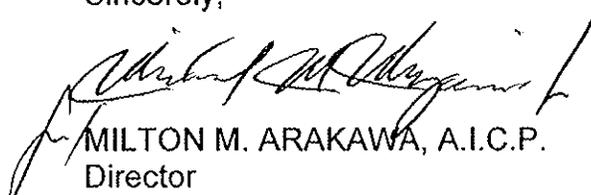
1. Address construction and demolition waste reuse / recycling / disposal.
2. Non-contact cooling water, condensate, etc. should not drain to the wastewater system.
3. The future pool and spa water should not drain to the wastewater system.
4. Due to the congested, narrow roadway, we recommend that demolition activities minimize the usage of the road right-of-way. Any material dropped onto the road right-of-way should be immediately cleaned/picked up to minimize injury/vehicular damage.
5. Provide dust control.

Ms. Karlynn Kawahara, Project Manager
February 20, 2007
Page 2

6. The new lot should be graded to drain towards the ocean due to the roadway being susceptible to flooding from heavy rains and the lack of adequate storm drains.
7. Comments regarding frontage improvements and right-of-way will be addressed upon submittal of more detailed plans.
8. The applicant needs to clarify the proposed dwelling with two (2) kitchens. Is this a duplex proposal?
9. The applicant needs to verify if a separate lot is within the subject property (LCAW 7598). Note: A building permit will not be issued for a building straddling property lines.

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

Sincerely,



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

MMA:MMM:ls
S:\LUCA\ZM\brewer_erly_consult_ea_demo_46002017_ls.wpd



MICHAEL T. MURPHY
GWEN CHASE
MITSURU "MICK" HIRAGA
KAREN CHASE

April 24, 2007

Milton Arakawa, Director
County of Maui
**Department of Public Works and
Environmental Management**
200 South High Street
Wailuku, Hawai'i 96793

SUBJECT: Early Consultation Comments For Proposed Demolition of a Single-Family Residence Located Within the National Historic Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui, Hawai'i

Dear Mr. Arakawa:

We are in receipt of your letter dated February 20, 2007, with your comments on the subject project. On behalf of our client, Robert Brewer, we would like to offer the following responses.

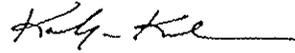
1. We acknowledge your comment with regards to the construction and demolition waste reuse, recycling and/or disposal.
2. We acknowledge your comment with regards to the disposal of non-contact cooling water and condensate. Said water will not be disposed of in the sewer system.
3. We note your comment with regards to the pool and spa drainage. Said drainage will not be connected to the wastewater system.
4. Thank you for your comment with regards to the demolition activities and the use of the Front Street right-of-way. The applicant will work with the contractor, once selected, to prepare a traffic control plan for demolition activities, if needed.
5. The applicant will work with the contractor to implement Best Management Practices (BMPs) to minimize dust during demolition and construction.
6. We note your comment with regards to grading of the lot. The comment has been forwarded to the project's civil engineer for review and consideration.

Milton Arakawa, Director
April 24, 2007
Page 2

7. We note your comment with regards to frontage improvement and right-of-way requirements for the proposed project.
8. The proposed project is a single-family residence. There is a bar area next to the entertainment center that was incorrectly identified as a kitchen.
9. Thank you for your comment regarding the need to verify if a separate lot is located within the subject property. We will research this matter further.

We thank you for your comments on the project. Should you have any further questions, please do not hesitate to call me at 244-2015.

Very truly yours,



Karlynn Kawahara
Project Manager

KK:yp

cc: Robert Brewer
Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc.
Stacy Otomo, Otomo Engineering, Inc.

F:\DATA\Brewer\SFResidence\DPWEM.ecres.wpd



February 7, 2007

Ms. Karlynn Kawahara, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Kawahara,

Subject: Early Consultation Request for the Preparation of a DEA in Relation to a
Proposed Demolition of a Residence Located within the National Historic
Landmark District
Lahaina, Maui, Hawaii
TMK: (2) 4-6-02:017

Thank you for allowing us to comment on the early consultation for the above subject project,
which was received on January 24, 2007.

In reviewing our records and the information received, Maui Electric Company (MECO) has no
objection to the project at this time.

Should you have any other questions or concerns, please call Kim Kawahara at 871-2345.

Sincerely,

A handwritten signature in black ink that reads "Fred Oshtiro". The signature is written in a cursive, slightly slanted style.

for Neal Shinyama
Manager, Engineering

NS/kk:lh

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

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

A Draft Environmental Assessment for the subject project was filed and published in the Office of Environmental Quality Control's, The Environmental Notice on November 8, 2007.

Comments on the Draft EA were received during the 30-day public comment period. Comments, as well as responses to substantive comments, are included in this chapter.

07/3066

SMR 2007/0306
EA 2007/0010



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

REPLY TO
ATTENTION OF: CEPOH-EC-T

October 29, 2007

'07 OCT 30 P12:51

Civil Works Technical Branch

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Mr. Jeffrey S. Hunt, Staff Planner
County of Maui
Department of Planning
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Hunt:

Thank you for the opportunity to review and comment on the Special Management Area Assessment and Draft Environmental Assessment (DEA) for the Proposed Demolition and Construction of a Single-Family Residence in Lahaina, Maui (TMK 4-6-2: 17). The flood hazard information provided on Page 10 of the DEA is correct.

The documents have been forwarded to our Regulatory Branch to determine Department of the Army permit requirements (Mr. George Young – telephone: 438-9258). They will respond to your office under separate cover. Should you require additional information, please call Ms. Jessie Dobinchick of my staff at 438-8876.

Sincerely,

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

APR 11 2008



DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, HONOLULU
FORT SHAFTER, HAWAII 96858-6440

April 3, 2008

REPLY TO
ATTENTION OF:

Regulatory Branch

File No. POH-2007-42

Mr. Joseph M. Prutch
County of Maui
Department of Planning
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Prutch:

This letter is in response to your request for comments on the Proposed Demolition and Construction of a Single Family Residence (Brewer) located in Lahain, Maui (TMK: 2-4-6-02:17). We have reviewed the information provided in the draft Environmental Assessment (dEA) regarding the Corps' authority to issue Department of the Army (DA) permits pursuant to Section 404 of the Clean Water Act.

Based on the information in the dEA, the applicant is proposing to demolish the single family structure and replace with a two-story residence on the same parcel. The subject parcel consists entirely of uplands and is absent of waters of the U.S. It is anticipated that proposed activities will not involve the discharge of dredged or fill material into waters of the U.S. including the adjacent tidal waters. Based on this understanding, a DA permit will not be required.

Should you have any questions regarding this jurisdictional determination, please contact Ms. Joy Anamizu at (808) 438-7023, by facsimile at (808) 438-4060 or by email at joy.n.anamizu@usace.army.mil and refer to file number above.

Sincerely,

A handwritten signature in black ink, appearing to read "George P. Young".

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

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

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

ALLAN A. SMITH
INTERIM DEPUTY DIRECTOR - LAND

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

August 10, 2007

Ms. Lisa Rotunno-Hazuka
Archaeological Services Hawaii, LLC
1930 A Vineyard Street
Wailuku, Hawaii 96793

LOG NO: 2007.2049
DOC NO: 0707JP30
Archaeology

Dear Ms. Rotunno-Hazuka:

**SUBJECT: Chapter 6E-42 Historic Preservation Review --
Archaeological Monitoring Plan for the Proposed Demolition and
Construction of a New Residential Dwelling for the Brewer Property
Waine'e Ahupua'a, Lahaina District, Island of Maui
TMK: (2) 4-6-002:017**

Thank you for the opportunity to review this revised plan which was originally received by our staff in June and the revised plan on July 26, 2007 (Rotunno-Hazuka and Pantaleo 2007, *Archaeological Monitoring Plan for the Demolition of an Existing Dwelling and the Construction of a New Residence at the Brewer Property TMK 4-6-002:17, Waine'e Ahupua'a, Lahaina District, Island of Maui...* Archaeological Services Hawaii, LLC, ms).

The proposed project area is located along the shoreline off of Front Street within the Historic Lahaina District (SIHP 50-50-03-3001). The subject parcel is in close proximity to Waiola Church and Cemetery and Malu Ulu O Lele Park, which is located upon the historically significant Moku'ula Island (SIHP 50-50-03-2697). Several additional historic properties have been documented in the vicinity. Based on the information compiled from surrounding parcels, archaeological monitoring is warranted for all ground altering activities including mechanical and/or manual excavations.

Thank you for your expeditious response in providing this revised plan that incorporates our recent recommendations for ASH monitoring plan revisions (LOG NO: 2007.2049/ DOC NO: 0707MC11). The Archaeological Monitoring Plan is now acceptable and conforms to Hawaii Administrative Rules Chapter 13-279, which governs standards for archaeological monitoring. This archaeological monitoring program includes the following provisions: A qualified archaeologist will be on-site on a full-time basis and one archaeologist will be assigned for each piece of mechanical or manual excavations on the subject parcel. All excavation activities on the subject parcel will have an archaeological monitor present and actively observing the construction activities. The on-site archaeologist will have the authority to halt excavation in the event that cultural materials are identified. Consultation with the Maui State Historic Preservation Division (SHPD) will occur in this event, to determine acceptable course of action.

If human burials are identified, work will immediately cease, the SHPD Burial Sites Program/Culture and History Branch (243-4640), Maui SHPD Archaeology Branch (243-1285), Oahu SHPD (692-8015), and the Maui/Lanai Islands Burial Council will be notified. Compliance with procedures outlined in HRS 6E-43 will be followed. Coordination meetings with the construction crew will be held prior to project initiation. The plan further indicates that an acceptable report will be submitted to this office within 180 days of project completion.

Ms. Lisa Rotunno-Hazuka

Page 2

We believe it is unlikely that any historic properties will be affected by construction work related to the undertaking, with the implementation of this accepted archaeological monitoring plan. Please notify our Maui (243-5838) and Oahu offices (692-8020), via facsimile, at onset and completion of the project and monitoring program (and/or submit phased reports based on findings). If there are any concerns or questions, feel free to contact the Maui SHPD at (808) 243-4641.

Aloha,



for Melanie Chinen, Administrator
State Historic Preservation Division

JP:

c: DPWEM, County of Maui, FAX (808) 270-7972
Director, Dept of Planning, FAX (808) 270-7634
Maui Cultural Resources Commission, Dept. of Planning, 250 S. High Street, Wailuku, HI 96793
Hinano Rodrigues, Cultural Historian, SHPD
Jeffrey Pantaleo, Principle Investigator, ASH, LLC, FAX 837-0171
Susan Tasaki SHPD Architecture

LINDA LINGLE
GOVERNOR



RUSS K. SAITO
Comptroller
BARBARA A. ANNIS
Deputy Comptroller

50e
'07 NOV -6 P1245
STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
SURVEY DIVISION
P.O. BOX 119
HONOLULU, HAWAII 96810-0119
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Response refer to:
Ma-417(07)

November 5, 2007

MEMORANDUM

TO: Jeffrey S. Hunt, AICP, Planning Director
Maui County Planning Department

FROM: *R.K. Siarot*
Reid K. Siarot, State Land Surveyor
DAGS, Survey Division

SUBJECT: I.D.: EA 2007/0010 and SMX 2007/0306
TMK: 4-6-02: 17
Project Name: Brewer Residence, demolition & construction of a residence in
Lahina
Applicant: Munekiyo & Hiraga, Inc. (on behalf of John and Judith Brewer)

The subject proposal has been reviewed and confirmed that no Government Survey Triangulation Stations or Benchmarks are affected. Survey has no objections to the proposed project

Should you have any questions, please call me at 586-0390.

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
November 9, 2007

Mr. Jeffrey S. Hunt, Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawai'i 96793

Attention: Joseph M. Prutch

Dear Mr. Hunt:

Subject: **Brewer Residence, Demolition & Construction of a Residence
in Lahaina
TMK: (2) 4-6-002: 017
EA 2007/0010, SMX 2007/0306**

2007 NOV 13 AM 7 48
DEPARTMENT OF PLANNING
COUNTY OF MAUI
RECEIVED

Thank you for the opportunity to comment on the proposed demolition and construction of the Brewer Residence. The following comments are offered:

Hawaii Administrative Rules (HAR), Chapter 11-501, "Asbestos Requirements" requires owners or operators of a demolition or renovation activity to thoroughly inspect the affected facility for the presence of asbestos using a certified inspector pursuant to HAR, Chapter 504. The applicant is required to file with the Noise, Radiation and Indoor Air Quality Branch, Asbestos Demolition/Renovation notification at least ten (10) working days prior to the demolition of each building (regardless of the presence of asbestos) or the disturbance of regulated asbestos containing materials during renovation activities.

All regulated quantities and types of asbestos containing materials would be subject to emission control, proper collection, containerizing, and disposal at a permitted landfill by a licensed asbestos contractor using certified persons. Questions concerning asbestos requirements should be directed to Mr. Thomas Lileikis at 808 586-5800.

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



MICHAEL T. MUNEKIYO
EWEN CHASCH HIRAGA
MITSURU "MICK" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER RUIY
KYLE BERGZA

July 29, 2008

Herbert S. Matsubayashi
District Environmental Health Program Chief
Department of Health
54 High Street
Wailuku, Hawai'i 96793-2102

SUBJECT: Draft Environmental Assessment Comments For Proposed Demolition
of a Single-Family Residence Located Within the National Historic
Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui,
Hawai'i

Dear Mr. Matsubayashi:

We are in receipt of your comments dated November 9, 2007, on the subject project. On behalf of the applicants, J. Robert Brewer, Jr. and Judith Brewer, we would like to offer the following response to your comments. We note the comments regarding asbestos removal. Should the existing residence contain asbestos, the applicant and his contractor will obtain any necessary permits and approval for the removal of the material. We also note your comment recommending review of the standard Department of Health comments at your website. We will review the list and incorporate any comments as applicable.

Thank you for your comments. Should you have any further questions, please do not hesitate to call me at 244-2015.

Very truly yours,

Karlynn Fukuda
Project Manager

KF:yp

cc: J. Robert Brewer, Jr. and Judith Brewer
Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc.
Jeffrey S. Hunt, Department of Planning

F:\DATA\Brewer\SFResidence\DOHmaui.deares.wpd

PHONE (808) 594-1888

FAX (808) 594-1865



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

HRD07/2879B

November 20, 2007

Jeffery S. Hunt, AICP
Department of Planning
County of Maui
250 South High Street
Wailuku, HI 96793

RE: Draft Environmental Assessment for Brewer Residence, demolition & construction of a residence in Lahaina, TMK (2) 4-6-002: 017, Lahaina, Maui

Dear Jeffery S. Hunt,

The Office of Hawaiian Affairs (OHA) is in receipt of your October 26, 2007 request for comments concerning the Draft Environmental Assessment for the Brewer residence and offers the following comments:

Expected ground disturbing activities shall follow the protocols set forth in the Archeological Monitoring plan. The monitoring plan outlines that each ground disturbing machine shall include an individual archaeologist monitoring the disturbance. We request that the State Historic Preservation Division (SHPD) staff shall be identified and notified beforehand in case of any inadvertent discoveries during construction. If no Maui SHPD archaeologist is available during ground disturbance activities, we recommend that you contact Mr. Hinano Rodrigues, Cultural Historian for SHPD.

OHA asks that, in accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if the project moves forward, and if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic Preservation Division (SHPD/DLNR) shall be contacted. OHA would also like to be notified.

Jeffery S. Hunt, AICP
Department of Planning
November 20, 2007
Page 2

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jason Jeremiah, Policy Advocate-Preservation, Native Rights, Land and Culture, at (808) 594-1816 or jasonj@oha.org.

