

05/274



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

'05 JAN 27 A11:43

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

TO: Eric Yuasa  
Department of Land and Natural  
Resources - Engineering Division  
1151 Punchbowl Street #227  
Honolulu, Hawaii 96813

DATE: January 27, 2005

SUBJECT: Proposed Lahaina Small  
Boat Harbor Comfort Station  
Improvements

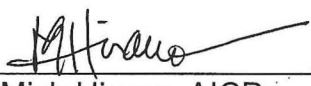
Enclosed is/are:

Copies	Date	Description
5	1/05	Final Environmental Assessment
1	—	OEQC Bulletin Publication Form

- |   |  |
|---|--|
| <input type="checkbox"/> For approval             | <input checked="" type="checkbox"/> For necessary action |
| <input type="checkbox"/> For your use             | <input type="checkbox"/> For review and comment          |
| <input type="checkbox"/> As requested             | <input type="checkbox"/> For your signature              |
| <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Returning                       |
| <input type="checkbox"/> For your files           |  |

**REMARKS:** Four (4) copies of the Final Environmental Assessment are enclosed for submittal to the Office of Environmental Quality Control. The extra copy is for your information and files.

Please call me should you have any questions.

Signed:   
Mich Hirano, AICP

Copy to:  Thorne Abbott, Department of Planning (w/one copy)  
 Dawn Duensing, Cultural Resources Commission (w/one copy)  
 Steve Wong, Mitsunaga & Associates, Inc. (w/one copy)





'04 DEC -3 P2:44

DEPT OF PLANNING  
COUNTY OF HAWAII  
RECEIVED

**TO:** Kivette Caigoy, Staff Planner  
Department of Planning  
250 South High Street  
Wailuku, Hawaii 96793

**DATE:** December 3, 2004

**SUBJECT:** Proposed Lahaina Small  
Boat Harbor Comfort Station  
Improvements

**Enclosed is/are:**

Copies	Date	Description
1	—	Distribution List for the Draft Environmental Assessment

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**REMARKS:** The distribution list for the Draft Environmental Assessment is enclosed for your review. Please let me know if additions to the distribution list or additional copies to agencies are required.

Signed: *M. Hirano*  
for Mich Hirano, AICP

Copy to: Dawn Duensing, Cultural Resources Planner (w/enclosure)  
✓ Thorne Abbott, Staff Planning (w/enclosure)

## **XI. 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. Consultation with the listed Native Hawaiian organizations will take place during the Draft EA process in compliance with Section 106 of the National Historic Preservation Act. 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, Acting District Conservationist  
**Natural Resources Conservation Service**  
**U.S. Department of Agriculture**  
210 Imi Kala Street, Suite 209  
Wailuku, Hawaii 96793-2100
2. George Young, P.E.  
Chief, Regulatory Branch  
**U.S. Department of the Army**  
U.S. Army Engineer District, Hnl.  
Attn: CEPOH-EC-R  
Bldg. 230, Room 201  
Fort Shafter, Hawaii 96858-5440
3. Robert P. Smith  
Pacific Islands Manager  
**U. S. Fish and Wildlife Service**  
300 Ala Moana Blvd., #3-122, Box 50088  
Honolulu, Hawaii 96813
4. Micah Kane, Chairman  
State of Hawaii  
**Department of Hawaiian Home Lands**  
P.O. Box 1879  
Honolulu, Hawaii 96805
5. Chiyome L. Fukino, M.D., Director  
State of Hawaii  
**Department of Health**  
P.O. Box 3378  
Honolulu, Hawaii 96801
6. Herbert Matsubayashi  
District Environmental Health Program Chief  
State of Hawaii  
**Department of Health**  
54 High Street  
Wailuku, Hawaii 96793
7. Peter T. Young, Director  
State of Hawaii  
**Department of Land and Natural Resources**  
P. O. Box 621  
Honolulu, Hawaii 96809
8. Dean Aoki, ADA Coordinator  
State of Hawaii  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809
9. Jason Koga, District Land Agent  
State of Hawaii  
**Department of Land and Natural Resources - Maui District Land Office**  
54 South High Street, Room 101  
Wailuku, Hawaii 96793
10. Melissa Kirkendall, Ph.D.  
State Historic Preservation Division  
Maui District Office  
130 Mahalani Street  
Wailuku, Hawaii 96793

- 
- |  |  |
|--|--|
| <p>11. Nathan Napoka, Chief<br/>State Historic Preservation Division<br/>History and Culture Branch<br/>Kakuhihewa Building, Room 555<br/>601 Kamokila Boulevard<br/>Kapolei, Hawaii 96707</p> | <p>20. Glenn Correa, Director<br/>County of Maui<br/><b>Department of Parks and Recreation</b><br/>1580-C Kaahumanu Avenue<br/>Wailuku, Hawaii 96793</p>                                 |
| <p>12. Skippy Hau, Aquatic Biologist<br/>State of Hawaii<br/>Division of Aquatic Resources<br/>Department of Land and Natural Resources<br/>130 Mahalani Street<br/>Wailuku, Hawaii 96793</p>  | <p>21. Tom Phillips, Chief<br/>County of Maui<br/><b>Police Department</b><br/>55 Mahalani Street<br/>Wailuku, Hawaii 96793</p>  |
| <p>13. P. Holly McEldowney, Administrator<br/><b>State Historic Preservation Division</b><br/>601 Kamokila Blvd., Room 555<br/>Kapolei, Hawaii 96707</p>                                       | <p>22. Gilbert Coloma-Agaran, Director<br/>County of Maui<br/><b>Department of Public Works<br/>and Environmental Management</b><br/>200 South High Street<br/>Wailuku, Hawaii 96793</p> |
| <p>14. Rodney K. Haraga, Director<br/>State of Hawaii<br/><b>Department of Transportation</b><br/>869 Punchbowl Street<br/>Honolulu, Hawaii 96813</p>  | <p>23. Kyle Ginoza, Director<br/>County of Maui<br/>Department of Transportation<br/>200 South High Street<br/>Wailuku, Hawaii 96793</p>   |
| <p>15. Fred Cajigal, Maui District Engineer<br/>State of Hawaii<br/><b>Department of Transportation<br/>Highways Division</b><br/>650 Palapala Drive<br/>Kahului, Hawaii 96732</p>             | <p>24. George Tengan, Director<br/>County of Maui<br/><b>Department of Water Supply</b><br/>200 South High Street<br/>Wailuku, Hawaii 96793</p>  |
| <p>16. Clyde Namu'o, Administrator<br/><b>Office of Hawaiian Affairs</b><br/>711 Kapiolani Boulevard, Suite 500<br/>Honolulu, Hawaii 96813</p>   | <p>25. Ezekiel "Zeke" Kalua, Executive Director<br/>West Maui Taxpayers Association<br/>181 Lahainaluna Road, Suite "H"<br/>Lahaina, Hawaii 96761</p>                                    |
| <p>17. Carl Kaupalolo, Chief<br/>County of Maui<br/><b>Department of Fire Control</b><br/>200 Dairy Road<br/>Kahului, Hawaii 96732</p>   | <p>26. Theo Morrison, Executive Director<br/>Lahaina Town Action Committee<br/>648 Wharf Street, Suite 102<br/>Lahaina, Hawaii 96761</p>   |
| <p>18. Michael W. Foley, Director<br/>County of Maui<br/><b>Department of Planning</b><br/>250 South High Street<br/>Wailuku, Hawaii 96793</p>   | <p>27. Keoki Freeland, Executive Director<br/>Lahaina Restoration Foundation<br/>120 Dickenson Street<br/>Lahaina, Hawaii 96761</p>  |
| <p>19. Cultural Resources Commission<br/>c/o Dawn Duensing<br/>Department of Planning<br/>250 South High Street<br/>Wailuku, Hawaii 96793</p>  | <p>28. Bobbie Best, Librarian<br/>Lahaina Public Library<br/>680 Wharf Street<br/>Lahaina, Hawaii 96761</p>  |