Aloha,



Clyde W. Nāmu'o
Administrator

C: Thelma Shimaoka
Community Resource Coordinator
Office of Hawaiian Affairs, Maui Office
140 Ho'ohana St., Ste 206
Kahului, Hawai'i 96732



MICHAEL T. MUNEKIYO
GWEN GIOVANNI HIRAGA
MEESURE "MIGHT" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER REY
KYLE SINGAR

July 29, 2008

Clyde W. Namu`o, Administrator
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawai'i 96813

SUBJECT: Draft Environmental Assessment Comments For Proposed Demolition of a Single-Family Residence Located Within the National Historic Landmark District, Located at TMK (2) 4-6-002:017, Lahaina, Maui, Hawai'i

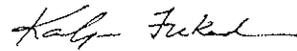
Dear Mr. Namu`o:

We are in receipt of your comments dated November 20, 2007, on the subject project. On behalf of the applicants, J. Robert Brewer, Jr. and Judith Brewer, we would like to offer the following response to your comment. An archaeological monitoring plan has been submitted and approved by the State Historic Preservation Division (SHPD). Please see attached approval letter from SHPD, dated August 10, 2007. The applicant will implement the approved monitoring plan once construction approvals have been received. We also note your comment that should the proposed project proceed and if there is a discovery of *iwi* or Native Hawaiian cultural or traditional deposits during ground altering activities that appropriate agencies be contacted pursuant to applicable law. Should there be a discovery of *iwi* or Native Hawaiian cultural or traditional deposits during construction, the applicant intends to follow all applicable protocols and laws. The applicant will also have its archaeological consultant contact OHA should any significant cultural remains or human skeletal remains be encountered during construction.

Clyde W. Namu'o, Administrator
July 29, 2008
Page 2

Thank you for your comments. Should you have any further questions, please do not hesitate to call me at (808) 244-2015.

Very truly yours,



Karlynn Fukuda
Project Manager

KF:yp

Enclosure

cc: J. Robert Brewer, Jr. and Judith Brewer (w/out enclosure)
Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc. (w/out enclosure)
Jeffrey S. Hunt, Department of Planning

F:\DATA\Brewer\SFResidence\OHA.deares.wpd

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

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

ALLAN A. SMITH
INTERIM DEPUTY DIRECTOR - LAND

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

August 10, 2007

Ms. Lisa Rotunno-Hazuka
Archaeological Services Hawaii, LLC
1930 A Vineyard Street
Wailuku, Hawaii 96793

LOG NO: 2007.2049
DOC NO: 0707JP30
Archaeology

Dear Ms. Rotunno-Hazuka:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –
Archaeological Monitoring Plan for the Proposed Demolition and
Construction of a New Residential Dwelling for the Brewer Property
Waine'e Ahupua'a, Lahaina District, Island of Maui
TMK: (2) 4-6-002:017**

Thank you for the opportunity to review this revised plan which was originally received by our staff in June and the revised plan on July 26, 2007 (Rotunno-Hazuka and Pantaleo 2007, *Archaeological Monitoring Plan for the Demolition of an Existing Dwelling and the Construction of a New Residence at the Brewer Property TMK 4-6-002:17, Waine'e Ahupua'a, Lahaina District, Island of Maui*...Archaeological Services Hawaii, LLC, ms).

The proposed project area is located along the shoreline off of Front Street within the Historic Lahaina District (SIHP 50-50-03-3001). The subject parcel is in close proximity to Waiola Church and Cemetery and Malu Ulu O Lele Park, which is located upon the historically significant Moku'ula Island (SIHP 50-50-03-2697). Several additional historic properties have been documented in the vicinity. Based on the information compiled from surrounding parcels, archaeological monitoring is warranted for all ground altering activities including mechanical and/or manual excavations.

Thank you for your expeditious response in providing this revised plan that incorporates our recent recommendations for ASH monitoring plan revisions (LOG NO: 2007.2049/ DOC NO: 0707MC11). The Archaeological Monitoring Plan is now acceptable and conforms to Hawaii Administrative Rules Chapter 13-279, which governs standards for archaeological monitoring. This archaeological monitoring program includes the following provisions: A qualified archaeologist will be on-site on a full-time basis and one archaeologist will be assigned for each piece of mechanical or manual excavations on the subject parcel. All excavation activities on the subject parcel will have an archaeological monitor present and actively observing the construction activities. The on-site archaeologist will have the authority to halt excavation in the event that cultural materials are identified. Consultation with the Maui State Historic Preservation Division (SHPD) will occur in this event, to determine acceptable course of action.

If human burials are identified, work will immediately cease, the SHPD Burial Sites Program/Culture and History Branch (243-4640), Maui SHPD Archaeology Branch (243-1285), Oahu SHPD (692-8015), and the Maui/Lanai Islands Burial Council will be notified. Compliance with procedures outlined in HRS 6E-43 will be followed. Coordination meetings with the construction crew will be held prior to project initiation. The plan further indicates that an acceptable report will be submitted to this office within 180 days of project completion.

Ms. Lisa Rotunno-Hazuka

Page 2

We believe it is unlikely that any historic properties will be affected by construction work related to the undertaking, with the implementation of this accepted archaeological monitoring plan. Please notify our Maui (243-5838) and Oahu offices (692-8020), via facsimile, at onset and completion of the project and monitoring program (and/or submit phased reports based on findings). If there are any concerns or questions, feel free to contact the Maui SHPD at (808) 243-4641.

Aloha,



for Melanie Chinen, Administrator
State Historic Preservation Division

JP:

- c: DPWEM, County of Maui, FAX (808) 270-7972
- Director, Dept of Planning, FAX (808) 270-7634
- Maui Cultural Resources Commission, Dept. of Planning, 250 S. High Street, Wailuku, HI 96793
- Hinano Rodrigues, Cultural Historian, SHPD
- Jeffrey Pantaleo, Principle Investigator, ASH, LLC, FAX 837-0171
- Susan Tasaki SHPD Architecture

CHARMAINE TAVARES
Mayor
JEFFREY S. HUNT
Director
COLLEEN M. SUYAMA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

TRANSMITTAL:

December 21, 2007

STATE AGENCIES

OHA
 DLNR, Historic Preservation Div.
 DLNR, Maui Office

OTHER

UH Sea Grant Extension Office

COUNTY AGENCIES

Fire Dept
 Dept of Environmental Management (2)
 Dept of Housing and Human Concerns

FEDERAL AGENCIES

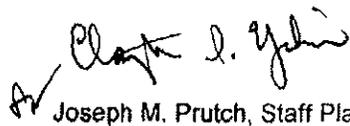
National Park Service

PROJECT NAME: Brewer Residence, demolition & construction of a residence in Lahaina
APPLICANT: Munekiyo & Hiraga, Inc. (on behalf of John and Judith Brewer)
SUBJECT :I.D.: EA 2007/0010 and SMX 2007/0306
TMK: 4-6-002:017

On October 26, 2007, a request for comments was sent to your office regarding the above-referenced application(s). The deadline for response was on December 10, 2007. However, as of this date, the Maui Department of Planning (Department) has not received a response from your agency. If you have not responded, please address your comments directly to the staff planner below. **Please submit comments by January 18, 2008.** If no response is received by this date our Department will assume no comment.

Thank you for your cooperation. If additional clarification is required please contact Joe Prutch, Staff Planner, at joseph.prutch@mauicounty.gov or at 270-7512.

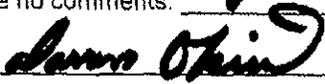
Sincerely,


Joseph M. Prutch, Staff Planner

JSH:JMP:bg

c: Clayton I. Yoshida, AICP, Planning Program Administrator
Joseph M. Prutch, Environmental Planner
Thorne E. Abbott, Staff Planner
Karilynn Kawahara, Munikiyo & Hiraga, Inc.
EA 2007/0010 Project File
SMX 2007/0306 Project File
General File
K:\WP_DOCS\PLANNING\EA\2007\0010_Brewer_Residence\OEQ\transmittal_agencyReminder.wpd

We have no comments: Comments attached: _____

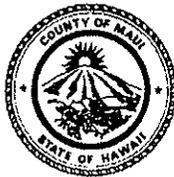
Signed:  Dated: 1/11/08

07/3098

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

'07 NOV -5 A9:51
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

November 2, 2007

MEMO TO: JEFFREY S. HUNT, A.I.C.P., PLANNING DIRECTOR

FROM: *for* MILTON M ARAKAWA, A.I.C.P, DIRECTOR OF PUBLIC WORKS *DMK*

SUBJECT: APPLICATION FOR ENVIRONMENTAL ASSESSMENT AND SPECIAL
MANAGEMENT AREA ASSESSMENT
FOR BREWER RESIDENCE
TMK: (2) 4-6-002:017
EA 2007/0010 AND SMX 2007/0306

We reviewed the subject application and have no comments at this time.

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

MMA:MM:ls

S:\LUCA\ICZM\Brewer_res_ea_sma_45002017_ls.wpd

c Highways Division
Engineering Division

CHARMAINE TAVARES
Mayor



TAMARA HORCAJO
Director

ZACHARY Z. HELM
Deputy Director

DEPARTMENT OF PARKS & RECREATION
700 Hali'a Nako'a Street, Unit 2, Wailuku, Hawaii 96793

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

NOV -7 AIO:38

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

MEMORANDUM

November 2, 2007

MEMO TO: Jeffrey S. Hunt, Planning Director

FROM: 
Tamara Horcajo, Director

SUBJECT: Brewer Residence
TMK: (2) 4-6-002:017
EA 2007/0010
SMX 2007/0306

Thank you for the opportunity to review and comment on the Brewer Residence demolition and construction of a residence in Lahaina.

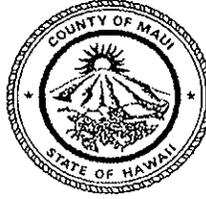
Upon review of the submitted Draft Environmental Assessment and Application for Special Management Area Assessment, we have no comment to offer at this time.

Should you have any questions please contact me, or Robert Halvorson, Capital Improvements Project Coordinator, at 870-5942 or robert.halvorson@co.maui.hi.us

CHARMAINE TAVARES
Mayor

CHERYL K. OKUMA, Esq.
Director

GREGG KRESGE
Deputy Director



TRACY TAKAMINE, P.E.
Solid Waste Division
DAVID TAYLOR, P.E.
Wastewater Reclamation Division

**COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT**
2200 MAIN STREET, SUITE 175
WAILUKU, MAUI, HAWAII 96793

November 5, 2007

MEMO TO: JEFF HUNT, PLANNING DIRECTOR

**FROM: CHERYL K. OKUMA, ESQ., DIRECTOR OF ENVIRONMENTAL
MANAGEMENT**

**SUBJECT: BREWER RESIDENCE
EA 2007/0010, SMX 2007/0306
TMK (2) 4-6-002:017, LAHAINA**

 Digitally signed by Gregg Kresge
Date: 2007.11.13 10:39:39 -10'00'

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments
 - a. None.
2. Wastewater Reclamation Division comments:
 - a. Plans should show the existing single service lateral, advanced riser, and cleanout for the property.
 - b. Non-contact cooling water and condensate should not drain to the wastewater system.
 - c. The wastewater flow currently allocated to the Lahaina Wastewater Reclamation Facility is approximately 6.7 MGD. Please make the change on Sheet 24 of the document.
 - d. As of July 1, 2007, the Department of Public Works and Environmental Management has been split into two different departments. The Wastewater Reclamation Division falls under the Department of Environmental Management. Please make the name change on Sheet 24 of the document.

If you have any questions regarding this memorandum, please contact Gregg Kresge at 270-8230.



MICHAEL T. MUNEKIYO
EWEN CHARLES HIRAGA
MITSURU "MICH" HIRANO
KAROLYN FUKUDA

MARK ALEXANDER ROY
LUCY BONNER

July 29, 2008

Cheryl K. Okuma, Esq, Director
County of Maui
Department of Environmental Management
2200 Main Street, Suite 175
Wailuku, Hawai'i 96793

SUBJECT: Draft Environmental Assessment Comments For Proposed Demolition
of a Single-Family Residence Located Within the National Historic
Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui,
Hawai'i

Dear Ms. Okuma:

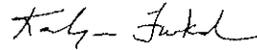
We are in receipt of your memorandum dated November 5, 2007, with your comments on the subject project. On behalf of our clients, J. Robert Brewer, Jr. and Judith Brewer, we would like to offer the following responses.

1. We acknowledge your comment with regards to the construction plans indicating the existing single service lateral, advanced riser and cleanout for the property. The comment has been forwarded to the architect for inclusion in the construction plans.
2. We acknowledge your comment with regards to the disposal of non-contact cooling water and condensate. Said water will not be disposed of in the wastewater system.
3. We note your comment with regards to the corrected flow capacity for the Lahaina Wastewater Reclamation Facility. The correction has been made in the draft Final Environmental Assessment (FEA).
4. Thank you for your comment with regards to the separation of the Department of Public Works and the Department of Environmental Management. The Department names have been corrected in the draft FEA document.

Cheryl K. Okuma, Esq, Director
July 29, 2008
Page 2

We thank you for your comments on the project. Should you have any further questions, please do not hesitate to call me at 244-2015.

Very truly yours,



Karlynn Fukuda
Project Manager

KF:yp

cc: J. Robert Brewer, Jr. and Judith Brewer
Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc.
Stacy Otomo, Otomo Engineering, Inc.
Jeffrey S. Hunt, Department of Planning

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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

OUR REFERENCE
YOUR REFERENCE

GARY A. YABUTA
DEPUTY CHIEF OF POLICE

November 26, 2007

DEPT OF POLICE
COMMUNICATIONS
NOV 27 07 07 NOV 27 P 3:44

MEMORANDUM

TO : JEFFREY S. HUNT, PLANNING DIRECTOR

FROM : THOMAS M. PHILLIPS, CHIEF OF POLICE

SUBJECT : I.D. : EA 2007/0010 and SMX 2007/0306
TMK : 4-6-002:017
Project Name : Brewer Residence, demolition & construction of a residence in Lahaina
Applicant : Munekiyo & Hiraga, Inc. (on behalf of John and Judith Brewer)

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

Thank you for giving us the opportunity to comment on this project. We are returning the Draft Environmental and Special Management Area Assessments which were submitted for our review.


Assistant Chief Wayne T. Ribao
For: THOMAS M. PHILLIPS
Chief of Police

Enclosure

COPY

TO: Thomas PHILLIPS, CHIEF OF POLICE, COUNTY OF MAUI
VIA: CHANNALS
FROM: Lawrence N. KAUHA'AHA'A, POLICE OFFICER, DISTRICT IV
SUBJECT: PROPOSED DEMOLITION AND CONSTRUCTION OF A SINGLE FAMILY RESIDENCE IN LAHAINA, MAUI (TMK(2)4-6-02:017)

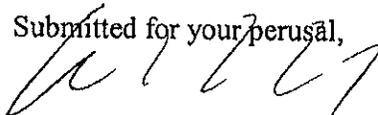
CONCUR:
AG W.D. [Signature]
4/26/07

The following to/from transmittal is being submitted at the request of Jeffrey S. HUNT, AICP, Planning Director regarding the above project.

This Officer has reviewed the information provided this project should have no impact on traffic flow for that area.

Should the need for traffic mitigation arise, the applicant shall contact the Police Department in Lahaina prior to any altering or delay of the normal traffic flow or pattern.

Submitted for your perusal,



Lawrence N. KAUHA'AHA'A, E-8851
POLICE OFFICER, DISTRICT IV
11.20.07 @ 1700 HOURS

NO IMPACTS.

[Signature] 11/23/07



MICHAEL T. MUNEKIYO
GWEN CHERRY HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER BOY
LUCY BENNETT
July 29, 2008

Chief Thomas Phillips
Maui Police Department
55 Mahalani Street
Wailuku, Hawai'i 96793

SUBJECT: Draft Environmental Assessment Comments For Proposed Demolition
of a Single-Family Residence Located Within the National Historic
Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui,
Hawai'i

Dear Chief Phillips:

We are in receipt of your memorandum dated November 26, 2007, with your comments on the subject project. On behalf of our clients, J. Robert Brewer, Jr. and Judith Brewer, we would like to offer the following response.

We acknowledge your comment with regards to the need for possible traffic mitigation during the project's demolition and construction. Should there be a need to alter or delay traffic in the area, the project's contractor will notify the Lahaina Police Station in advance of any construction work.