ALL

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- |     |   |     |   |
|-----|---|-----|---|
| 29. | Patty Nishiyama, Executive Director<br>Na Kupuna O Maui<br>320 Kaeo Place<br>Lahaina, Hawaii 96761  | 39. | Lahaina Arts Society<br>Graham Watson, Executive Director<br>648 Wharf Street, Suite 103<br>Lahaina, Hawaii 96761         |
| 30. | Akoni Akana, Executive Director<br>Friends of Moku'ula<br>505 Front Street<br>Lahaina, Hawaii 96761   | 40. | Kim Ball, President<br>Hi-Tech Surf & Sports<br>425 Koloa Street<br>Kahului, Hawaii 96732                                 |
| 31. | Thelma Shimaoka, Community Resource<br>Coordinator<br>Office of Hawaiian Affairs<br>140 Ho'ohana Street, Suite 206<br>Kahului, Hawaii 96732         | 41. | Kevin and Pam Baughman<br>277 Wili Ko Place, Suite 4<br>Lahaina, Hawaii 96761   |
| 32. | Vanessa Medeiros, District Supervisor<br>Department of Hawaiian Home Lands<br>Maui District Office<br>655 Kaunualii Street<br>Wailuku, Hawaii 96793 | 42. | Tony Whitehead<br>801 Olowalu Road<br>Lahaina, Hawaii 96761   |
| 33. | Rose Marie Duey, Island Representative<br>Alu Like, Inc.<br>Maui Island Center<br>1977 Kaohu Street<br>Wailuku, Hawaii 96793                        | 43. | David Jung<br>Island Marine Activities<br>Molokai Ferry<br>658 Front Street, Suite 101<br>Lahaina, Hawaii 96761           |
| 34. | Senator Roz Baker<br>415 South Beretania Street<br>Room 228<br>Honolulu, Hawaii 96813   | 44. | Don Couch, Executive Assistant<br>Office of the Mayor<br>County of Maui<br>200 South High Street<br>Wailuku, Hawaii 96793 |
| 35. | Representative Kam Tanaka<br>415 South Beretania Street<br>Room 319<br>Honolulu, Hawaii 96813   | 45. | Steve Knight<br>Expeditions<br>Lahaina/Lanai Passenger Ferry<br>658 Front Street, Suite 127<br>Lahaina, Hawaii 96761      |
| 36. | Councilmember JoAnne Johnson<br>Maui County Council<br>200 South High Street<br>Wailuku, Hawaii 96793   | 46. | Stuart Kahan<br>Mala Wharf Fishing and Recreation<br>Association<br>1028 Wainee Street, E-5<br>Lahaina, Hawaii 96761      |
| 37. | Best Western Pioneer Inn<br>Jim Lennon, General Manager<br>658 Wharf Street<br>Lahaina, Hawaii 96761  |     |   |
| 38. | King Kamehameha III Elementary School<br>Lindsay Ball, Principal<br>611 Front Street<br>Lahaina, Hawaii 96761                                       |     |   |

ORIGINAL

*Draft Environmental  
Assessment  
and  
Applications for Special  
Management Area Use Permit  
and Historic District Approval*

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**PROPOSED LAHAINA SMALL  
BOAT HARBOR COMFORT  
STATION IMPROVEMENTS**

Prepared for:

December 2004

State of Hawaii, Department  
of Land and Natural Resources

  
MUNEKIYO & HIRAGA, INC.

**DRAFT ENVIRONMENTAL ASSESSMENT  
AND  
APPLICATIONS FOR SPECIAL  
MANAGEMENT AREA USE PERMIT  
AND HISTORIC DISTRICT APPROVAL  
for  
PROPOSED LAHAINA SMALL BOAT HARBOR  
COMFORT STATION IMPROVEMENTS**

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5. LAND OWNERSHIP DOCUMENTATION (Submitted with original application document only)
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7. OWNER'S, APPLICANT'S AND AGENT'S NAMES, ADDRESSES AND TELEPHONE/FAX NUMBERS
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12. COLORED RENDERING
13. NOTICE OF PUBLIC HEARING

**1. DRAFT ENVIRONMENTAL  
ASSESSMENT**

*Draft*  
*Environmental Assessment*

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**LAHAINA SMALL BOAT  
HARBOR COMFORT  
STATION IMPROVEMENTS**

Prepared for:

November 2004

State of Hawaii, Department  
of Land and Natural Resources

  
MUNEKIYO & HIRAGA, INC.

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**Executive Summary**

**Project Name:** Lahaina Small Boat Harbor Comfort Station Improvements

**Type of Document:** Draft Environmental Assessment

**Legal Authority:** Chapter 343, Hawaii Revised Statutes

**Agency Determination:** Anticipated FONSI

**Applicable Environmental Assessment review “trigger”:** Use of State Lands and Funds

**Location:** Maui Island  
Lahaina Town, Lahaina Judicial District  
TMK: (2) 4-6-01:01

**Proposing Agency:** State of Hawaii  
Department of Land and Natural Resources  
1151 Punchbowl Street, Room 221  
Honolulu, Hawaii 96813  
Contact: Eric Hirano

**Determination Agency:** Same as above

**Consultant:** Munekiyo & Hiraga, Inc.  
305 High Street  
Wailuku, Hawaii 96793  
Contact: Michael T. Munekiyo  
Phone: (808) 244-2015

**Project Summary:** The State of Hawaii, Department of Land and Natural Resources, proposes the demolition and reconstruction of the existing comfort station, located in the vicinity of the Lahaina Small Boat Harbor. The existing facility is not ADA-compliant and is in disrepair. The existing facility is approximately 375 square feet (s.f.) and will be demolished. The new facility will be approximately 1,200 s.f. The total number of stalls will be increased from six (6) to eighteen (18), including twelve (12) women’s toilets,

two (2) men's urinals and four (4) men's toilets. Related improvements include a janitor/storage closet and widening the adjacent street parking area to provide accessible parking.

## **Preface**

The State of Hawaii, Department of Land and Natural Resources proposes to demolish and reconstruct the comfort station at the Lahaina Small Boat Harbor in Lahaina, Maui, Hawaii.

Since the project area is located within the Lahaina National Historic Landmark District, and involves the use of State funds as well as State lands, this Environmental Assessment (EA) has been prepared in accordance with the provisions of Chapter 343, Hawaii Revised Statutes and Chapter 200 of Title 11, Department of Health, Hawaii Administrative Rules, Environmental Impact Statement Rules.

Federal funds will also be used for the proposed comfort station improvements which will trigger a Federal EA pursuant to the National Environmental Policy Act (NEPA) of 1969. Coordination with the Federal Transit Administration (FTA) indicates the proposed action may meet the FTA's criteria for a categorical exclusion. Coordination with FTA will be carried out to ensure that requirements of NEPA are fully addressed.



# ***Chapter 1***

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## ***Project Overview***

## ***I. PROJECT OVERVIEW***

### ***A. PROJECT LOCATION, EXISTING USE AND LAND OWNERSHIP***

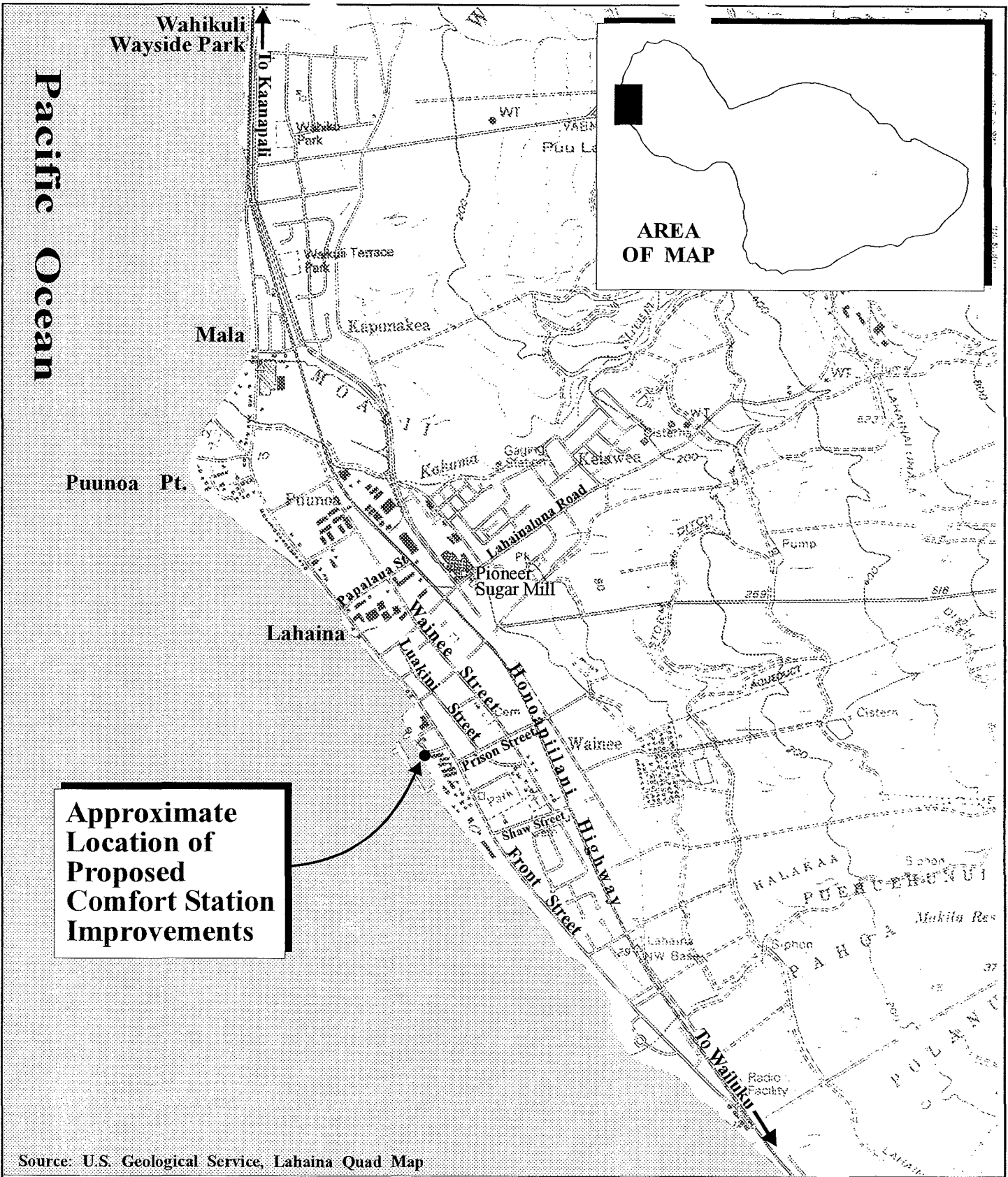
The State of Hawaii, Department of Land and Natural Resources (DLNR) proposes comfort station improvements at the Lahaina Small Boat Harbor in Lahaina, Maui, Hawaii. See Figure 1 and Figure 2.

The new comfort station improvements are proposed on the site occupied by an existing restroom facility which is identified by TMK 4-6-01:01. The comfort station is adjacent to the Lahaina Small Boat Harbor. The Harbor is identified by TMK 4-6-01:02. Within the limits of the harbor are an existing pier and a berthing area for the Carthaginian II, a replica of a historic whaling ship. The existing pier provides a docking facility for the ferry service between Lahaina and the islands of Lanai and Molokai, as well as for tender boats servicing the cruise ships.

Land uses in the immediate vicinity of the existing comfort station include the existing harbor and historic sites like the Old Fort, the Lahaina Courthouse and the Banyan Tree. The comfort station is located in the Lahaina National Historic Landmark District. Other uses in this district include King Kamehameha III Elementary School, the Lahaina Public Library, and the historic Pioneer Inn, as well as other historic sites such as the Hauola Stone, and Brick Palace.

Access to the Lahaina Small Boat Harbor is provided via Hotel, Wharf, Canal, and Papalekane Streets. These one-way County roadways form a circuit with Front Street to provide ingress and egress to the harbor area.

The ownership of the existing comfort station site (Parcel 1) lies with the State of Hawaii. Executive Order No. 80 set aside the use of this land for park purposes and vested control and management of the site with the County of Maui. The project area is located within the limits of the



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

**Figure 1 Proposed Lahaina Small Boat Harbor Comfort Station Improvements Regional Location Map**



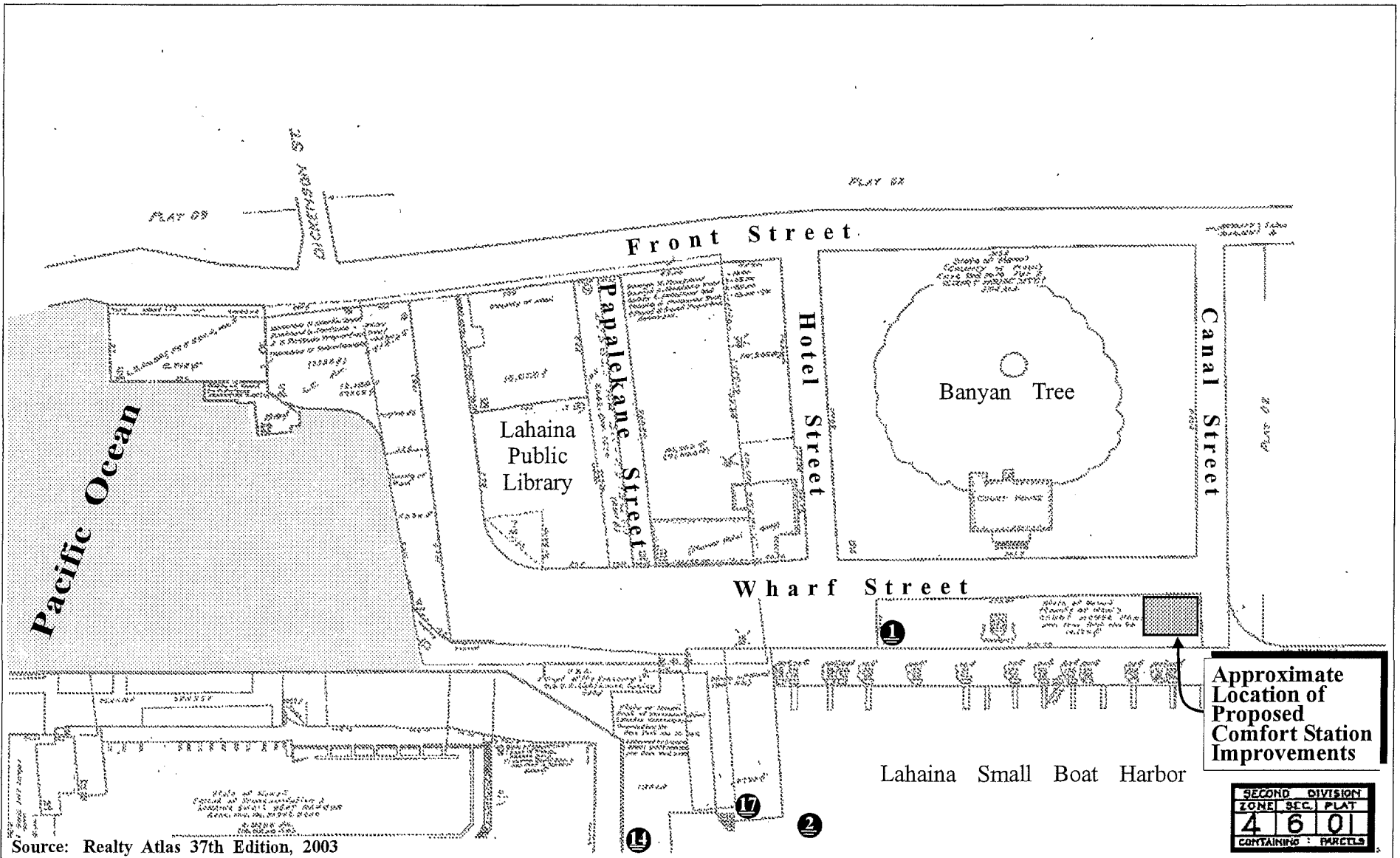


Figure 2

Proposed Lahaina Small Boat Harbor  
 Comfort Station Improvements  
 Parcel Location Map

NOT TO SCALE



Prepared for: State of Hawaii, Dept. Of  
 Land and Natural Resources

MUNEKIYO & HIRAGA, INC.

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Special Management Area for the island of Maui and is also situated within the boundaries of Historic District No.1, one of two County historic districts in the town of Lahaina.

**B. PROJECT NEED**

The comfort station services the Lahaina Small Boat Harbor and interisland ferry patrons and provides a public convenience facility serving the local community, the adjacent commercial land uses and visitors to nearby historic sites. The existing comfort station, now over 20 years old, is inadequate for the public demand and is in disrepair. See Figure 3. In addition, the comfort station does not meet the accessibility criteria of the guidelines for the Americans With Disabilities Act (ADA). The demolition of the existing comfort station and reconstruction of a new, larger comfort station will accommodate increased public demand and provide access for people with disabilities.

**C. PROPOSED ACTION**

The proposed project will involve the demolition of the existing comfort station and construction of a new comfort station at the same location. The existing comfort station is located in the southern portion of a 0.28-acre parcel identified by TMK 4-6-01:01. Constructed in 1983, the existing comfort station (15-foot width x 25-foot length x 14-foot, 6-inches height) contains approximately 375 square feet of floor area. The existing facility contains two (2) sinks, two (2) urinals, and two (2) toilets on the men's side and two (2) sinks and two (2) toilets on the women's side. As the present facility is inadequate to service existing demand and is in disrepair, the existing comfort station will be demolished and replaced with a new ADA accessible facility which can accommodate additional usage. The new replacement comfort station (30-foot width x 40-foot length x 17-foot, 5-inches height) will contain approximately 1,200 square feet of floor area. See Figure 4. The replacement comfort station will contain four (4) sinks, two (2) urinals, and four (4) toilets on the men's side. On the