We thank you for your comment on the project. Should you have any further questions, please do not hesitate to call me at 244-2015.

Very truly yours,

Karlynn Fukuda
Project Manager

KF:yp

cc: J. Robert Brewer, Jr. and Judith Brewer
Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc.
Jeffrey S. Hunt, Department of Planning

F:\DATA\Brewer\SFResidence\MPD.DEAres.wpd

DEC 14 2007

CHARMAINE TAVARES
Mayor



JEFFREY K. ENG
Director

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

DEPARTMENT OF WATER SUPPLY

COUNTY OF MAUI

200 SOUTH HIGH STREET

WAILUKU, MAUI, HAWAII 96793-2155

www.mauiwater.org

December 5, 2007

Mr. Jeffrey S. Hunt, Director
Planning Department
County of Maui
250 South High Street
Wailuku HI 96793
Attn: Joseph M. Prutch

Dear Mr. Hunt:

Project Name: Brewer Residence, demolition & construction of a residence in Lahaina
ID: EA 2007/0010 & SMX 2007/0306
TMK: (2) 4-6-002:017

Thank you for the opportunity to comment on this project proposal.

The project site is served by our Lahaina system. The main sources of water for this portion of the system are wells withdrawing from Launiupoko aquifer and surface water from Kanaha Stream. The subject property is served by a 5/8-inch water meter with an average daily use of 3,855 gallons. This is 80% higher than the statewide domestic consumption guideline for single family dwellings and the empirical usage information in the Lahaina area. With the proposed two story residence consisting of five bedrooms, bathrooms, swimming pool and spa as well as landscaping, the projected demand for this project would increase further.

Should a larger or additional meters be required, the Department does not guarantee that additional source will be available for the proposed project. Additional water for development is not currently available at the Lahaina system pending completion of new source projects. Water availability will be determined at time of meter application.

The applicant will be required to submit domestic and irrigation calculations during the building permit process to determine meter capacity. The purpose of the proposed project has not been stated. However, the applicant should be made aware that if any use other than owner occupation or long term dwelling is intended, fire flow calculations and backflow prevention are required.

"By Water All Things Find Life"



Mr. Jeffrey S. Hunt
Brewer Residence, demolition and construction of a residence in Lahaina

We encourage the applicant to consider the following water conservation measures in the project design and construction:

Use brackish and /or reclaimed water sources for dust control and for all non-potable water uses, if feasible.

Eliminate Single-Pass Cooling: Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators.

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

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

Limit Irrigated Turf: Limit irrigated turf to 25% or less of total landscaped area. Low-water use shrubs and ground covers can be equally attractive and require substantially less water than turf.

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

The project overlies the Launiupoko aquifer. In order to protect ground and surface water resources, we recommend that the applicant adopt Best Management Practices(BMPs) designed to minimize infiltration and runoff from construction and vehicle operations. We ask the applicant to take precautionary measures to prevent construction materials, debris and eroded soils from entering coastal waters.

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

Sincerely,



Jeffrey K. Eng
Director

eam

c: engineering division

applicant, with attachments:

The Costly Drip

Maui County Planting Plan - Saving Water in the Yard - What and How to Plant in your Area

Ordinance No. 2108 - A Bill for an Ordinance Amending Chapter 16.20 of the Maui County Code, Pertaining to the Plumbing Code

Selected BMP's from "Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters"-EPA



Environmental Planning
305 High Street, Suite 104
Wailuku, Hawaii 96793
(808) 244-2015

July 11, 2008

Mr. Jeffrey K. Eng, Director
Department of Water Supply
200 South High Street
Wailuku, Hawai'i 96793

SUBJECT: Draft Environmental Assessment and Special Management Area Assessment Application for the Proposed Demolition of a Single-Family Residence Located Within the National Historic Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui, Hawaii (EA 2007/0010 and SMX 2007/0306)

Dear Mr. Eng:

We are in receipt of your comment letter dated December 5, 2007, with regards to the Draft Environmental Assessment (Draft EA) and Special Management Area Assessment application we prepared for the subject project. On behalf of our client, J. Robert Brewer, Jr. and Judith Brewer (Applicant) we would like to offer the following responses to your comments.

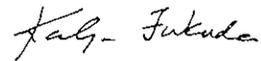
Thank you for the verification of the existing water meter on the property. Please note that the Applicant's civil engineering consultant has submitted a request for a larger water meter to accommodate the proposed residence. The Applicant's consultants will submit the domestic and irrigation calculations for the new residence at the time of building permit. Regarding the intention of the dwelling, it is the Applicant's intent to use the proposed residence for long term residential use only. No other uses are proposed at this time. Should the Applicant determine in the future that other uses are desired at the property, the appropriate applications will be prepared and submitted.

Lastly, we thank you for the information regarding water conservation measures. We have revised the landscape plan to have no more than 25 percent of the overall landscape in lawn, per your recommendation. The Applicant is willing to implement the suggested revisions, as applicable, for the project.

Mr. Jeffrey K. Eng, Director
July 11, 2008
Page 2

Should you have any questions, please do not hesitate to call me at 244-2015.

Very truly yours,



Karlynn Fukuda
Project Manager

KF:yp

cc: Robert Brewer, Jr. and Judith Brewer
Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc.

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CHARMAINE TAVARES
Mayor

JEFFREY S. HUNT
Director

COLLEEN M. SUYAMA
Deputy Director



MAY 08 2008

COUNTY OF MAUI
DEPARTMENT OF PLANNING

May 7, 2008

Ms. Karlynn Fukuda
Munekiyo and Hiraga, Inc.
305 S. High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Ms. Fukuda:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (DEA) FOR THE PROPOSED BREWER RESIDENCE AT 49 FRONT STREET, LAHAINA, ISLAND OF MAUI, HAWAII TMK: (2) 4-6-002:017 (EA 2007/0010)

At a regular meeting of April 22, 2008, the Maui Planning Commission (Commission) reviewed the above-referenced document and provided the following comments:

1. Provide analysis for the proposed on-site retention and make efforts to increase retention values above the minimal requirement;
2. Provide a view plane analysis from both Front Street and the ocean; and
3. Provide a comparison of all yard setbacks from both the existing structure and the proposed structure.

Thank you for your cooperation. Should you require further clarification, please contact Staff Planner Joseph Prutch by email at joseph.prutch@mauicounty.gov or by telephone at 270-7512.

Sincerely,

Handwritten signature of Jeffrey S. Hunt in black ink.

JEFFREY S. HUNT, AICP
Planning Director

xc: Colleen M. Suyama, Deputy Planning Director
Clayton I. Yoshida, Planning Program Administrator
Joseph M. Prutch, Staff Planner
EA Project File
General File

JSH:JMP:nt

k:\wp_docs\planning\ea\2007\0010_brewer_residence\mpc_deacomments.doc



MICHAEL T. MUNEKIYO
GWEN GRASPE HIRAGA
MITSURU "MIKI" HIRANO
KARLENE FLUKUDA

MARK ALEXANDER ROY
NOEL GONZALEZ

July 29, 2008

Jeffrey S. Hunt, Director
Department of Planning
250 South High Street
Wailuku, Hawai'i 96793

SUBJECT: Draft Environmental Assessment Comments For Proposed Demolition of a Single-Family Residence Located Within the National Historic Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui, Hawai'i

Dear Mr. Hunt:

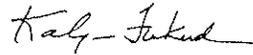
We are in receipt of your letter dated May 7, 2008, with your comments on the subject project. On behalf of our clients, J. Robert Brewer, Jr. and Judith Brewer, we would like to offer the following responses.

1. We acknowledge the comment regarding the proposed drainage improvements for the project. The project's civil engineer has prepared a drainage report, with calculations, which is included in the (draft) Final Environmental Assessment (EA). We also note that the proposed drainage improvements will provide an additional 45 percent of drainage retention of the existing conditions. A copy of the drainage report is attached. See **Exhibit "A"**.
2. We acknowledge your comment with regards to the preparation of a view plane analysis from Front Street and the ocean for the project. The project's architect has prepared the view plane analysis and it is included in the (draft) Final EA. A copy of the view plane analysis is also attached for your reference. See **Exhibit "B"**.
3. We note your comment with regards to the comparison of all yard setbacks from both the existing structure and the proposed structure. The project's architect has provided the analysis as requested. A copy of the yard setbacks is attached for your information. See **Exhibit "C"**.

Jeffrey Hunt, Director
July 29, 2008
Page 2

We thank you for your comments on the project. Should you have any further questions, please do not hesitate to call me at 244-2015.

Very truly yours,



Karlynn Fukuda
Project Manager

KF:yp

Enclosures

cc: J. Robert Brewer, Jr. and Judith Brewer (w/out enclosures)
Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc. (w/enclosures)
Stacy Otomo, Otomo Engineering, Inc. (w/out enclosures)

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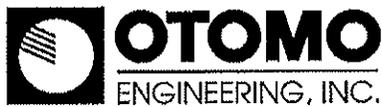
DRAINAGE REPORT
FOR
BREWER RESIDENCE
Lahaina, Maui, Hawaii
T.M.K.: (2) 4-6-002: 017

Prepared for:

Riecke Sunnland Kono Architects, Ltd.
P.O. Box 1627
Kahului, Hawaii 96733-1627



Prepared by:



CONSULTING CIVIL ENGINEERS
305 SOUTH HIGH STREET, SUITE 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032
FAX: (808) 242-5779

May 2008

TABLE OF CONTENTS

- I. INTRODUCTION
- II. SITE LOCATION AND PROJECT DESCRIPTION
- III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS
- IV. EXISTING DRAINAGE CONDITIONS
- V. FLOOD AND TSUNAMI ZONE
- VI. PROPOSED DRAINAGE PLAN
- VII. HYDROLOGIC CALCULATIONS
- VIII. CONCLUSION
- IX. REFERENCES

EXHIBITS

- 1 Location Map
- 2 Vicinity Map
- 3 Soil Survey Map
- 4 Flood Insurance Rate Map

APPENDICES

- A Hydrologic and Hydraulic Calculations

**PRELIMINARY DRAINAGE REPORT
FOR
BREWER RESIDENCE
Lahaina, Maui, Hawaii**

I. INTRODUCTION

The purpose of this report is to examine both the existing and proposed drainage conditions for the proposed project.

II. SITE LOCATION AND PROJECT DESCRIPTION

The subject parcel is identified as T.M.K.: (2) 4-6-002: 017, which encompasses an area of 16,016 square feet. The project site is bordered by single family residences to the north and south, Front Street to the east, and the ocean to the west.

The development plan includes the demolition of the existing single family residential structure and the construction of a new two-story residence of approximately 6,262 square feet. Associated improvements include a pool, spa, driveway, utility connections and landscaping.

III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS

The project site is currently developed with a single family residential structure, greenhouse, paved driveway and pads, and landscaping.

The parcel slopes down in the west to east direction from an elevation of approximately 6.8 feet above mean sea level at the shoreline to approximately 5.2 feet above mean sea level along Front Street, averaging approximately 0.8%. There is an existing low area on the westerly half of the property.

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 loam, 0 to 3 percent slopes (EaA). Ewa silty clay loam is characterized as having very slow runoff and a no more than slight erosion hazard.

IV. EXISTING DRAINAGE CONDITIONS

Presently, there are no existing drainage facilities in the vicinity of the project site. Onsite runoff sheet flows in two directions. The first is from the existing residence to the east toward Front Street and the second is from the residence to the west toward the ocean. Runoff sheet flowing toward Front Street

ultimately ponds along the shoulder area and the runoff sheet flowing toward the west ponds in the low landscaped area on the lot.

It is estimated that the existing 50-year storm runoff from the developed project site is 0.91 cfs.

V. FLOOD AND TSUNAMI ZONE

According to Panel Number 150003 0163 C of the Flood Insurance Rate Map, revised August 3, 1998, prepared by the United States Federal Emergency Management Agency, the majority of the subject parcel is situated in Flood Zone A12, with a base flood elevation of 6 feet. A small portion of the parcel along the shoreline is situated in Flood Zone V12 with a base flood elevation of 7 feet and a portion of the southeastern corner of the parcel is situated in Flood Zone B. Flood Zone A12 represents areas of 100-year flood; base flood elevations and flood hazard factors determined. Flood Zone V12 represents areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined. Flood Zone B represents areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or protected by levees from the base flood.

VI. PROPOSED DRAINAGE PLAN

The proposed drainage plan is to maintain the existing drainage pattern of the onsite runoff. Runoff sheet flowing from the residence toward Front Street will be collected by area drains and a grated catch basin and conveyed to an onsite perforated drainage system. Runoff sheet flowing from the residence toward the ocean will continue to flow toward the low area on the lot. In addition, a detention basin will be constructed at the northwest corner of the residence to mitigate the increase in runoff generated from the project site.

It is estimated that the post development runoff from the project will be 1.20 cfs, an increase of 0.29 cfs from the existing condition. The associated runoff volume generated from the increase in runoff is 436 cubic feet. Based on the County drainage standards, the project's drainage system must mitigate the increase in runoff from the site for a 50-year, 1-hour storm, which is 214 cubic feet (650 cubic feet - 436 cubic feet). The proposed onsite perforated drainage system and detention basin will create 410 cubic feet of storage volume. Therefore, the drainage system will accommodate the required storage volume plus an additional 45% of the existing 50-year storm.

The drainage design criteria will be to minimize any alterations to the natural pattern of the existing onsite surface runoff. There will be no change in the existing drainage pattern.

VII. HYDROLOGIC CALCULATIONS

The hydrologic calculations are based on the "Rules for the Design of Storm Drainage Facilities in the County of Maui," and the "Rainfall Frequency Atlas of the Hawaiian Islands," Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau.

Rational Formula Used: $Q = CIA$

Where Q = rate of flow (cfs)

C = rainfall coefficient

I = rainfall intensity for a duration equal to the time of concentration (inches/hour)

A = drainage area (Acres)

See Appendix A for Hydrologic Calculations

VIII. CONCLUSION

The proposed development is expected to generate a 50-year storm runoff of 1.20 cfs, with a net increase of 0.29 cfs. Runoff sheet flowing from the project site will be intercepted by area drains and a grated catch basin and conveyed to a subsurface drainage system or sheet flow directly into an onsite detention basin, which will provide a total of 410 cubic feet of storage. The proposed drainage system will reduce the volume of onsite runoff, which will provide additional mitigation measures than that required in Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui.

Therefore, it is our professional opinion that the proposed development will not have an adverse effect on the adjoining or downstream properties.

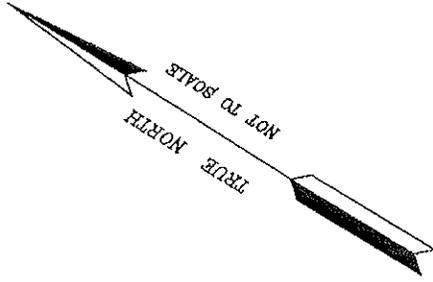
IX. REFERENCES

- A. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, August, 1972.
- B. Rainfall-Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau, 1962.

C. Flood Insurance Rate Maps of the County of Maui, June 1, 1981.

D. Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui, prepared by the Department of Public Works and Waste Management, County of Maui, 1995.

VICINITY MAP
EXHIBIT 2



**PROJECT
SITE**

O C E A N



SOIL SURVEY MAP
EXHIBIT 3



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

MAUI COUNTY, HAWAII

PANEL 163 OF 400
(SEE MAP INDEX FOR PANELS NOT PRINTED)

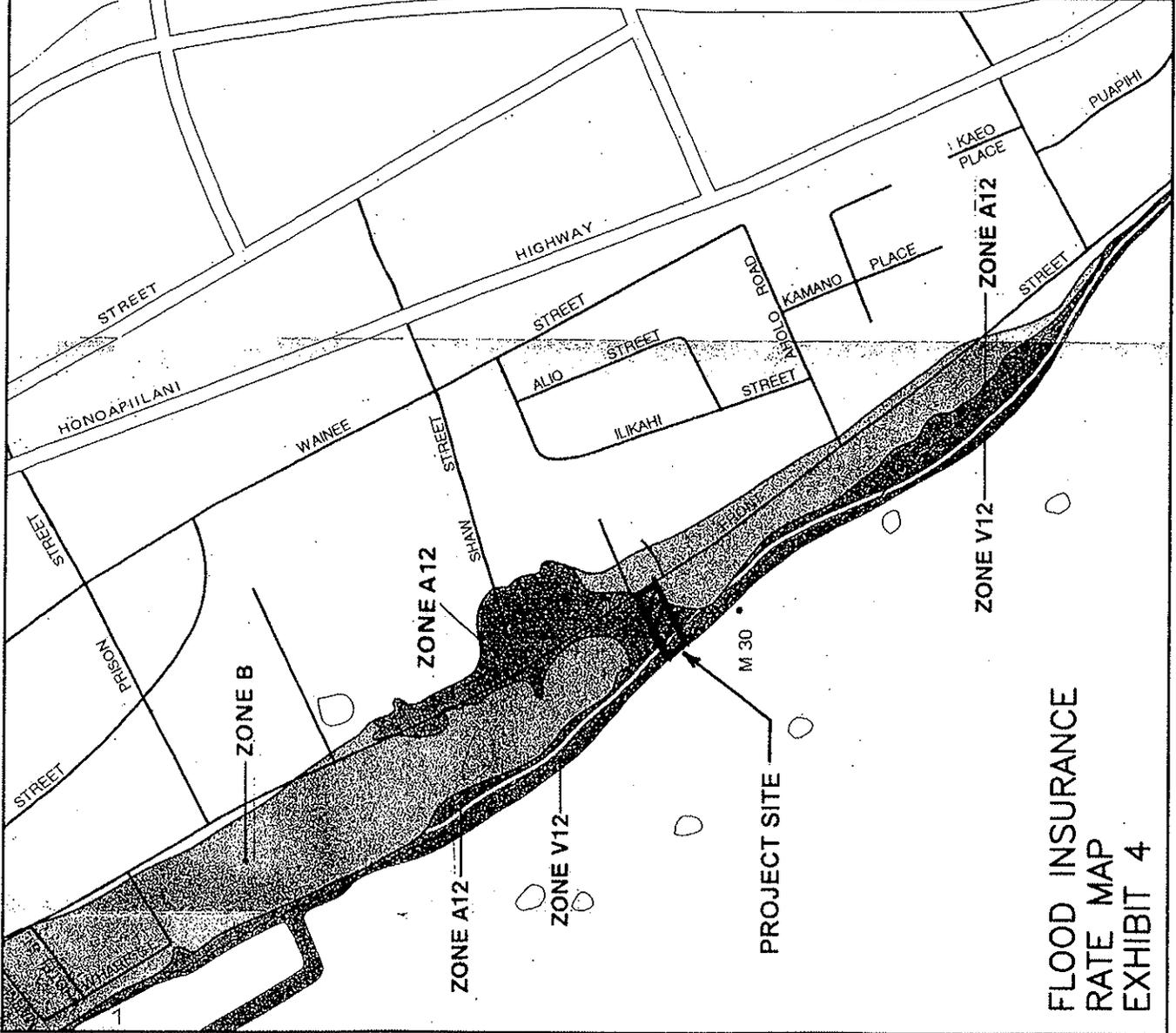
COMMUNITY-PANEL NUMBER
150003 0163 C

MAP REVISED:
AUGUST 3, 1998



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.nfsc.fema.gov



FLOOD INSURANCE
RATE MAP
EXHIBIT 4

APPENDIX A
HYDROLOGIC CALCULATIONS

Hydrologic Calculations

Purpose: Determine the increase in surface runoff from the development of the proposed project based on a 50-year storm.

A. Determine the Runoff Coefficient (C):

PAVED AREAS:

Infiltration (Negligible)	= 0.20
Relief (Flat)	= 0.00
Vegetal Cover (None)	= 0.07
Development Type (Pavement)	= <u>0.55</u>
C	= 0.82

ROOF AREAS:

Infiltration (Negligible)	= 0.20
Relief (Hilly)	= 0.06
Vegetal Cover (None)	= 0.07
Development Type (Roof)	= <u>0.55</u>
C	= 0.88

LANDSCAPED AREAS:

Infiltration (Medium)	= 0.07
Relief (Flat)	= 0.00
Vegetal Cover (High)	= 0.00
Development Type (Landscape)	= <u>0.15</u>
C	= 0.22

EXISTING CONDITION:

Paved Areas = 0.05 Acres
Roof Areas = 0.06 Acres
Landscape Area = 0.26 Acres
WEIGHTED C = 0.43

DEVELOPED CONDITION:

Paved Areas = 0.05 Acres

Roof Areas = 0.13 Acres

Landscape Area = 0.19 Acres

WEIGHTED C = 0.53

- B. Determine the 50-year 1-hour rainfall:

$$i_{50} = 2.5 \text{ inches}$$

Adjust for time of concentration to compute Rainfall Intensity (I):

Existing Condition:

$$T_c = 8 \text{ minutes}$$

$$I = 5.70 \text{ inches/hour}$$

Developed Condition:

$$T_c = 6 \text{ minutes}$$

$$I = 6.14 \text{ inches/hour}$$

- C. Drainage Area (A) = 0.37 Acres

- D. Compute the 50-year storm runoff volume (Q):

$$Q = CIA$$

Existing Conditions:

$$Q = (0.43)(5.70)(0.37)$$

$$= 0.91 \text{ cfs}$$

Developed Conditions:

$$Q = (0.53)(6.14)(0.37)$$

$$= 1.20 \text{ cfs}$$

The net increase in runoff due to the proposed development is $1.20 - 0.91 = 0.29$ cfs.

Calculate the available storage volume in the 30-inch perforated pipes:

Volume in 18" perforated drainline per foot= $(3.14)(0.75)^2 = 1.77$ cubic feet

Volume in rock bed per foot= $((3.5)(3.5)) - 1.77 = 10.48$ cubic feet

Allow for 43% voids in rock bed, therefore storage = $(0.43)(10.48) = 4.51$ cubic feet.

Allow 50% of voids to be used for storage = $(0.50)(4.51) = 2.25$ cubic feet.

Total storage volume per foot of 18-inch perforated pipe = $1.77 + 2.25 = 4.02$ cubic feet.

Use 40 feet of 18-inch perforated drainline:

Storage Volume = $(40)(11.54) = 160$ cubic feet.

The onsite detention basin located at the northwest corner of the residence will provide approximately 250 cubic feet of storage volume. The detention basin will collect runoff from a swale to be constructed on the north side of the residence. The project's drainage systems will provide a total storage volume of 410 cubic feet which is greater than the 214 (650 - 436) cubic feet required.

Hydrograph Plot

English

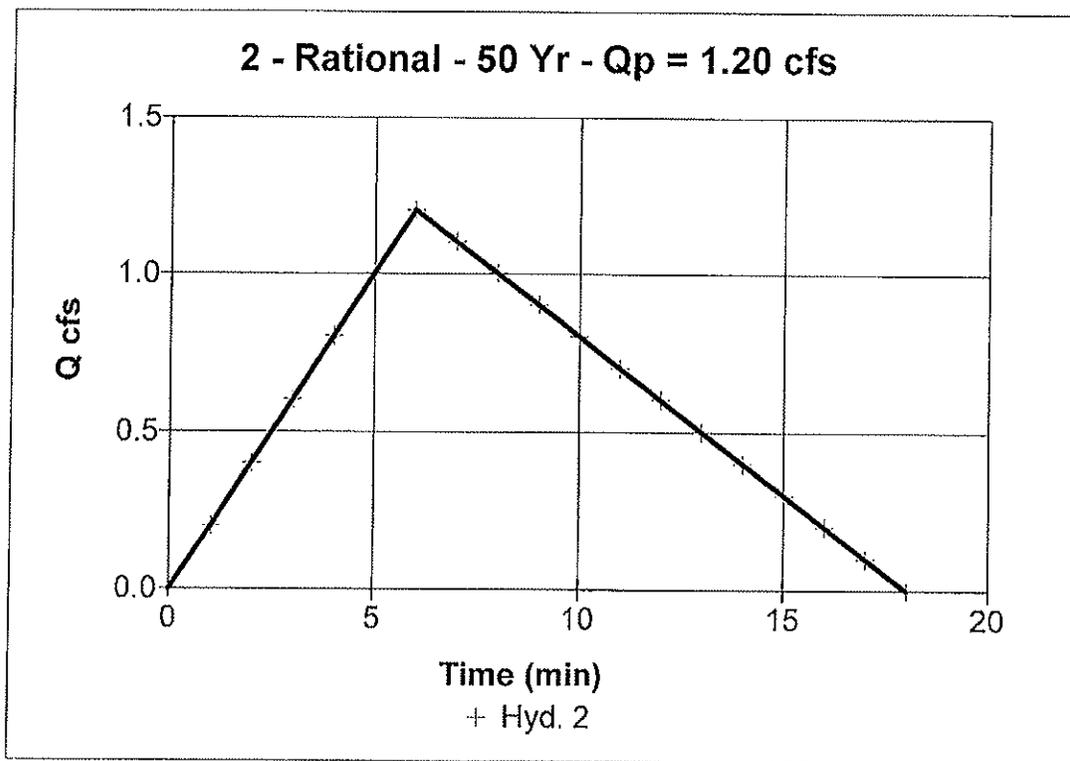
Hyd. No. 2

BREWER RESIDENCE DEVELOPED CONDITIONS

Hydrograph type = Rational
Storm frequency = 50 yrs
Drainage area = 0.4 ac
Intensity = 6.14 in
I-D-F Curve = 2-5.IDF

Peak discharge = 1.20 cfs
Time interval = 1 min
Runoff coeff. = 0.53
Time of conc. (Tc) = 6 min
Reced. limb factor = 2

Total Volume = 650 cuft



Hydrograph Plot

English

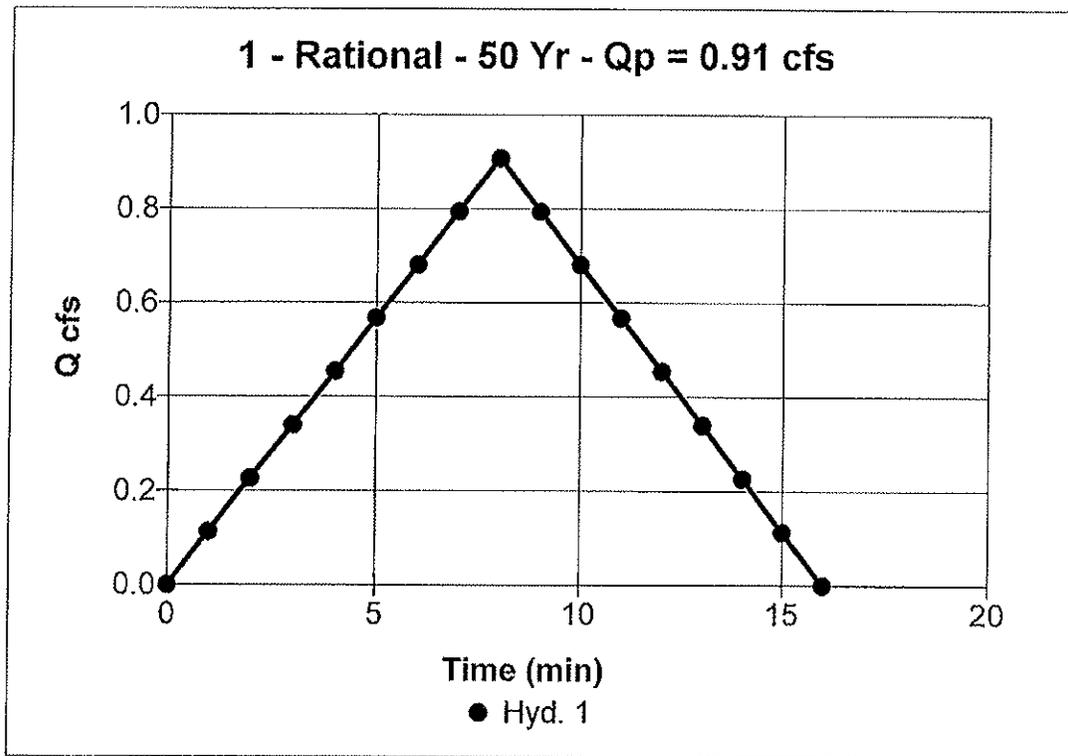
Hyd. No. 1

BREWER RESIDENCE EXISTING CONDITIONS

Hydrograph type = Rational
Storm frequency = 50 yrs
Drainage area = 0.4 ac
Intensity = 5.70 in
I-D-F Curve = 2-5.IDF

Peak discharge = 0.91 cfs
Time interval = 1 min
Runoff coeff. = 0.43
Time of conc. (T_c) = 8 min
Reced. limb factor = 1

Total Volume = 436 cuft





2 PROPOSED FRONT STREET VIEW

1 EXISTING FRONT STREET VIEW

EXISTING
ROOF LINE

© 2003 Riecke Sunnland Kono Architects, Ltd.

A-1.2

02-14-2001 CONCEPT PLAN
06-22-2001 EA CONCEPT PLAN

BREWER RESIDENCE

FRONT STREET
LAHAINA, MAUI, HAWAII
T.M.K.: (2) 4-0-02:005

FRONT STREET VIEWS

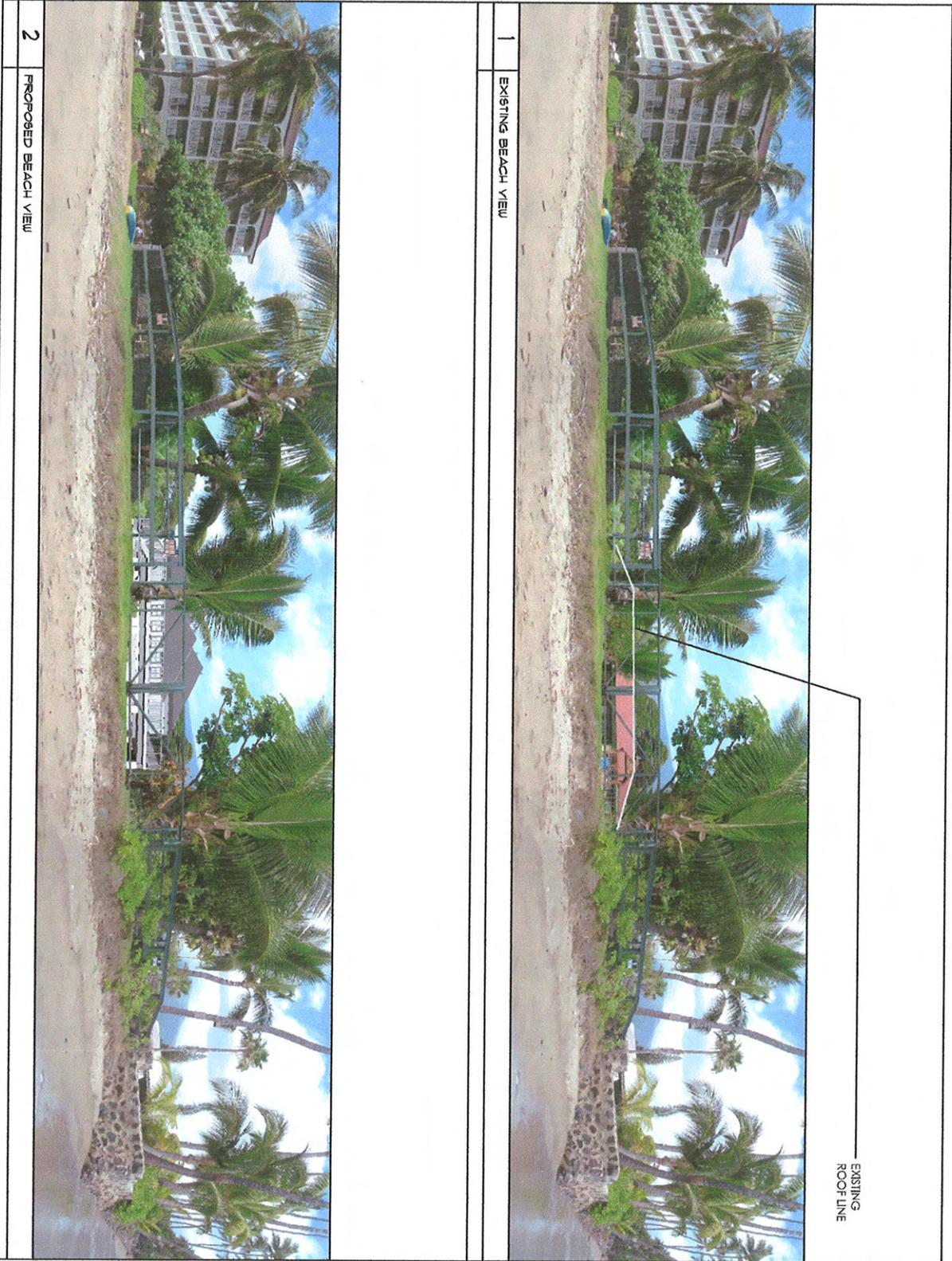
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**RIECKE
SUNNLAND
KONO**
ARCHITECTS
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DATE: October 12th 2006