**West View - Front Elevation**

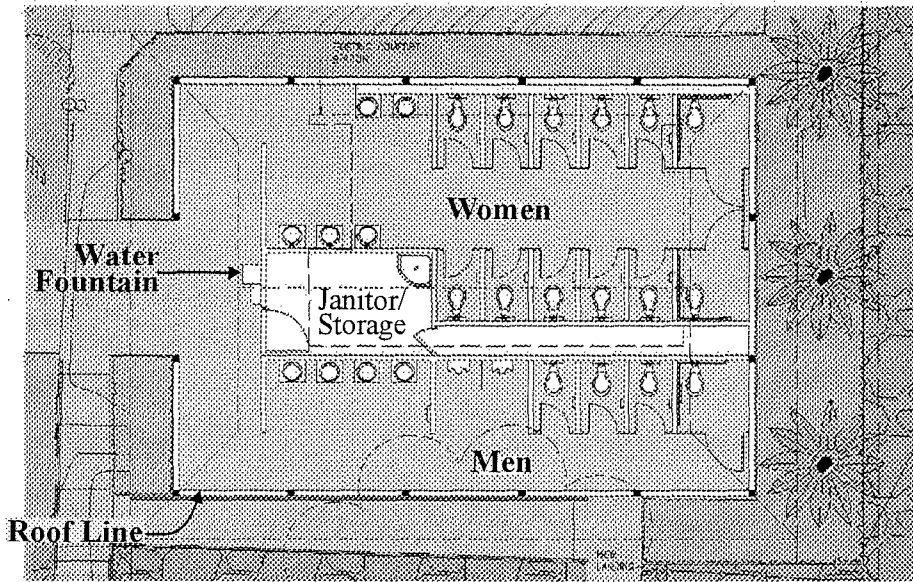


**South View - Side Elevation**

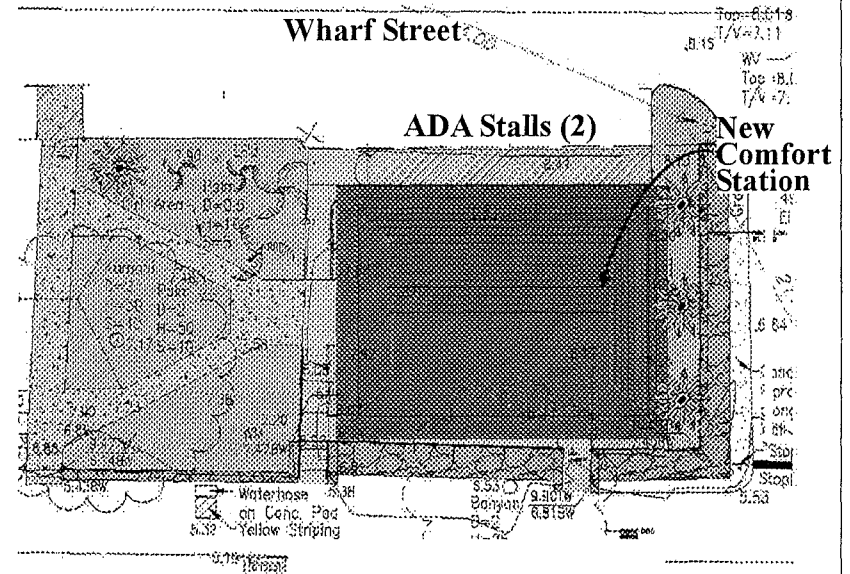
**Figure 3 Proposed Lahaina Small Boat Harbor  
Comfort Station Improvements  
Photographs of Existing Comfort Station**



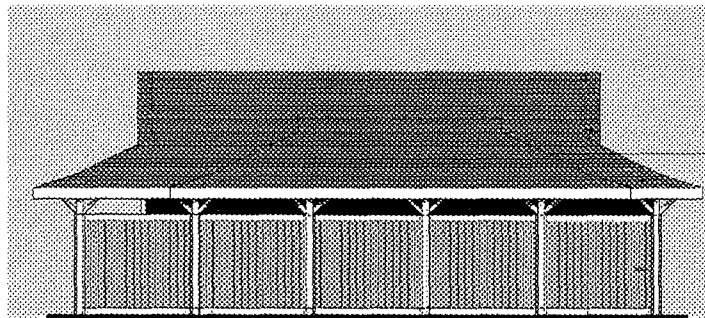




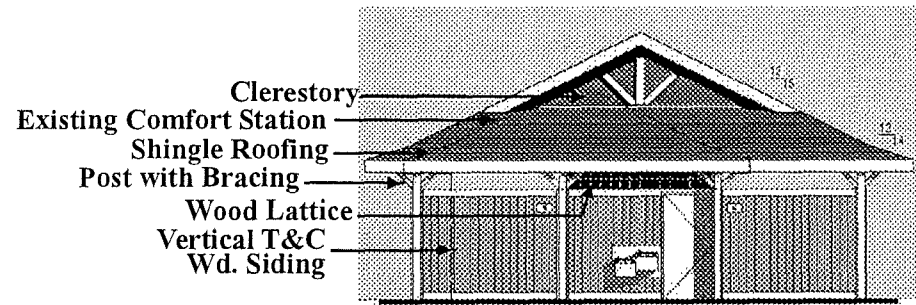
**Comfort Station Floor Plan**



**Overall Site Plan**



**East and West Elevations**



**North Elevation**

Source: Mitsunaga & Associates, Inc.

Figure 4

**Proposed Lahaina Small Boat Harbor  
Comfort Station Improvements  
Conceptual Comfort Station Plan and Elevations**

NOT TO SCALE



Prepared for: State of Hawaii, Dept. Of  
Land and Natural Resources



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women's side, the new facility will provide four (4) sinks and twelve (12) toilets. Two (2) of the women's stalls will be accessible, as will one (1) of the men's stalls. Reconfiguration of existing parking stalls next to the comfort station will also be undertaken to address accessibility requirements.

Ancillary improvements, including underground plumbing work at the site, as well as landscaping improvements of the immediate adjacent area will also be undertaken as part of the proposed action.

To preserve the historic architectural character and ambience of Lahaina, the architectural style and materials for the proposed replacement comfort station will be in accordance with the design standards established for the Lahaina Historic District, including The Architectural Style Book for Lahaina, which was adopted by the County of Maui in October 1969.

***D. PROJECT FUNDING AND SCHEDULING***

The Federal Transit Administration (FTA) has earmarked \$25 million for the following fiscal years (FY) to support ferry operations in Hawaii: \$5 million for FY 2003, \$10 million for FY 2004, and \$10 million for FY 2005.

Funds from a FTA grant have been provided for the project's planning phase. Upon completion of this phase, the DLNR will be filing a grant application with the FTA to fund the design and construction of the proposed comfort station project. The Federal to State cost share ratio for both the planning and the design and construction phases is 4:1.

The estimated construction cost for the proposed project is approximately \$660,000.00. Construction of the project is expected to commence upon the receipt of all permits and approvals. The project will be constructed in a single phase and is anticipated to be completed in approximately 8 months.

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**E. NATIONAL ENVIRONMENTAL POLICY ACT COORDINATION**

Since Federal funds will be used for the proposed comfort station improvements, Federal EA requirements pursuant to the National Environmental Policy Act (NEPA) of 1969 will be triggered. The State of Hawaii will be preparing environmental findings, details and justification for a categorical exclusion (CE) for a federal EA to the Federal Transit Administration (FTA) for review and approval. The CE action will be made to the Federal Transit Administration under 23 Code of Federal Regulations, Section 771.117 (c)(12) "Improvements to existing rest areas and truck weigh stations", and (c)(15) "Alterations to facilities or vehicles in order to make them accessible to elderly and handicapped persons". Coordination with FTA will be carried out to ensure that requirements of NEPA are fully addressed.

**F. OPERATIONAL RESPONSIBILITIES AND MAINTENANCE**

The Department of Land and Natural Resources, Division of Boating and Ocean Recreation (DOBOR) has overall maintenance responsibility for the existing comfort station. Due to public demand generated by the activities of the small boat harbor and nearby attractions, the comfort station is open 24 hours a day, 7 days a week. DOBOR has a public bid contractor to carry out janitorial duties at the comfort station. The janitorial services are performed two times a day, one service at mid-day and one service in the evening.

In the future, DOBOR is seeking to partner with the County and/or the private sector to meet janitorial responsibilities. DOBOR, however, will retain responsibility for building repairs and maintenance. It is anticipated that the new comfort station will also be open 24 hours a day, 7 days a week. Crime preventative design considerations have been taken into account involving building visibility and exterior lighting in order to discourage unsanctioned and criminal activities.

# ***Chapter II***

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## ***Description of Existing Environment***

## **II. DESCRIPTION OF EXISTING ENVIRONMENT**

### **A. PHYSICAL ENVIRONMENT**

#### **1. Surrounding Land Use**

The project area is situated along the western extent 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 south of the project area lies 505 Front Street, a two-story 75,000 square foot shopping center, while to the north lies a myriad of visitor-oriented shops and restaurants, as well as shopping facilities such as the Banyan Inn Market Place, The Wharf Cinema Center, Dickenson Square, Lahaina Market Place, Mariner's Alley, Lahaina Shopping Center, Lahaina Square, Anchor Square, Lahaina Center, and Lahaina Cannery Mall.

The proposed project is located in an area of existing park, business/commercial, and public/quasi-public land uses. The Lahaina Small Boat Harbor lies west of the proposed project, 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 Lahaina Courthouse lies along the east side of Wharf Street, while the King Kamehameha III Elementary School, which is south of and adjacent to Canal Street, lies across the street from the existing comfort station. A grassed, open space area on the west side of the Lahaina Public Library and the Courthouse Park, which encompasses the Banyan Tree and existing comfort station parcels, characterize park uses in the area. In addition to the Pioneer Inn and the Banyan Tree, historic sites such as the Hauola Stone, the Brick Palace, and the Old Fort occupy lands in the project area. East of Front Street, land uses in the project area include the Banyan Inn Market Place, The Wharf

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Cinema Center and several retail stores, and beyond are single-family residences.

**2. Climate**

Like most areas of Hawaii, 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.

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).

The winds in the region are also seasonal. Northeasterly tradewinds occur 90 percent of the time during the summer, and just 50 percent of the time in the winter. Wind patterns also vary

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on a daily basis, with tradewinds generally being stronger in the afternoon. During the day, winds blow onshore toward the warmer land mass. In the evening, the reverse occurs, as breezes blow toward the relatively warm ocean.

**3. Topography and Soils**

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 permeability, and no more than slight erosion hazard. Vegetation normally associated with this series include fingergrass, kiawe, koa haole, klu and uhaloa.

**4. Flood and Tsunami Hazards**

The Flood Insurance Rate Map for the Lahaina area indicates that the lands around the Lahaina Small Boat Harbor fall within Zone B, areas between the limits of 100- and 500-year flooding, and Zone V12, areas of 100-year coastal flooding with velocity (wave action). The base flood elevation in this area is 7 feet above mean sea level and lies within Zone V12. See Figure 7. Makai (shoreward) of the project area Zone V12 forms a narrow band along the shoreline, while Zone B encompasses an area that reaches from Zone V12 to Front Street. The proposed comfort station lies within the limits of Zone B.