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A-1.3

02-14-2001 CONCEPT PLAN
06-22-2001 EA CONCEPT PLAN

BREWER RESIDENCE

FRONT STREET
LAHAINA, MAUI, HAWAII
T.M.K.: (2) 4-0-02:006

BEACH VIEWS

DATE: 02/14/01
DRAWN: [unreadable]
CHECKED: [unreadable]
APPROVED: [unreadable]
PROJECT: BREWER RESIDENCE
SHEET: 1 OF 1
SCALE: AS SHOWN



**RIECKE
SUNLAND
KONO**
ARCHITECTS

201 E. OHIAI STREET
LAHAINA, MAUI, HAWAII 96761
PHONE: (808) 659-1700
FAX: (808) 659-1701



November 1, 2007

'07 NOV -5 P2:59

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Mr. Joseph M. Prutch, Staff Planner
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Prutch,

Subject: Brewer Residence, demolition & construction of a residence
EA 2007/0010 and SMX 2007/0306
Lahaina, Maui, Hawaii
TMK: (2) 4-6-002:017

Thank you for allowing us to comment on the Draft Environmental Assessment and Special Management Area Assessment applications for the proposed subject project, which was received on October 26, 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



MICHAEL T. MUNEKIYO
GWEN CHASPE FERRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KEVIN GONZALES

July 29, 2008

Greg Kauhi, Manager
Customer Operations
Maui Electric Company, Ltd.
P. O. Box 398
Kahului, Hawai'i 96733

SUBJECT: Draft Environmental Assessment Comments For Proposed Demolition
of a Single-Family Residence Located Within the National Historic
Landmark District, Located at TMK 4-6-002:017, Lahaina, Maui,
Hawai'i

Dear Mr. Kauhi:

Thank you for your company's letter dated November 1, 2007, providing us with comments on the proposed project. On behalf of our clients, J. Robert Brewer, Jr. and Judith Brewer, we would like to offer the following response to the comment. The project's electrical consultant, when selected, will submit the electrical demand requirements and estimated project time frame to your division for review and comment. Further, the consultant will contact the Demand Side Management group for review of potential energy conservation and efficiency opportunities for the project.

Should you have any questions, please feel free to contact me at 244-2015.

Very truly yours,

Karlynn Fukuda
Project Manager

KF:yp

cc: J. Robert Brewer, Jr. and Judith Brewer
Anthony Riecke-Gonzales, Riecke Sunnland Kono Architects, Inc.
Jeffrey S. Hunt, Department of Planning

F:\DATA\Brewer\SFResidence\MECO.DEAres.wpd

50e
Network Engineering and Planning
OSP Engineering - Maui

Hawaiian Telcom

60 S. Church Street
Wailuku, Maui, HI 96793

Phone 808 242-5258
Fax 808 242-8899

November 21, 2007

'07 NOV 23 P3:34

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

County of Maui
Department of Planning
250 South High Street
Wailuku, Maui, Hawaii 96793
Attention: Joseph M. Prutch, Staff Planner, Jeffrey S. Hunt, AICP, Planning Director
Phone: (808) 270-7512 / Fax: (808) 270-7634

SUBJECT: Brewer Residence, Demolition and Construction of a Residence in Lahaina, Island of Maui; Draft Environmental Assessment and Special Management Area Assessment (EA 2007/0010 and SMX 2007/0306), TMK: (2) 4-6-02:017; Munekiyo & Hiraga, Inc. on Behalf of John and Judith Brewer (Applicant)

Dear Mr. Prutch:

Thank you for providing Hawaiian Telcom Incorporated, the opportunity to comment on the Draft Environmental Assessment and Special Management Area Assessment for the County of Maui Planning Department for the proposed Brewer Residence Demolition and Construction Project, Lahaina on the Island of Maui.

Hawaiian Telcom Inc. has no comment on this project at this time.

If there are any questions, please call Brent Matsui at (808) 242-5289.

Sincerely,



Gordon Yadao
Manager - Network Engineering

c: File (3045 0710-087)
B. Matsui

62

XI. REFERENCES

XI. REFERENCES

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

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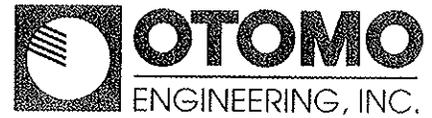
U.S. Department of Justice, American Disability Act, Title II, Accessibility Guidelines.

Wilson Okamoto & Associates, Inc., County of Maui Infrastructure Assessment Update, May 2003.

APPENDIX A.

Engineering Letter Report

June 1, 2007



CONSULTING CIVIL ENGINEERS
305 SOUTH HIGH STREET, SUITE 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032
FAX: (808) 242-5779

Karlynn Kawahara
Munekiyo & Hiraga, Inc.
305 South High Street, Suite 104
Wailuku, Hawaii 96793

Dear Karlynn:

Subject: Brewer Residence
T.M.K.: (2) 4-6-002: 017
Lahaina, Maui, Hawaii

The subject property is identified as T.M.K.: (2) 4-6-002: 017 which contains an area of 16,016 square feet. The proposed project consists of the demolition of the existing single-family residential structure and the construction of a new two-story residence of approximately 6,262 square feet. Associated improvements consist of a pool, spa, driveway, utility connections and landscaping.

The subject property is currently being serviced by an existing 5/8-inch water meter. According to the Department of Water Supply (DWS), the existing average daily water use is approximately 1,100 gallons. As part of the building permit application, an evaluation of the proposed fixture units and corresponding domestic flow for the new residence will be submitted to the DWS. If required, the existing water meter may need to be upgraded to a larger size.

There is an existing sewer lateral servicing the subject property, which connects to the sewerline on Front Street. The sewerage from the Lahaina area is transported to the Lahaina Wastewater Reclamation Plant in Honokowai. In accordance with the Wastewater Flow Standards of the Wastewater Reclamation Division, the anticipated daily wastewater flow from the proposed residence is 350 gallons. Since the use of the property will remain as single-family residential, the wastewater flow is anticipated to remain the same.

The subject parcel is very flat, ranging from approximately 5.2 feet at Front Street to approximately 6.8 feet at the western boundary. The existing residence is located in the middle of the parcel at an elevation of approximately 6.2 feet. Presently, runoff from the project site sheet flows in two directions. The first is from the residence eastward toward Front Street and the second is from the residence to the low point toward the ocean (westward direction).

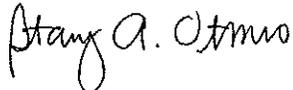
It is estimated that the present 50-year, 1-hour runoff from the project site is 1.20 cfs. After the completion of the proposed project, it is estimated that the runoff will increase to 1.48 cfs. There will be an increase in runoff of 0.28 cfs.

Karlynn Kawahara
June 1, 2007
Page 2

The drainage design criteria will be to minimize any alterations to the natural pattern of the existing onsite surface runoff. Shallow depressions will be created within the landscaped areas to the east and west of the proposed residence to allow runoff to pond and percolate into the ground. There will be no additional runoff sheet flowing toward Front Street or the ocean as a result of the proposed project.

Feel free to call me if you have any questions or need additional information. Thank you for your assistance on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Stacy A. Otomo".

Stacy A. Otomo, P.E.
President

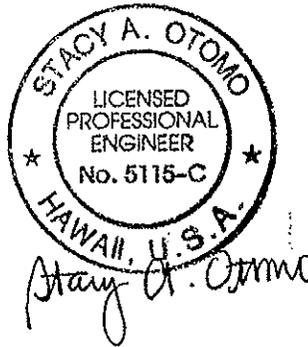
APPENDIX B.

Drainage Report

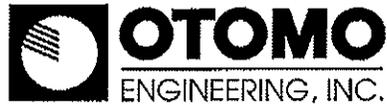
DRAINAGE REPORT
FOR
BREWER RESIDENCE
Lahaina, Maui, Hawaii
T.M.K.: (2) 4-6-002: 017

Prepared for:

Riecke Sunnland Kono Architects, Ltd.
P.O. Box 1627
Kahului, Hawaii 96733-1627



Prepared by:



CONSULTING CIVIL ENGINEERS
305 SOUTH HIGH STREET, SUITE 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032
FAX: (808) 242-5779

May 2008

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- I. INTRODUCTION
- II. SITE LOCATION AND PROJECT DESCRIPTION
- III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS
- IV. EXISTING DRAINAGE CONDITIONS
- V. FLOOD AND TSUNAMI ZONE
- VI. PROPOSED DRAINAGE PLAN
- VII. HYDROLOGIC CALCULATIONS
- VIII. CONCLUSION
- IX. REFERENCES

EXHIBITS

- 1 Location Map
- 2 Vicinity Map
- 3 Soil Survey Map
- 4 Flood Insurance Rate Map

APPENDICES

- A Hydrologic and Hydraulic Calculations

**PRELIMINARY DRAINAGE REPORT
FOR
BREWER RESIDENCE
Lahaina, Maui, Hawaii**

I. INTRODUCTION

The purpose of this report is to examine both the existing and proposed drainage conditions for the proposed project.

II. SITE LOCATION AND PROJECT DESCRIPTION

The subject parcel is identified as T.M.K.: (2) 4-6-002: 017, which encompasses an area of 16,016 square feet. The project site is bordered by single family residences to the north and south, Front Street to the east, and the ocean to the west.

The development plan includes the demolition of the existing single family residential structure and the construction of a new two-story residence of approximately 6,262 square feet. Associated improvements include a pool, spa, driveway, utility connections and landscaping.

III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS

The project site is currently developed with a single family residential structure, greenhouse, paved driveway and pads, and landscaping.

The parcel slopes down in the west to east direction from an elevation of approximately 6.8 feet above mean sea level at the shoreline to approximately 5.2 feet above mean sea level along Front Street, averaging approximately 0.8%. There is an existing low area on the westerly half of the property.

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 loam, 0 to 3 percent slopes (EaA). Ewa silty clay loam is characterized as having very slow runoff and a no more than slight erosion hazard.

IV. EXISTING DRAINAGE CONDITIONS

Presently, there are no existing drainage facilities in the vicinity of the project site. Onsite runoff sheet flows in two directions. The first is from the existing residence to the east toward Front Street and the second is from the residence to the west toward the ocean. Runoff sheet flowing toward Front Street

ultimately ponds along the shoulder area and the runoff sheet flowing toward the west ponds in the low landscaped area on the lot.

It is estimated that the existing 50-year storm runoff from the developed project site is 0.91 cfs.

V. FLOOD AND TSUNAMI ZONE

According to Panel Number 150003 0163 C of the Flood Insurance Rate Map, revised August 3, 1998, prepared by the United States Federal Emergency Management Agency, the majority of the subject parcel is situated in Flood Zone A12, with a base flood elevation of 6 feet. A small portion of the parcel along the shoreline is situated in Flood Zone V12 with a base flood elevation of 7 feet and a portion of the southeastern corner of the parcel is situated in Flood Zone B. Flood Zone A12 represents areas of 100-year flood; base flood elevations and flood hazard factors determined. Flood Zone V12 represents areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined. Flood Zone B represents areas between the limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or protected by levees from the base flood.

VI. PROPOSED DRAINAGE PLAN

The proposed drainage plan is to maintain the existing drainage pattern of the onsite runoff. Runoff sheet flowing from the residence toward Front Street will be collected by area drains and a grated catch basin and conveyed to an onsite perforated drainage system. Runoff sheet flowing from the residence toward the ocean will continue to flow toward the low area on the lot. In addition, a detention basin will be constructed at the northwest corner of the residence to mitigate the increase in runoff generated from the project site.

It is estimated that the post development runoff from the project will be 1.20 cfs, an increase of 0.29 cfs from the existing condition. The associated runoff volume generated from the increase in runoff is 436 cubic feet. Based on the County drainage standards, the project's drainage system must mitigate the increase in runoff from the site for a 50-year, 1-hour storm, which is 214 cubic feet (650 cubic feet - 436 cubic feet). The proposed onsite perforated drainage system and detention basin will create 410 cubic feet of storage volume. Therefore, the drainage system will accommodate the required storage volume plus an additional 45% of the existing 50-year storm.

The drainage design criteria will be to minimize any alterations to the natural pattern of the existing onsite surface runoff. There will be no change in the existing drainage pattern.

VII. HYDROLOGIC CALCULATIONS

The hydrologic calculations are based on the "Rules for the Design of Storm Drainage Facilities in the County of Maui," and the "Rainfall Frequency Atlas of the Hawaiian Islands," Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau.

Rational Formula Used: $Q = CIA$

Where Q = rate of flow (cfs)

C = rainfall coefficient

I = rainfall intensity for a duration equal to the time of concentration (inches/hour)

A = drainage area (Acres)

See Appendix A for Hydrologic Calculations

VIII. CONCLUSION

The proposed development is expected to generate a 50-year storm runoff of 1.20 cfs, with a net increase of 0.29 cfs. Runoff sheet flowing from the project site will be intercepted by area drains and a grated catch basin and conveyed to a subsurface drainage system or sheet flow directly into an onsite detention basin, which will provide a total of 410 cubic feet of storage. The proposed drainage system will reduce the volume of onsite runoff, which will provide additional mitigation measures than that required in Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui.

Therefore, it is our professional opinion that the proposed development will not have an adverse effect on the adjoining or downstream properties.

IX. REFERENCES

- A. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, August, 1972.
- B. Rainfall-Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau, 1962.