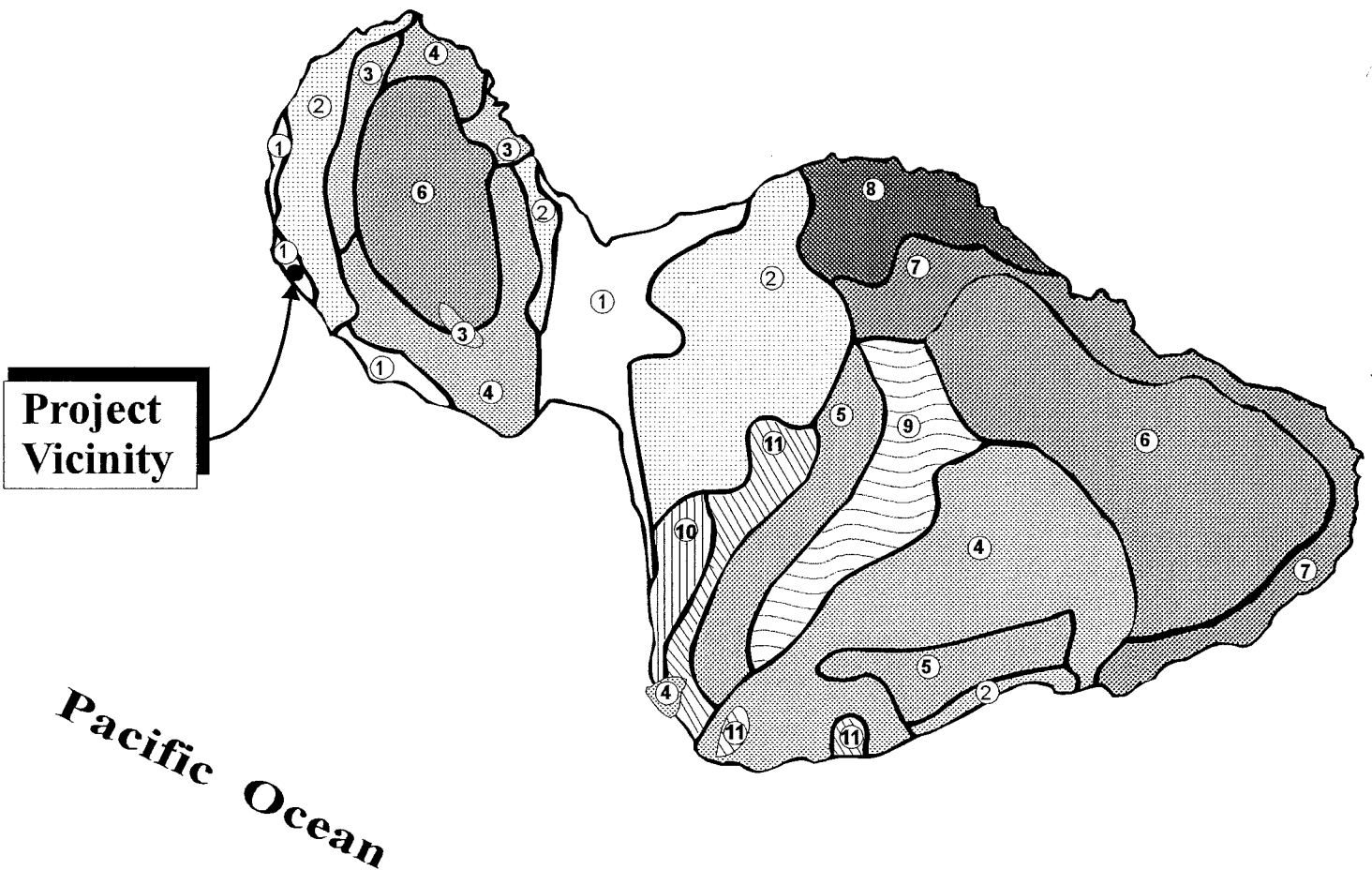
**5. Flora and Fauna**

There are no rare, threatened or endangered species of plant life within the project area. The area around the existing comfort



# LEGEND

- |  |                                     |
|--|-------------------------------------|
| ① Pulehu-Ewa-Jaucas association                | ⑦ Hana-Makaalae-Kailua association  |
| ② Waiakoa-Keahua-Molokai association           | ⑧ Pauwela-Haiku association         |
| ③ Honolua-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           |                                     |



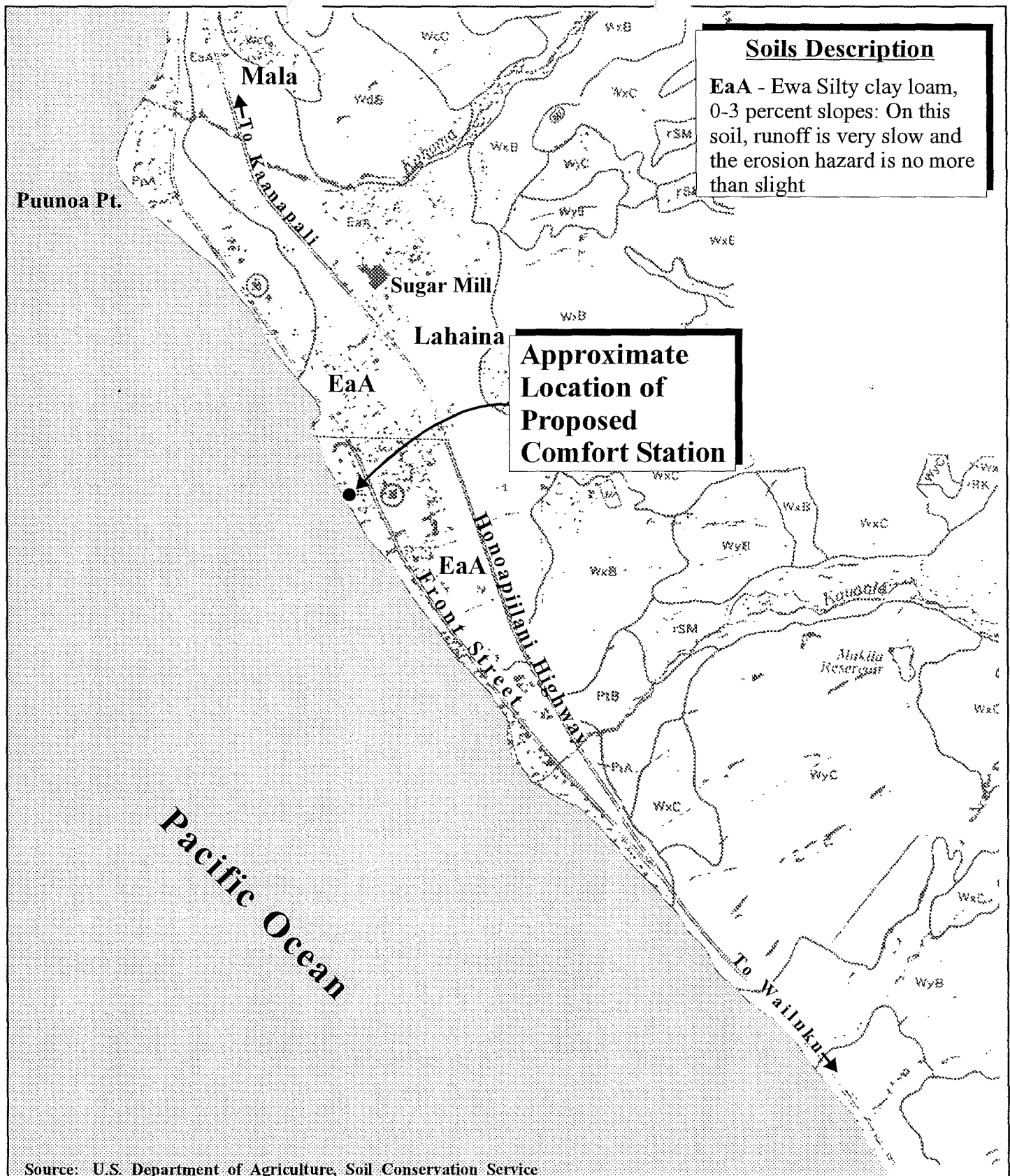
Source: USDA Soil Conservation Service

Figure 5

Proposed Lahaina Small Boat Harbor Comfort Station Improvements  
Soil Association Map

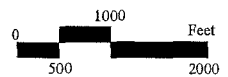
NOT TO SCALE

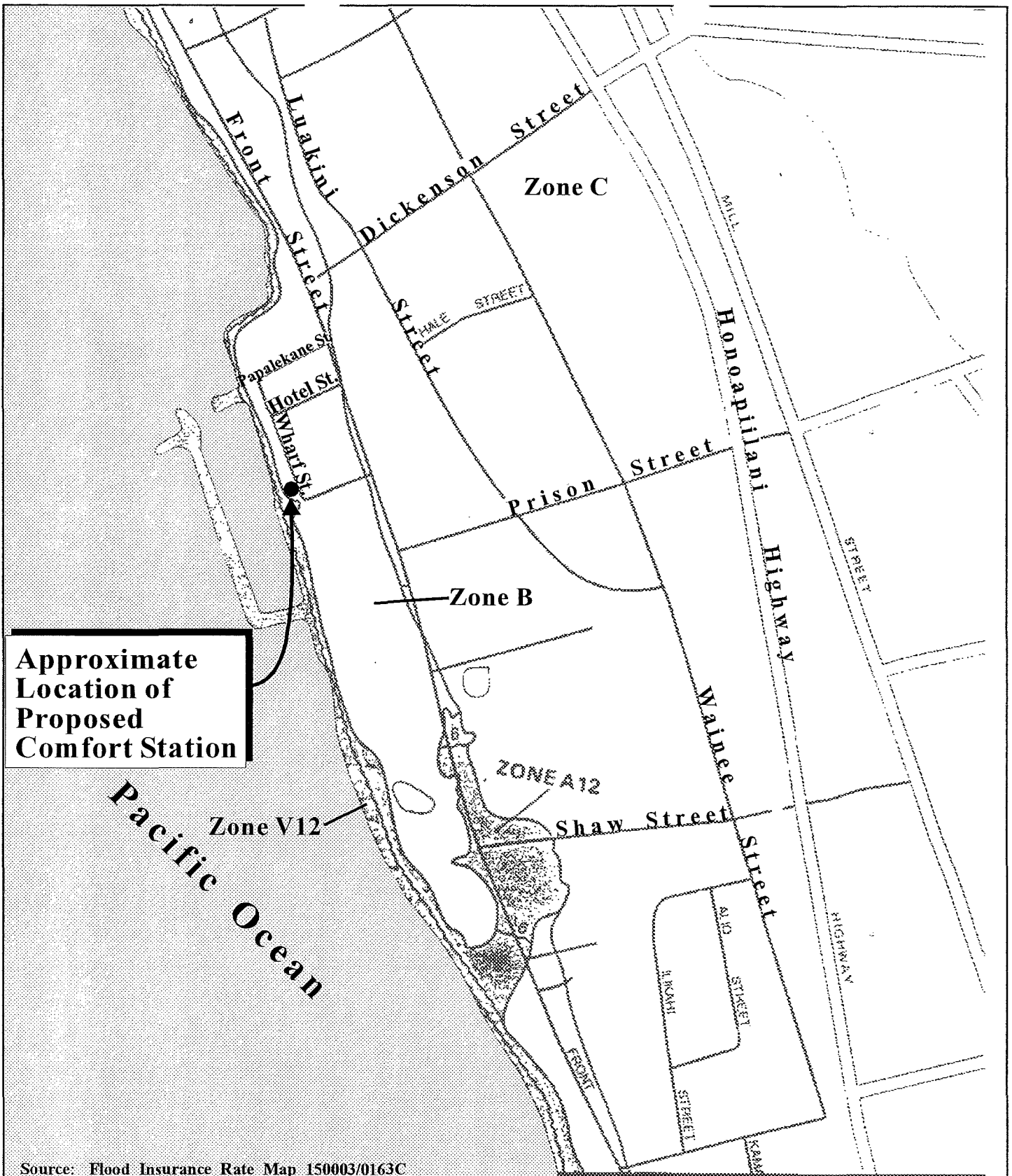




Source: U.S. Department of Agriculture, Soil Conservation Service

**Figure 6 Proposed Lahaina Small Boat  
 Harbor Comfort Station Improvements  
 Soil Classification Map**





Source: Flood Insurance Rate Map 150003/0163C

Figure 7 Proposed Lahaina Small Boat Harbor Comfort Station Improvements  
Flood Zone Designations



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station is graded and grassed, with four (4) large, fan palm and one (1) coconut palm on the northern end of the comfort station area. One (1) crownflower tree sits at the southern end and one (1) banyan tree at the west end.

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.

**6. Air Quality**

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 ship exhaust from harbor traffic and to vehicle exhaust from surrounding roadways. These sources are intermittent, however, and the prevailing tradewinds soon disperse particulates generated by these temporary sources.

**7. Noise**

Existing background noise in the project area is principally attributed to ship traffic in the Lahaina Small Boat Harbor and 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

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site beyond the limits of aircraft noise exposure.

**8. Historical/Cultural Resources**

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 *Keawaiki* (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.

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**Hauola Stone (Pohaku O Hauola):** As far back as the 14<sup>th</sup> and 15<sup>th</sup> 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 50<sup>th</sup> 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

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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).

9. **Scenic and Open Space Resources**

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 Lanai, 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. **SOCIO-ECONOMIC ENVIRONMENT**

1. **Regional Setting**

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 Kaanapali. 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.

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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 Kaanapali, Honokowai, Kahana, Napili and Kapalua.

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

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

## **2. Population**

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 (SMS, June 2002). 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



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from 1990 to 2000. The resident population of the West Maui region is projected to increase to 21,663 in the year 2010 (SMS, June 2002).

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 138,665 in the year 2010 (SMS, June 2002).

**3. Economy**

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), the Kaanapali Beach Hotel (430 rooms) and the Kapalua Bay Hotel (196 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.

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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 September 2004, the unemployment rates for Maui County and the island of Maui were 3.1 percent and 2.6 percent, respectively (State of Hawaii, Department of Labor and Industrial Relations).

**C. PUBLIC SERVICES**

**1. Solid Waste Disposal**

Single-family residential solid waste collection service is provided by the County of Maui on a once-a-week basis. Residential solid waste collected by County crews is disposed at the County's 55-acre 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. A private waste disposal service has been contracted by the County to transport waste from this facility to the Central Maui Landfill.

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2. **Medical Facilities**

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 196-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.

3. **Police and Fire Protection**

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. The Lahaina Patrol includes 54 full-time personnel, including one (1) captain, one (1) lieutenant, seven (7) sergeants, and 39 police officers. The remaining six (6) personnel consist of public safety aides and administrative support staff.

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, and is staffed by 30 full-time personnel. The Napili Fire Station consists of an engine company including 15 full-time firefighting personnel.

4. **Educational Facilities**

The West Maui area is served by four (4) public schools operated

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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 pre-elementary and elementary schools.

**5. Recreational Facilities**

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 Kaanapali 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.

**D. INFRASTRUCTURE**

**1. Roadway System**

Honoapiilani Highway (State Highway 30) is the main roadway

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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.

Hotel, Wharf, Canal, and Papalekane Streets are one-way County roadways which provide access to the project area from Front Street, 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). In 1997, the County completed improvements to Front Street (between Baker to Shaw Streets) to facilitate traffic and pedestrian movement within this corridor, as well as to upgrade and relocate (as necessary) the water, sewer, drainage, and utilities infrastructure within this segment.

Vehicle movement in the area around the Lahaina Small Boat Harbor is characterized by one-way traffic flow. From Front Street, traffic proceeds west along Hotel Street to its intersection with Wharf Street. From this point, vehicles proceed either north along Wharf Street to return to Front Street via Papalekane Street, or head south and return to Front Street via Canal Street. At the west end of Canal Street, a paved, one-lane service road parallels the harbor front to provide access to berthing areas.

Time-restricted, public parking stalls are provided along Hotel, Wharf, Canal, and Papalekane Streets. Parking for tour buses is provided along a designated section of Wharf Street.

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**2. Water System**

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 Kaanapali 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 Kaanapali and Kapalua Resorts.

The project site is serviced by a 1 1/2-inch water meter and a fire hydrant situated within 250 feet of the existing comfort station.

**3. Wastewater System**

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 Honoapiilani Highway just north of the Kaanapali 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 6.138 MGD. A series of force mains and gravity lines convey wastewater from Lahaina Town to the LWRF.

**4. Drainage**

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

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5. **Electrical and Telephone Systems**

Electrical and telephone service to the West Maui region is provided by Maui Electric Company and Verizon Hawaii, respectively. In the vicinity of the project area, existing overhead powerlines and utility poles are located along the side of Front Street.

# ***Chapter III***

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## ***Potential Impacts and Mitigation Measures***



### **III. POTENTIAL IMPACTS AND MITIGATION MEASURES**

#### **A. PHYSICAL ENVIRONMENT**

##### **1. Surrounding Land Use**

The proposed project is located in an area of existing park, business/commercial, and public/quasi-public land uses. In addition to the Lahaina Small Boat Harbor, land uses in the area include the Pioneer Inn, the Lahaina Public Library, King Kamehameha III Elementary School, Courthouse Park and the grassed, open space area makai of the library. Historic sites such as the Hauola Stone, Brick Palace, Pioneer Inn, Lahaina Courthouse, Banyan Tree, and the Old Fort also occupy lands in the vicinity of the project.

The proposed replacement comfort station will complement existing, established uses at the Lahaina Small Boat Harbor. From a land use perspective, the proposed project is compatible with existing and surrounding land uses in the area.

##### **2. Topography and Landform**

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

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3. **Flood and Tsunami Hazards**

The new comfort station is proposed within Zone B, an area between the limits of 100- and 500-year flooding. 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 Hazard Areas.

4. **Flora and Fauna**

There are no known rare, threatened or endangered species of flora, fauna or important wildlife habitats within the limits of the project area. As such, the proposed project is not expected to have an adverse effect on flora, fauna and critical habitats in the vicinity.

5. **Air Quality**

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

6. **Noise**

As with air quality, ambient noise conditions will be temporarily impacted by 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,

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daylight working hours.