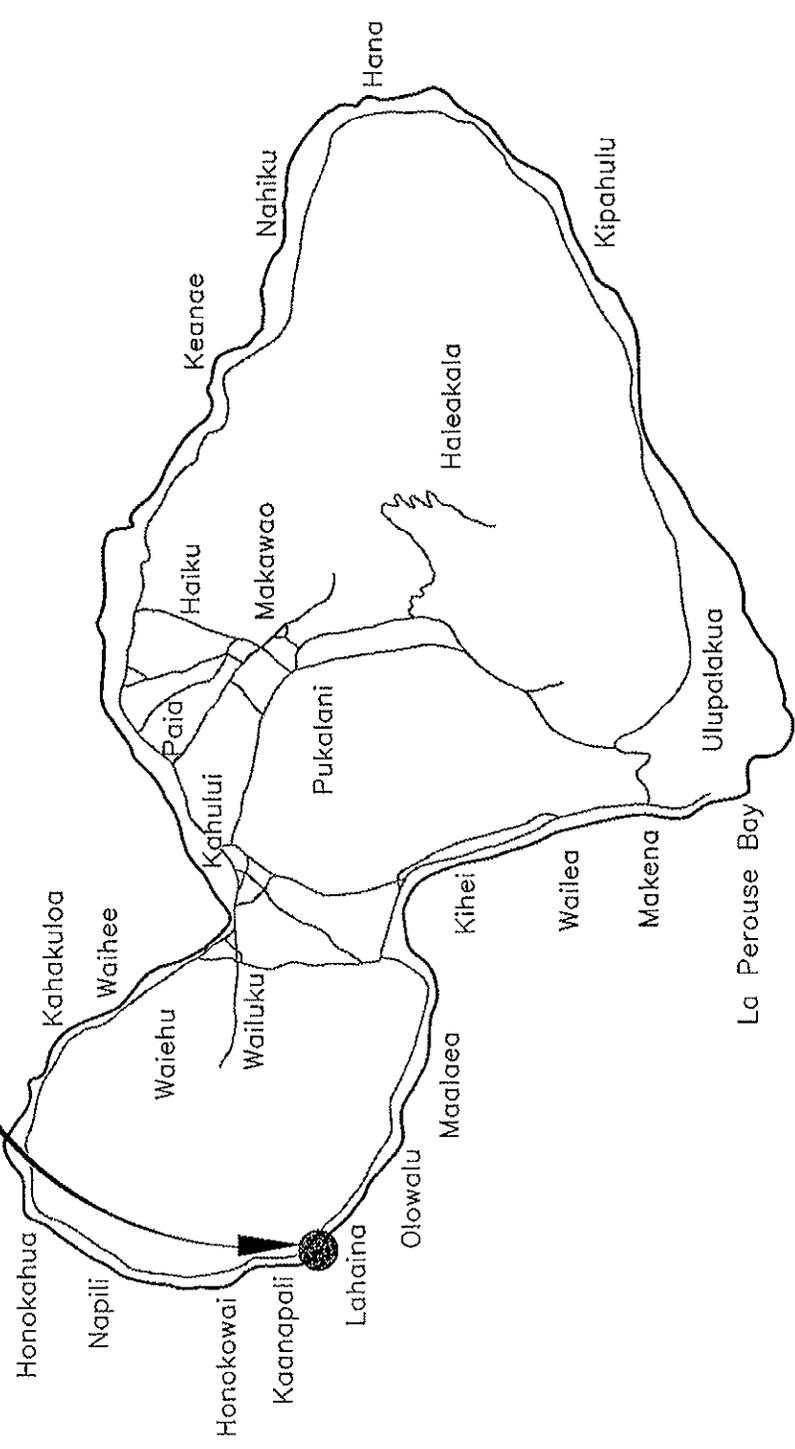
C. Flood Insurance Rate Maps of the County of Maui, June 1, 1981.

D. Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui, prepared by the Department of Public Works and Waste Management, County of Maui, 1995.

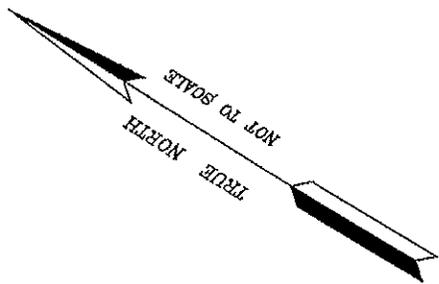
EXHIBITS

- 1 Location Map**
- 2 Vicinity Map**
- 3 Soil Survey Map**
- 4 Flood Insurance Rate Map**

PROJECT SITE

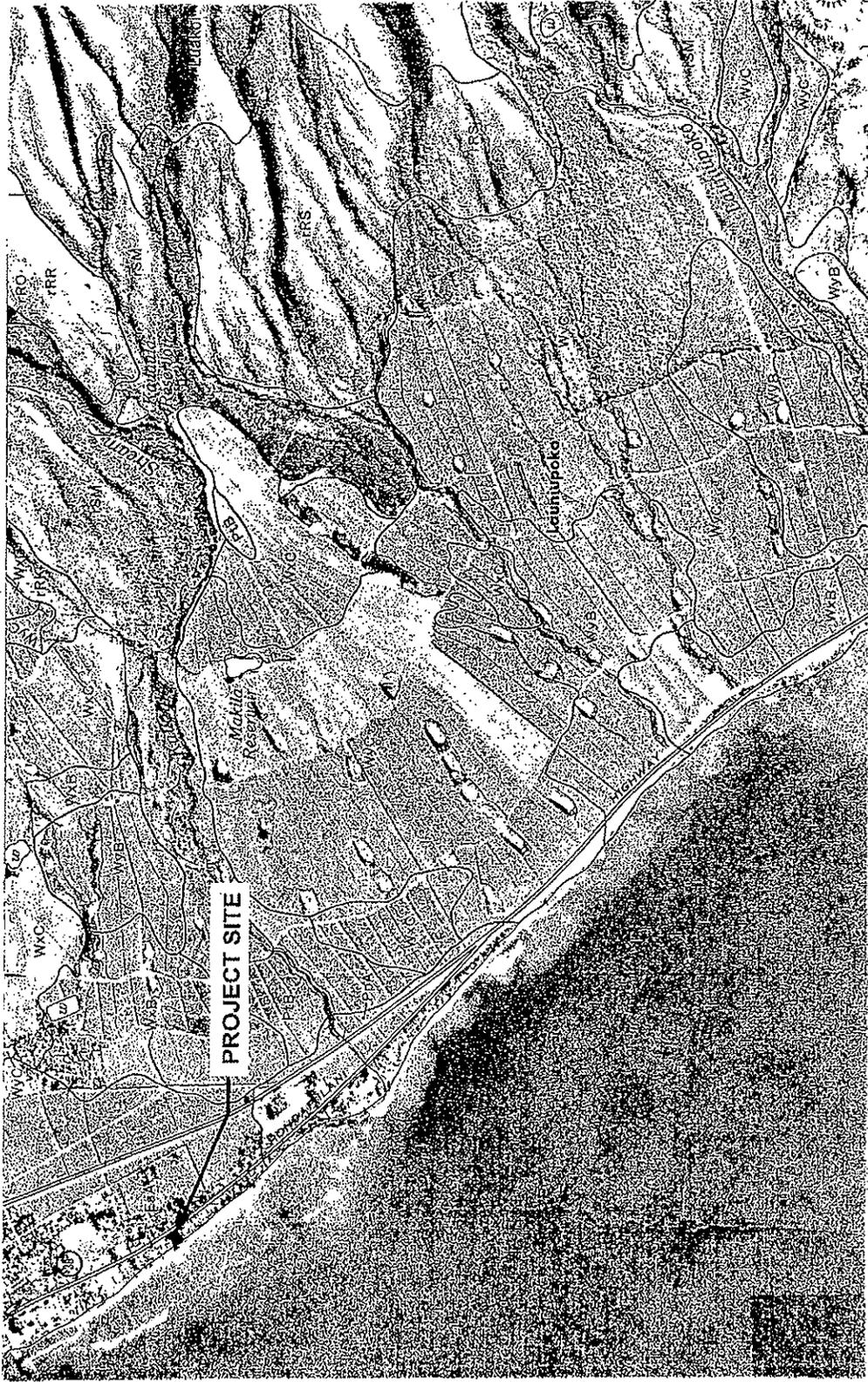


VICINITY MAP
EXHIBIT 2

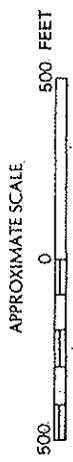


PROJECT
SITE

O C E A N



SOIL SURVEY MAP
EXHIBIT 3



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

MAUI COUNTY, HAWAII

PANEL 163 OF 400
(SEE MAP INDEX FOR PANELS NOT PRINTED)

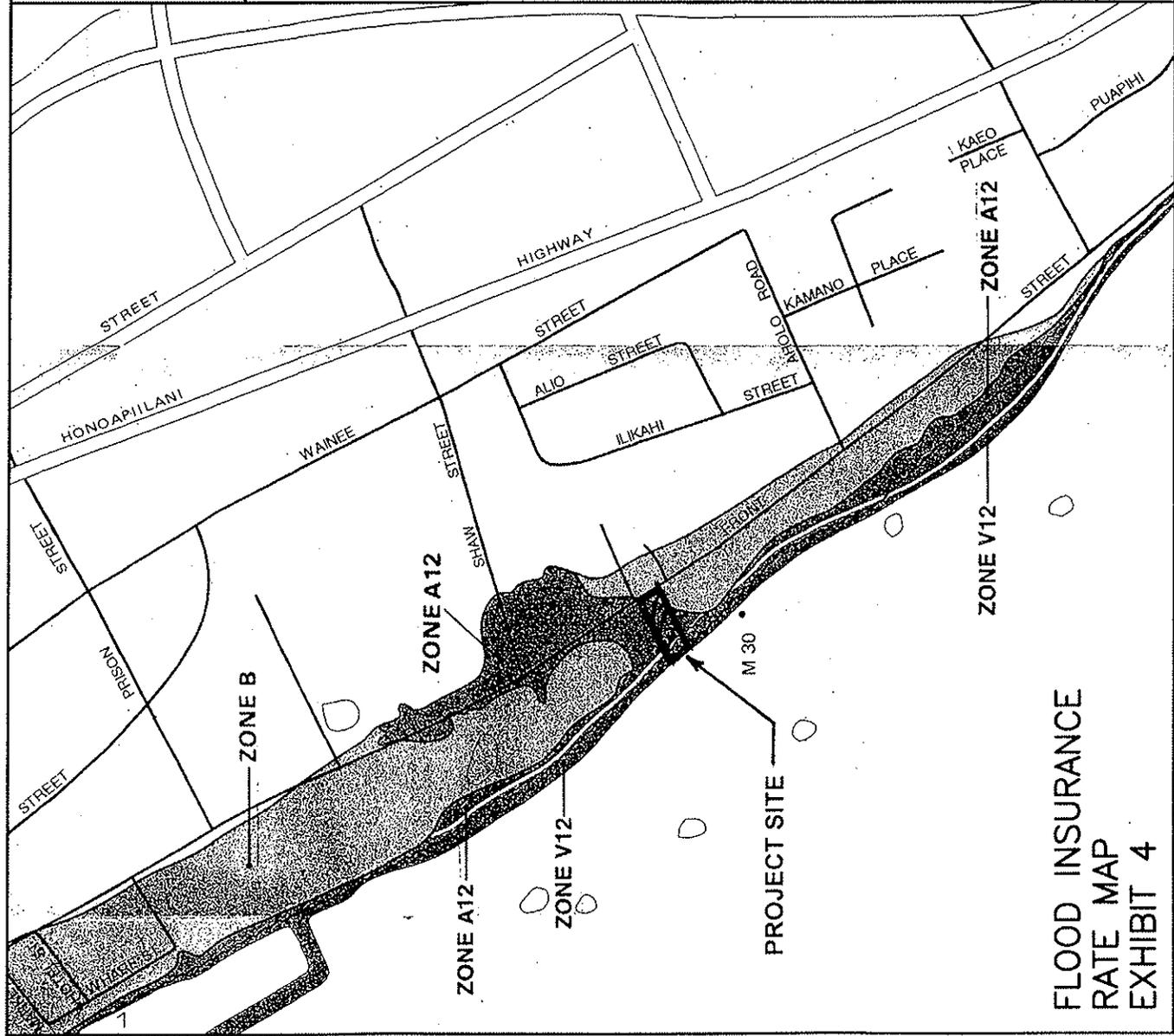
COMMUNITY-PANEL NUMBER
150003 0163 C

MAP REVISED:
AUGUST 3, 1998



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



FLOOD INSURANCE RATE MAP EXHIBIT 4

APPENDIX A
HYDROLOGIC CALCULATIONS

Hydrologic Calculations

Purpose: Determine the increase in surface runoff from the development of the proposed project based on a 50-year storm.

A. Determine the Runoff Coefficient (C):

PAVED AREAS:

Infiltration (Negligible)	=	0.20
Relief (Flat)	=	0.00
Vegetal Cover (None)	=	0.07
Development Type (Pavement)	=	<u>0.55</u>
C	=	0.82

ROOF AREAS:

Infiltration (Negligible)	=	0.20
Relief (Hilly)	=	0.06
Vegetal Cover (None)	=	0.07
Development Type (Roof)	=	<u>0.55</u>
C	=	0.88

LANDSCAPED AREAS:

Infiltration (Medium)	=	0.07
Relief (Flat)	=	0.00
Vegetal Cover (High)	=	0.00
Development Type (Landscape)	=	<u>0.15</u>
C	=	0.22

EXISTING CONDITION:

Paved Areas = 0.05 Acres
Roof Areas = 0.06 Acres
Landscape Area = 0.26 Acres
WEIGHTED C = 0.43

DEVELOPED CONDITION:

Paved Areas = 0.05 Acres

Roof Areas = 0.13 Acres

Landscape Area = 0.19 Acres

WEIGHTED C = 0.53

- B. Determine the 50-year 1-hour rainfall:

$$i_{50} = 2.5 \text{ inches}$$

Adjust for time of concentration to compute Rainfall Intensity (I):

Existing Condition:

$$T_c = 8 \text{ minutes}$$

$$I = 5.70 \text{ inches/hour}$$

Developed Condition:

$$T_c = 6 \text{ minutes}$$

$$I = 6.14 \text{ inches/hour}$$

- C. Drainage Area (A) = 0.37 Acres

- D. Compute the 50-year storm runoff volume (Q):

$$Q = CIA$$

Existing Conditions:

$$\begin{aligned} Q &= (0.43)(5.70)(0.37) \\ &= 0.91 \text{ cfs} \end{aligned}$$

Developed Conditions:

$$\begin{aligned} Q &= (0.53)(6.14)(0.37) \\ &= 1.20 \text{ cfs} \end{aligned}$$

The net increase in runoff due to the proposed development is $1.20 - 0.91 = 0.29$ cfs.

Calculate the available storage volume in the 30-inch perforated pipes:

Volume in 18" perforated drainline per foot= $(3.14)(0.75)^2 = 1.77$ cubic feet

Volume in rock bed per foot= $((3.5)(3.5)) - 1.77 = 10.48$ cubic feet

Allow for 43% voids in rock bed, therefore storage = $(0.43)(10.48) = 4.51$ cubic feet.

Allow 50% of voids to be used for storage = $(0.50)(4.51) = 2.25$ cubic feet.

Total storage volume per foot of 18-inch perforated pipe = $1.77 + 2.25 = 4.02$ cubic feet.

Use 40 feet of 18-inch perforated drainline:

Storage Volume = $(40)(11.54) = 160$ cubic feet.

The onsite detention basin located at the northwest corner of the residence will provide approximately 250 cubic feet of storage volume. The detention basin will collect runoff from a swale to be constructed on the north side of the residence. The project's drainage systems will provide a total storage volume of 410 cubic feet which is greater than the 214 (650 - 436) cubic feet required.