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

**7. Archaeological and Historic Resources**

The project area is located within the Lahaina National Historic Landmark District. Historic sites in the project area include the Hauola Stone, the Brick Palace, and the Pioneer Inn, as well as the Lahaina Courthouse, the Banyan Tree, and the Old Fort. As the proposed project will involve the use of Federal Transit Administration funds, the proposed action is subject to the Section 106 review process. Section 106 of the National Historic Preservation Act requires Federal agencies to take into account the effect of their undertakings on historic properties.

The site of the existing comfort station was previously disturbed during the construction of the facility in 1983. Lands around the existing restroom facility were also disturbed in connection with the development of the surrounding area. An archaeological inventory survey and cultural impact assessment was carried out by Pacific Legacy, Inc. in November 2004. See Appendix "A". This assessment found little evidence of significant archaeological or cultural materials in the area of the comfort station improvements. One possibly intact layer dating from the 19th century may lie in the northern project area; otherwise the site is composed largely of fill resulting from the initial construction in 1983. Accordingly, no adverse impacts to historic sites in the vicinity of the comfort station are anticipated. Archaeological monitoring is recommended for the northern end of the project site and will be conducted during all

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ground-altering construction activities for the new comfort station if required by the State Historic Preservation Division (SHPD). 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.

**8. Cultural Impact Assessment**

**a. Historic Overview**

The Lahaina District is described as a rich agricultural oasis watered from nearby valleys (Handy and Handy, 1972). This oasis “extended about three leagues in length (about nine miles along the coast) and one (three miles) in breadth. Beyond this, all is dry and barren.” The name Lahaina (“cruel sun”) likely refers to the droughts that affected the surrounding area from time to time (Pukui 1974). In pre-contact times, Lahaina itself was apparently a garden-like area with taro lo’i, ditches (‘auwai) and separating embankments creating a verdant landscape. Brackish water and fresh water ponds (loko) were also present. At lower elevations, dry land cultivation took place in areas around alluvial fans, while at higher elevations lo’i and ‘auwai systems were constructed within valleys for taro production. In coastal settlement areas, marine resources were utilized for subsistence. In Lahaina, several fishponds existed, of which two were most prominent, Loko o Mokuhinia and the smaller Loko Puako, around which intensive taro and breadfruit cultivation occurred. Scattered around the

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fishponds and taro lo'i, and situated on higher ground, were the homes of the laborers who worked the land. As suggested by Handy, by late pre-contact times, the fairly sizable population dwelling in the region utilized coastal fishing areas and inland garden plots for subsistence, cultivating sweet potatoes near shore, or taro in terraced lo'i in the wetter valleys inland.

By the time of contact, the Lahaina region had become an important socio-political center and the residence of several powerful chiefs, most notably Kahekili, one of the highest ranking on Maui. Lahaina was considered by high chiefs to be a favorable place due to the abundance of natural resources and its close proximity to the islands of Lana'i and Moloka'i (Handy and Handy 1972).

In 1789, Kamehameha I invaded Maui and defeated Kahekili at the Battle of Kepaniwai O Iao (Speakman 1978). In post-contact times, Lahaina became the center of the Hawaiian monarchy. Kamehameha I spent time there between his battles of conquest, while his son, Kamehameha III, resided in Lahaina in preference to Honolulu. Many high status individuals connected with the monarchy lived in Lahaina, even after the official capitol of the kingdom was moved to Honolulu in 1845.

In 1820, about 40 years after Captain James Cook's discovery of the Hawaiian Islands, the islands transitioned from the traditional Hawaiian social system to one influenced by New England whaling ships and missionaries. The

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population of West Maui continued to decline in the second half of the 19<sup>th</sup> century followed by the collapse of the Pacific whaling industry in the 1860's which was prompted by the discovery of oil in Pennsylvania a decade or so earlier. In the Lahaina area, sugar production developed in the mid-1800s, while further north, different crops were tried, including coffee and pineapples.

With the introduction of sugar cane cultivation and the importation of foreign labor to work on the plantation, the character of Lahaina changed. Combined with the industrialization of the local sugar industry, Lahaina emerged as a plantation town with residential camps surrounding the downtown commercial area. Although now reliant on the visitor industry, Lahaina Town's present character reflects a blend of its whaling and plantation era past.

**b. Interviews**

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. The taped transcripts of these interviews are available from Pacific Legacy, Inc. These interviews grouped themselves into discussions along the following subjects:

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

The subject site 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.

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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

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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.

**9. Scenic and Open Space Resources**

The design of the new comfort station will be in accordance with the standards of the Lahaina Historic District, including the Architectural Style Book for Lahaina.

The new comfort station will be constructed in the same location as the existing restroom facility and is, therefore, viewed as the continuation of an existing use. The new comfort station will be 17-feet, 5-inches in height and is not expected to have an adverse effect upon views of the harbor and surrounding area. The area around the new comfort station and parking area will be relandscaped with native plants and trees, whenever possible, to complement the historic and cultural character of the harbor and its environs.

**B. IMPACTS TO THE COMMUNITY SETTING**

**1. Population and Local Economy**

On a short-term basis, the proposed project will support construction and construction-related employment. Over the long term, the project will allow public demand for restroom facilities and the need for ADA-compliance at this facility to be met.

The proposed action is not considered a population generator.

**2. Agriculture**

The improved comfort station will be located within the State Urban



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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.

3. **Emergency Services**

The new comfort station 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.

4. **Educational Services**

The new comfort station will not generate new population and is, therefore, not anticipated to place new or increased demands upon education facilities and services. Construction activities have potential to generate noise which may be heard at the Kamehameha III Elementary School. Coordination with the school's administration will be undertaken to ensure open communication during the construction phase of work. Long-term adverse impacts to the school is not anticipated as a result of the new comfort station project.

5. **Recreational Services**

The new comfort station will upgrade the existing facilities. Users of both the Lahaina Small Boat Harbor and Banyan Tree Park will benefit from this action. As no new population will be generated, there are no anticipated negative impacts to recreational services associated with the project.

6. **Solid Waste**

A solid waste management plan will be developed for the disposal of clearing, grubbing, and demolition-based material from the site

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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 comfort station will be served by a private collection company. 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.

**C. IMPACTS TO INFRASTRUCTURE**

**1. Roadway System**

As both parking and vehicular traffic in the immediate vicinity of the comfort station are extremely limited, minimal impact is anticipated to occur during construction activities. Appropriate traffic management controls will be utilized during the construction period to minimize impacts to vehicle and pedestrian traffic flow in the area.

Due to its scenic location in an area of historic sites, retail shops, restaurants, and ocean recreational activities, the harbor area attracts a great number of visitors. Typically, local streets and on-street parking stalls in the area are well-used by visitors, as well as by residents and employees who live and work in the area. Traffic volumes and parking space use in the area increases during peak visitor seasons and on Boat Days. Within the harbor area, the availability of parking is limited to existing on-street parking stalls, bus loading zones, and public and private off-street parking facilities.

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It is noted that two (2) of the existing parking stalls located adjacent to the comfort station site will be converted to accessible stalls to meet the needs of this population segment. It is further noted that the Maui County Code does not specify parking requirements for comfort stations.

2. **Water System**

The existing comfort station has an average daily use of 1,650 gallons per day or approximately 275 gallons per day per stall (1,650 divided by 6 stalls). Based on this estimate, the projected consumption for this project would be approximately 4,950 gallons per day plus 350 gallons per day for irrigation, for a total projected demand of 5,300 gallons per day. Water will be furnished by the Department of Water Supply's Lahaina-Alaeloa water system. The domestic water and irrigation demand for the new comfort station 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 comfort station. All water system improvements will be designed in accordance with applicable regulatory design standards.

3. **Wastewater System**

The proposed project is not anticipated to impact existing County wastewater collection and treatment facilities. Wastewater calculations for the new comfort station will be submitted to the County Department of Public Works and Environmental Management for review as part of the building permit approval

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process. All wastewater system improvements will be designed in accordance with appropriate regulatory design criteria.

**4. Drainage and Erosion Control**

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. Early construction of drainage features, as applicable.
4. Use temporary area sprinklers for watering active construction zones as needed.
5. Use temporary berms, filter berms, and cut-off ditches, where needed, and as applicable, for control of erosion.
6. Water graded areas thoroughly after construction activity has ceased for the day and on weekends and holidays.

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 and Environmental Management.

**5. Electrical and Telephone Systems**

The increase in electrical consumption with the proposed improvements will not adversely impact electrical service delivery in the West Maui region. Coordination will be carried out with Maui Electrical Company during the demolition of the existing comfort

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station and construction of the new comfort station. The proposed improvements will not adversely impact telephone services.

***D. CUMULATIVE AND SECONDARY IMPACTS***

The proposed action involves the demolition of an existing comfort station and the construction of a new comfort station at the same location. The proposed action is a stand-alone project which can be funded, designed and constructed independently of other projects affecting the Lahaina Small Boat Harbor. The proposed action is not anticipated to have significant adverse effects, either primary or secondary. The proposed action will meet an existing need for an improved accessible comfort station facility in Lahaina Town.