Hydrograph Plot

English

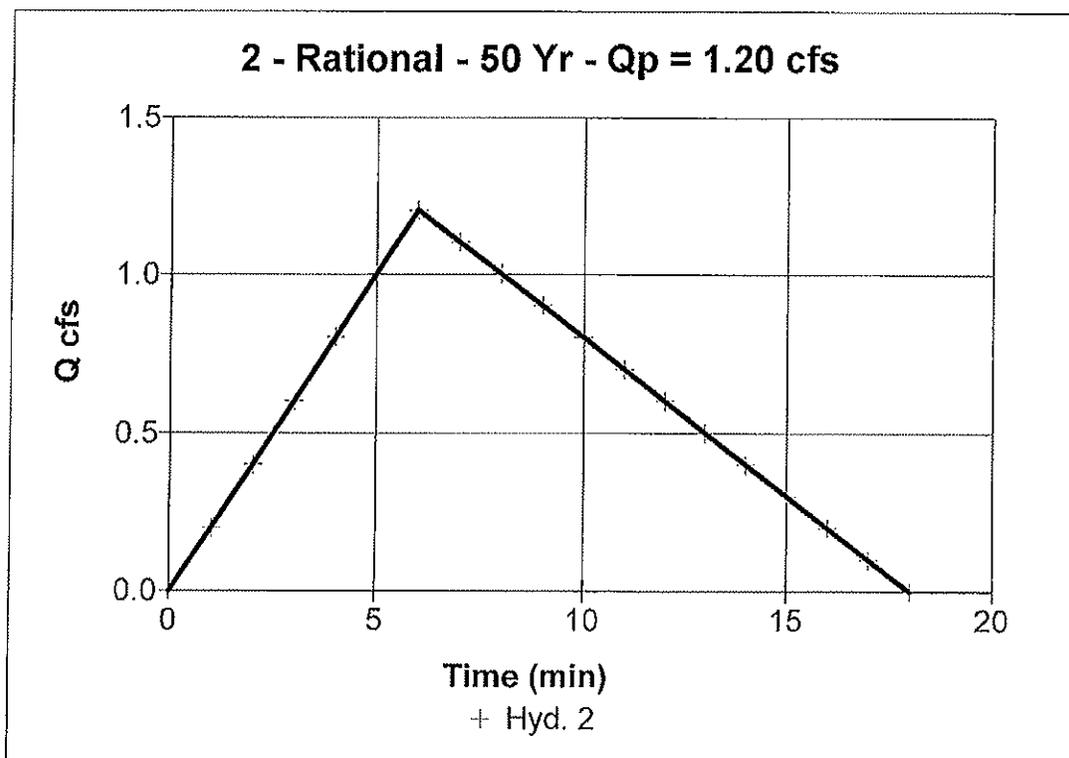
Hyd. No. 2

BREWER RESIDENCE DEVELOPED CONDITIONS

Hydrograph type = Rational
Storm frequency = 50 yrs
Drainage area = 0.4 ac
Intensity = 6.14 in
I-D-F Curve = 2-5.IDF

Peak discharge = 1.20 cfs
Time interval = 1 min
Runoff coeff. = 0.53
Time of conc. (T_c) = 6 min
Reced. limb factor = 2

Total Volume = 650 cuft



Hydrograph Plot

English

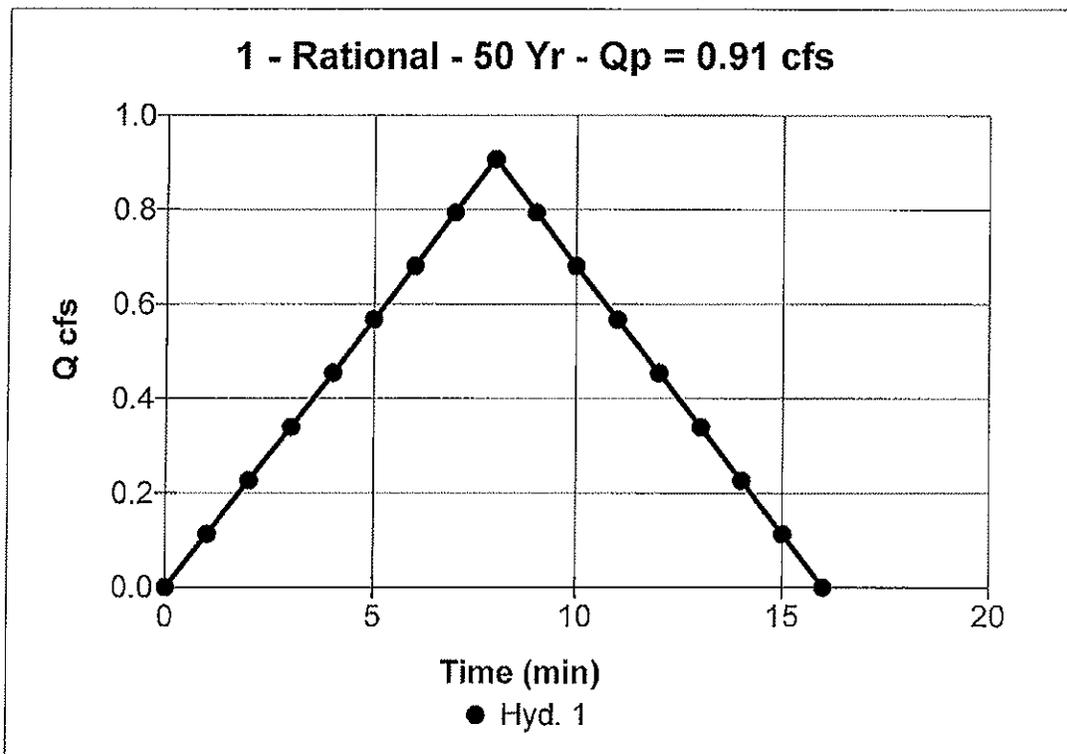
Hyd. No. 1

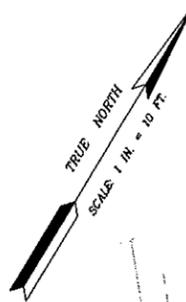
BREWER RESIDENCE EXISTING CONDITIONS

Hydrograph type = Rational
Storm frequency = 50 yrs
Drainage area = 0.4 ac
Intensity = 5.70 in
I-D-F Curve = 2-5.IDF

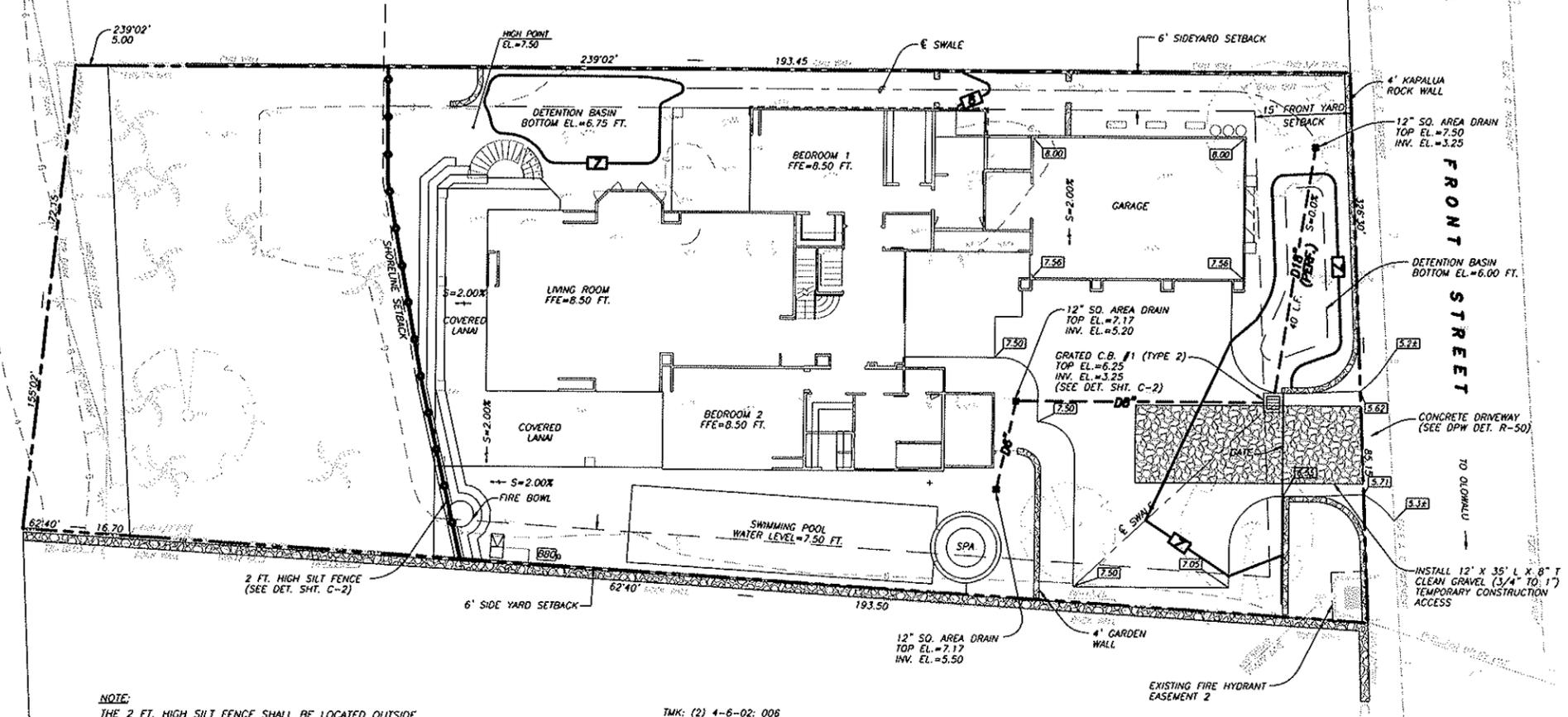
Peak discharge = 0.91 cfs
Time interval = 1 min
Runoff coeff. = 0.43
Time of conc. (Tc) = 8 min
Reced. limb factor = 1

Total Volume = 436 cuft





TMK: (2) 4-6-02: 018



NOTE:
THE 2 FT. HIGH SILT FENCE SHALL BE LOCATED OUTSIDE OF THE SHORELINE SETBACK. NO GRADING WORK SHALL BE DONE WITHIN THE SHORELINE SETBACK.

TMK: (2) 4-6-02: 006

DRAINAGE SYSTEM NOTES:

1. ALL DRAINLINES AND FITTINGS SHALL BE ADVANCED DRAINAGE SYSTEMS (ADS), INC. HIGH DENSITY POLYETHYLENE, N-12 SMOOTH INTERIOR PIPE OR APPROVED EQUAL.
2. ALL AREA DRAINS (A.D.) SHOWN ON THE PLANS SHALL BE ADS, INC. INLINE DRAINS.
3. THE CONTRACTOR SHALL FIELD FIT THE DRAINAGE SYSTEM AS SHOWN ON THE PLANS. ALL DRAINLINES SHALL HAVE A MINIMUM SLOPE OF 1.00%.
4. ALL DRAINLINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
5. ALL GRATES FOR AREA DRAINS AND CATCH BASINS SHALL BE CAST IRON.
6. CONTRACTOR SHALL CONFIRM LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

GRADING NOTES:

1. ALL CONCRETE SIDEWALKS AND LANAIS SHALL SLOPE 2.0% AWAY FROM THE RESIDENCE.
2. THE CONTRACTOR SHALL GRADE THE AREAS OUTSIDE OF THE RESIDENCE SO RUNOFF WILL BE DIRECTED INTO THE AREA DRAINS AND SWALES.
3. GRADE ALL AREAS SO NO PONDING WILL OCCUR.
4. THE CONTRACTOR SHALL INSTALL A 12 FT. HIGH DUST SCREEN TO PROTECT THE ADJACENT NEIGHBORS FROM DUST AS DEEMED NECESSARY.

APPROXIMATE EARTHWORK QUANTITIES

THE EARTHWORK QUANTITIES SHOWN HEREIN ARE FOR SECURING THE GRADING PERMIT ONLY. THE CONTRACTOR SHALL VERIFY THE QUANTITIES AND COMPLETE THE GRADING AS SHOWN ON THE PLAN.
 CLEARING AND GRUBBING = 0.27 ACRES±
 EMBANKMENT = 534 C.Y.
 EXCAVATION = 0 C.Y.

LEGEND:

- EXISTING CONTOUR LINE
- FINISH GRADE CONTOUR LINE
- FINISH GRADE SPOT ELEVATION
- 2' HIGH SILT FENCE
- 8" THICK UTB TEMP. CONSTRUCTION ENTRANCE

GRADING, DRAINAGE & BMP PLAN
SCALE: 1 IN. = 10 FT.

OTOMO
ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS
305 S. HIGH STREET, STE. 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032
FAX: (808) 242-5779

STACY A. OTOMO
LICENSED PROFESSIONAL ENGINEER
No. 5115-C
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL. I AM AWARE OF THE PROJECT AND I AM NOT PROVIDING ANY OBSERVATION OR SUPERVISION OF CONSTRUCTION AS REQUIRED UNDER SECTION 1E-113-3 OF THE HAWAII ADMINISTRATIVE RULES. PROFESSIONAL ENGINEER, ARCHITECT, SURVEYOR, AND LANDSCAPE ARCHITECT.

Stacy A. Otomo 5-14-08
SIGNATURE DATE
NOTE: THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AT THE JOB SITE BEFORE PROCEEDING WITH THE WORK.

BREWER RESIDENCE
TMK: (2) 4-6-02: 017
LAHAINA, MAUI, HAWAII
GRADING, DRAINAGE & BMP PLAN

REVISION	DATE	NOTE

DESIGNED BY: S.A.O.
DRAWN BY: L.C.O.
PROJECT NO.: 2008-32
DRAWING NAME: GRAD-00
DATE: 5-14-08

SHEET NO.
C-1
OF SHEETS

APPENDIX C.

Archaeological Monitoring Plan

**ARCHAEOLOGICAL MONITORING PLAN
FOR THE DEMOLITION OF AN EXISTING DWELLING AND
THE CONSTRUCTION OF A NEW RESIDENCE AT THE
BREWER PROPERTY
TMK: 4-06-02:17
WAINE'E AHUPUA'A; LAHAINA DISTRICT
ISLAND OF MAUI**

FOR: Mr. Robert Brewer

**BY: Lisa J. Rotunno-Hazuka (B.A.)
and Jeffrey Pantaleo (M.A.)**

JUNE 2007



ARCHAEOLOGICAL SERVICES HAWAII, LLC.
1930 A Vineyard Street
Wailuku, HI 96793

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

INTRODUCTION

At the request of Mr. Robert Brewer, Archaeological Services Hawaii, LLC (ASH) of Wailuku proposes to undertake archaeological monitoring for all ground disturbing activities related to the proposed improvements at the Brewer property TMK: (2) 4-6-002:017, Waine`e *ahupua`a*, Lahaina District, Island of Maui, (Figures 1 and 2).

The proposed activity consists of the demolition of an existing dwelling, the construction of a new residence, landscaping and related utilities. All development related activities, as well as any additional offsite improvements required by the County of Maui, or State of Hawaii, would be covered under this monitoring plan.

PROJECT AREA DESCRIPTION

The project area is located along the shoreline off of Front Street. It is an improved 16,016 sq. ft. lot located within the Historic Lahaina District (SIHP 3001). No inventory survey has been conducted of the parcel, however due to its location within the boundaries of the Historic Lahaina District; subsurface features associated with the pre-Contact and historic period eras could be encountered.

The project area is in close proximity to Waiola Church and Cemetery and Malu ulu o Lele Park which rests upon Moku`ula Island (SIHP 2697), the former location of the Royal residences and political center during pre-Contact and early historic periods. It is also adjacent to Front Street where numerous pre-Contact burials and cultural layers have been identified.

EXPECTABILITY OF SUBSURFACE SITES

As a result of these findings, subsurface cultural remains from the historic and or pre-Contact eras could be present; thus all ground disturbing activities in the project area shall be monitored.



Figure 1. Location of Project Area on USGS Quadrangle

MONITORING PLAN

The construction plans call for excavations ranging from 1 to 8 feet in depth. Full time monitoring will be the protocol for this project. In the event that dense rock and or fill is encountered, monitoring procedures may need to be adjusted; however no changes may be made without consultation and approval by SHPD via telephone and in writing. SHPD will also be notified of the onset and completion of the proposed undertaking.

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

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

In the event that human remains are inadvertently exposed during this undertaking, the aforementioned procedures of halting and securing the site will be performed. After an initial assessment is made by Mr. Hinano Rodrigues of SHPD, and members of the Maui/Lana'i Islands Burial Council-MLIBC (if the remains are believed to be Native Hawaiian), procedures for documenting the burial find shall be undertaken. These mitigation measures may include mapping and collecting displaced human skeletal remains, raking and screening of the area to collect all displaced human remains, and

excavations to ascertain the context (*in situ* or displaced) and number of individuals represented by the skeletal remains.

The procedures for exposed skeletal remains and possible burial pit outlines is presented below.

1. Upon identification of displaced human remains, a possible burial pit outline, or basalt and coral manuports all construction activities in the immediate area of the find is temporarily halted.
2. SHPD and the MLIBC shall be notified.
3. Mark the perimeter of the avoidance area with yellow caution tape, and or orange construction fencing and cover the remains to protect them from the elements
4. Extend a baseline through the center of the dispersal area.
5. Mark all displaced remains with pin flags and produce a plan view map. Locate and identify displaced remains and only collect the displaced remains.
6. If a concentration is identified, map the concentration and leave in place for determination of disposition and controlled manual excavations, as warranted.
7. Manually rake bulldozed or other mechanically produced tailings and screen push piles to collect all displaced and fragmented remains.
8. Complete an osteological inventory of the collected remains to determine the components that may be left *in situ* or missing.
9. If a concentration or possible burial pit was identified, place a 2.0 by 2.0 meter controlled test unit, centrally locating the concentration within the test unit. Clean the surface with a trowel to determine if a pit outline is present. Map pit outline.
10. If no concentration was identified and raking is complete, skip to blade testing on item #13.
11. Excavate the *in situ* portion to identify any articulation, document the articulated portion within the pit outline, and collect all clearly displaced remains. Articulated remains and those in an anatomically correct position, shall be left in place until a disposition determination can be made by SHPD in consultation with the MLIBC.
12. Fill out all test excavation and burial forms and draw a plan view map of the *in situ* remains. Then cover remains with a thin layer of sand (if SHPD and MLIBC have seen the feature) and or tarp.
13. Conduct mechanical blade testing in potential areas of further discoveries. Blade testing is conducted by removing shallow (2-6") lifts over a predetermined area.

After consultation with the owner, SHPD and the MLIBC (if the remains are believed to be Native Hawaiian), a burial treatment plan will be prepared.

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

All notes, photographs and artifacts will be archived at the offices of Archaeological Services Hawaii, LLC at 1930 A Vineyard Street, Wailuku, HI 96793.

APPENDIX C-1.

**Letter from State Historic
Preservation Division, Dated
August 10, 2007**

LINDA LINGIE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

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

ALLAN A. SMITH
INTERIM DEPUTY DIRECTOR - LAND

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CLIFFWAYS
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

August 10, 2007

Ms. Lisa Rotunno-Hazuka
Archaeological Services Hawaii, LLC
1930 A Vineyard Street
Wailuku, Hawaii 96793

LOG NO: 2007.2049
DOC NO: 0707JP30
Archaeology

Dear Ms. Rotunno-Hazuka:

**SUBJECT: Chapter 6E-42 Historic Preservation Review –
Archaeological Monitoring Plan for the Proposed Demolition and
Construction of a New Residential Dwelling for the Brewer Property
Waine'e Ahupua'a, Lahaina District, Island of Maui
TMK: (2) 4-6-002:017**

Thank you for the opportunity to review this revised plan which was originally received by our staff in June and the revised plan on July 26, 2007 (Rotunno-Hazuka and Pantaleo 2007, *Archaeological Monitoring Plan for the Demolition of an Existing Dwelling and the Construction of a New Residence at the Brewer Property TMK 4-6-002:17, Waine'e Ahupua'a; Lahaina District, Island of Maui...* Archaeological Services Hawaii, LLC, ms).

The proposed project area is located along the shoreline off of Front Street within the Historic Lahaina District (SIHP 50-50-03-3001). The subject parcel is in close proximity to Waiola Church and Cemetery and Malu Ulu O Lele Park, which is located upon the historically significant Moku'ula Island (SIHP 50-50-03-2697). Several additional historic properties have been documented in the vicinity. Based on the information compiled from surrounding parcels, archaeological monitoring is warranted for all ground altering activities including mechanical and/or manual excavations.

Thank you for your expeditious response in providing this revised plan that incorporates our recent recommendations for ASH monitoring plan revisions (LOG NO: 2007.2049/ DOC NO: 0707MC11). The Archaeological Monitoring Plan is now acceptable and conforms to Hawaii Administrative Rules Chapter 13-279, which governs standards for archaeological monitoring. This archaeological monitoring program includes the following provisions: A qualified archaeologist will be on-site on a full-time basis and one archaeologist will be assigned for each piece of mechanical or manual excavations on the subject parcel. All excavation activities on the subject parcel will have an archaeological monitor present and actively observing the construction activities. The on-site archaeologist will have the authority to halt excavation in the event that cultural materials are identified. Consultation with the Maui State Historic Preservation Division (SHPD) will occur in this event, to determine acceptable course of action.

If human burials are identified, work will immediately cease, the SHPD Burial Sites Program/Culture and History Branch (243-4640), Maui SHPD Archaeology Branch (243-1285), Oahu SHPD (692-8015), and the Maui/Lanai Islands Burial Council will be notified. Compliance with procedures outlined in HRS 6E-43 will be followed. Coordination meetings with the construction crew will be held prior to project initiation. The plan further indicates that an acceptable report will be submitted to this office within 180 days of project completion.

Ms. Lisa Rotunno-Hazuka

Page 2

We believe it is unlikely that any historic properties will be affected by construction work related to the undertaking, with the implementation of this accepted archaeological monitoring plan. Please notify our Maui (243-5838) and Oahu offices (692-8020), via facsimile, at onset and completion of the project and monitoring program (and/or submit phased reports based on findings). If there are any concerns or questions, feel free to contact the Maui SHPD at (808) 243-4641.

Aloha,



for Melanie Chinen, Administrator
State Historic Preservation Division

JP:

c: DPWEM, County of Maui, FAX (808) 270-7972
Director, Dept of Planning, FAX (808) 270-7634
Maui Cultural Resources Commission, Dept. of Planning, 250 S. High Street, Wailuku, HI 96793
Hinano Rodrigues, Cultural Historian, SHPD
Jeffrey Pantaleo, Principle Investigator, ASH, LLC, FAX 837-0171
Susan Tasaki SHPD Architecture

APPENDIX D.

Historic Resources Inventory Survey

Site # _____
TMK (2) 4-6-02 : 017 _____

HISTORIC RESOURCES INVENTORY

IDENTIFICATION

1. Common Name: Brewer Residence
2. Historic Name, if known: -----
3. Street or rural address: 459 Front Street
City: Lahaina Zip: 96761 County: Maui
4. Present Owner, if known: Robert Brewer
5. Ownership is Public Private
6. Present Use: Dwelling Original Use Dwelling
Other past uses: -----

DESCRIPTION

7. Physical Appearance:
Style Bungalow - 1950s
Primary Exterior Building Material: Stone Stucco Adobe Other
Wood: Clapboard Shiplap Vertical Board Board & Batten
 Shingle Other
Additional Materials _____
Roof: Gable Hipped Other _____ Special Features _____
Roofing Material Fibreglas shingles
Roof Trim: Closed Eaves Overhanging Eaves Brackets
Dormers: Gabled Hipped Shed Eyelid Other
Porch: Inset Outset Open Enclosed Facade length
 Wraparound Centered Offset covered lanai at rear
Door: Centered Offset Inset Transom Side Panels
 Sidelights Window Other
Windows: Double-Hung Sliding Casement Awning Jalousies
 Plate glass Other
Number of panes: 1
Other Features: Slab on grade foundation
8. Approximate Property Size: Frontage 85' Depth 193'
or approximate acreage 16,016 SF
9. Is the feature Altered Unaltered
10. Surroundings: Open Land Scattered Buildings Densely Built-up
 Residential Commercial Industrial Other
11. Is the structure on its original site moved unknown
12. Year of initial construction 1951 This date is factual estimated.
13. Architect (if known) -----
14. Builder (if known) -----
15. Related features: Barn Carriage House Outhouse Shed(s)
 Formal Garden(s) Windmill Watertower/ Tankhouse
 Garage Servants' or Guest House Other

16. Date of attached photograph April 2007



SIGNIFICANCE

17. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

This bungalow style home built in the 1950's has several unique features. It is built as a single-wall structure with 1" redwood siding and double-hung, single pane windows that project beyond the exterior wall. However, unlike single-wall plantation style homes built in earlier decades, this 'modern' home was placed on a concrete slab foundation. This allowed a ground level lanai at the rear of the home.

The front door is unique with its three, vertically placed round windows (see photograph). Beyond these interesting details and aberrations, however, there is little architectural importance attached to this structure.

18. Sources: List books, documents, surveys, personal interviews, and their dates:

- County of Maui - Real Property Records 3/'07
- Topographical Survey 10/12/'06

CREDITS

Date form prepared April 30, 2007 By (name) James Niess, Architect
 Address: 2331 W. Main St City Wailuku, Maui Zip 96793
 Phone: (808) 244-9011 Organization: Maui Architectural Group Inc

STATE USE ONLY:

APPENDIX E.

View Plane Analysis



THIS WORK WAS PREPARED BY:
 ARCHITECT: RIECKE SUNNLAND ARCHITECTS, P.C.
 ARCHITECT: RIECKE SUNNLAND ARCHITECTS, P.C.
 CONSULTANT: RIECKE SUNNLAND ARCHITECTS, P.C.

BREWER RESIDENCE

FRONT STREET
 LAHAINA, MAUI, HAWAII
 T.M.K.: (2) 4-6-02-006

OPEN VIEW SPACE PLAN

CONCEPT PLAN
 EA CONCEPT PLAN
 EA REVISED PLAN

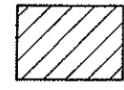
A-1.1

DATE: 10/12/06
 SCALE: AS SHOWN
 10/12/06

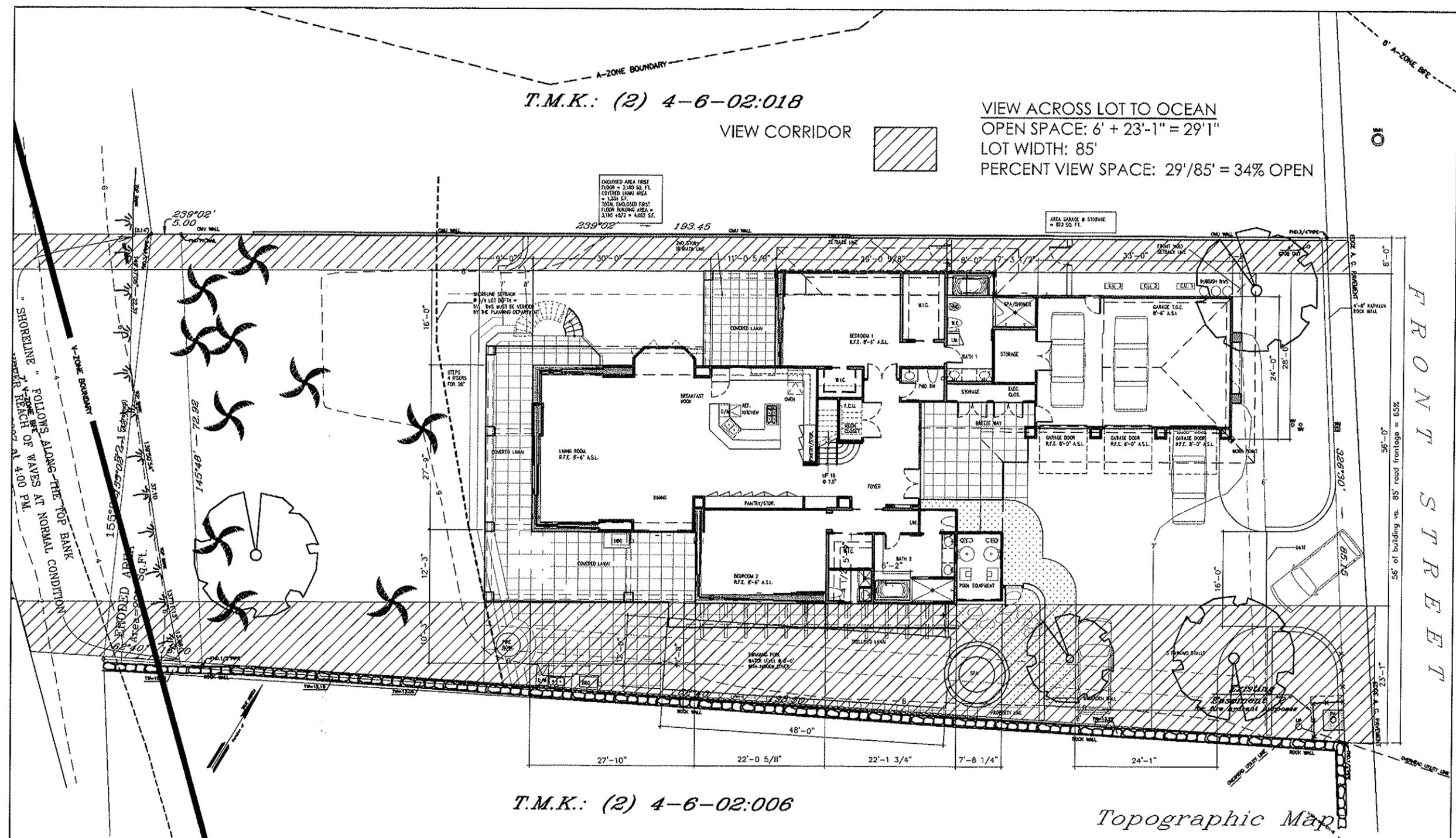
© 2003 Riecke Sunnland Kono Architects, Ltd.

T.M.K.: (2) 4-6-02:018

VIEW CORRIDOR



VIEW ACROSS LOT TO OCEAN
 OPEN SPACE: 6' + 23'-1" = 29'1"
 LOT WIDTH: 85'
 PERCENT VIEW SPACE: 29'/85' = 34% OPEN



T.M.K.: (2) 4-6-02:006

Topographic Map

T.M.K.: (2) 4-6-02:017

First:

Being the whole of L.P. Grant 8229, L. C. Aw. 7598 to Kaihupaa and portion of R.P. 1676, L.C. Aw. 10465, Ap. 1 to Nalehu.

Second: Lot C

Being portions of L.P. 8229, L. C. Aw. 7598 to Kaihupaa and portion of R.P. 1676, L.C. Aw. 10465, Ap. 1 to Nalehu.

Waiokama, Lahaina, Maui, Hawaii

- LEGEND:**
- WMH = WATER MANHOLE
 - WM = WATER METER
 - WV = WATER VALVE
 - FH = FIRE HYDRANT
 - UP = UTILITY POLES
 - CRW = CURB WALL
 - T = TREES
 - C = COCONUT

PREPARED BY:
 ARTHUR P. VALENCIA
 LAHAINA, MAUI, HAWAII 96761
 808-661-3857

This work was prepared by me or under my direct supervision.
 VALENCIA LAND SURVEYING



ARTHUR P. VALENCIA
 Licensed Professional Land Surveyor
 State of Hawaii Certificate No. 10026

based from a survey performed on Aug. 31, 2006.
 and azimuths are based from Triangulation Station
 to meridian was established from found boundary
 monuments of this lot and adjoining lots.
 based from RM 81 of FEMA Map Panel No. 16-003 0161 C
 198.



12 SITE PLAN
 3/8" = 1'-0"



EXISTING
ROOF LINE

1 EXISTING FRONT STREET VIEW



2 PROPOSED FRONT STREET VIEW

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THIS WORK
WAS PREPARED
BY ME OR
UNDER MY
SUPERVISION
CONSTRUCTION
BY J.S. HIRAKI,
HALL ET
UNDER MY
SUPERVISION

EXPIRATION DATE OF LICENSE
APRIL 30, 2009

BREWER RESIDENCE

FRONT STREET
LAHAINA, MAUI, HAWAII
T.M.K.: (2) 4-6-02-006

FRONT STREET VIEWS

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BY ARCHITECT'S
02-14-2001 CONCEPT PLAN
06-22-2001 EA CONCEPT PLAN

A-1.2

JPEI
PROJECT NO. 2006-021

DATE: October 12th, 2006



1 EXISTING BEACH VIEW



2 PROPOSED BEACH VIEW

EXISTING
ROOF LINE

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A-1.3

SHEET
OF
PROJECT NO. 2006-021

DATE: October 12th, 2006

18" X 24" X
02-14-2001 CONCEPT PLAN
06-22-2001 EA CONCEPT PLAN

BREWER RESIDENCE

FRONT STREET
LAHAINA, MAUI, HAWAII
T.M.K.: (2) 4-6-02:006

BEACH VIEWS

THIS WORK
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BY ME OR
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OR IN MY PRACTICE.
I WILL BE
UNDER MY
OBSERVATION.



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