# ***Chapter IV***

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

## **IV. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS**

### **A. STATE LAND USE DISTRICTS**

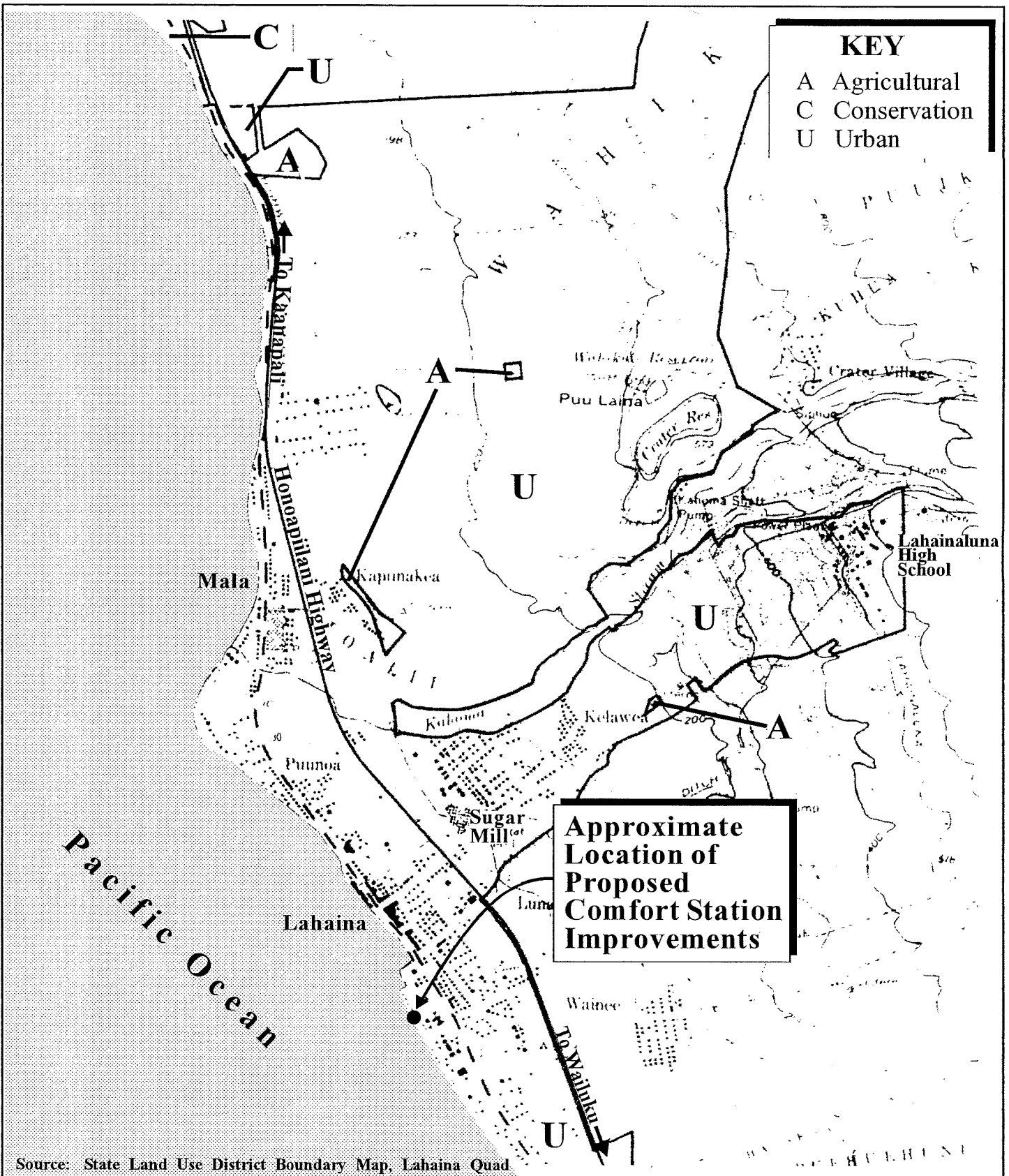
Pursuant to Chapter 205A, HRS, all lands in the State have been divided and placed into one (1) of four (4) land use districts by the State Land Use Commission. These land use districts have been designated "Urban", "Rural", "Agricultural", and "Conservation". The site of the proposed comfort station 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:

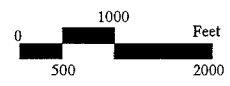
*... indicate desired population and physical development patterns for each island within the county; shall address the unique problems and needs of each island and region within the county; shall explain the opportunities and the social, economic, and environmental consequences related to potential 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:



Source: State Land Use District Boundary Map, Lahaina Quad

Figure 8 Proposed Lahaina Small Boat Harbor Comfort Station Improvements  
 State Land Use District Classifications





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**LAND USE:**

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

**Policy:** Identify and preserve significant historic and cultural sites.

**ENVIRONMENT:**

**Objective:** To use the County's land-based physical and ocean-related coastal resources in a manner consistent with sound environmental planning practice.

**Policy:** Evaluate all land-based development relative to its impact on the County's land and ocean ecological resources.

**URBAN DESIGN:**

**Objective:** To see that all developments are well designed and are in harmony with their surroundings.

**Policy**

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

**PUBLIC UTILITIES AND FACILITIES:**

**Objective:** To improve the quality and availability of public facilities throughout Maui County.

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**Policies:**

- Seek improvement in the maintenance and operation of public facilities.
- Encourage the development of public facilities which will be architecturally and ecologically compatible with their surroundings and foster community development.

**RECREATION AND OPEN SPACE:**

**Objective:** To provide high-quality recreational facilities to meet the present and future needs of our residents of all ages and physical ability.

**Policy:** Maintain and upgrade existing recreational facilities to meet community needs.

**C. WEST MAUI COMMUNITY PLAN**

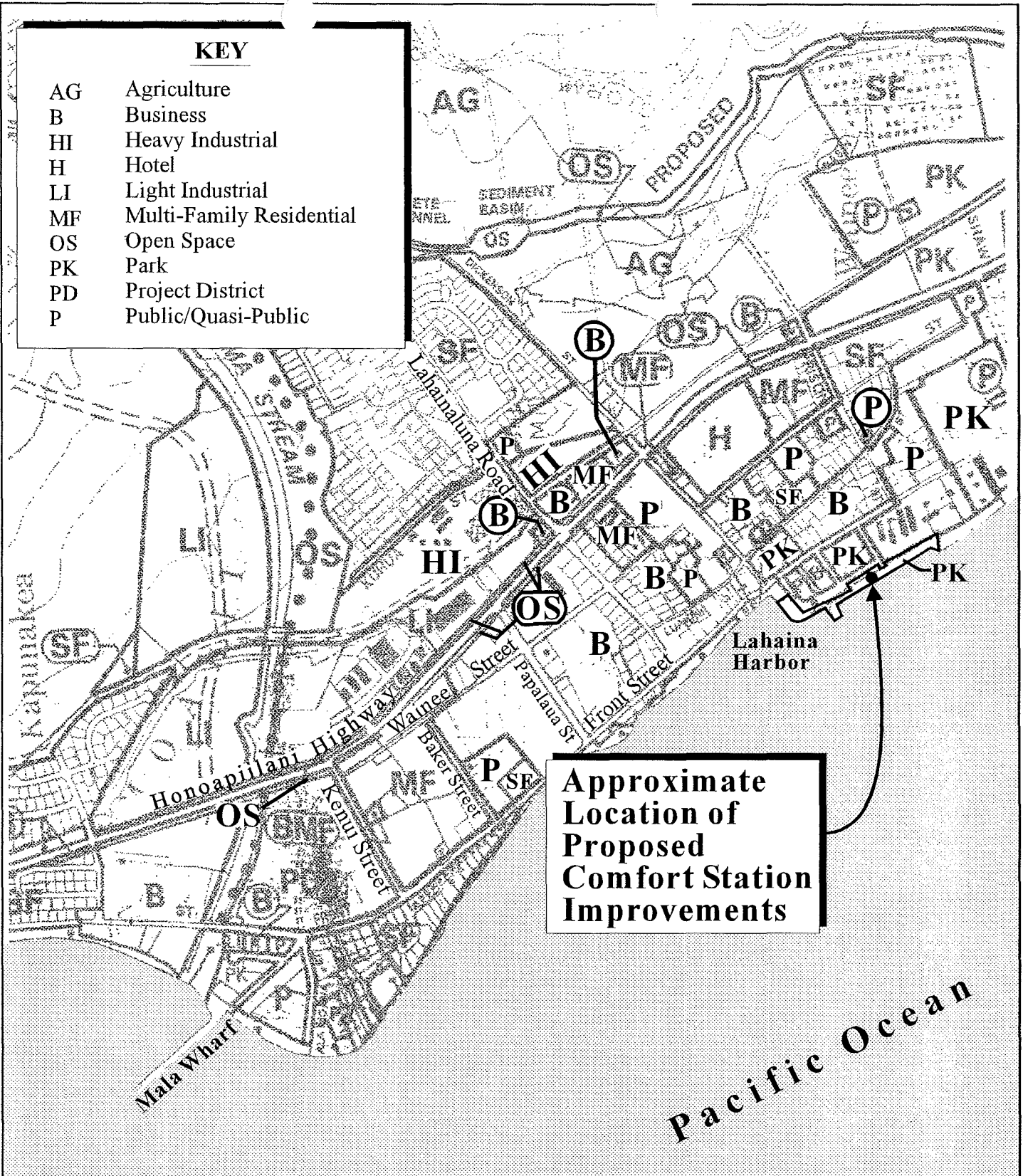
The project site is located in the West Maui Community Plan region, one (1) of the nine (9) Community Plan regions established in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designed to implement the Maui County General Plan. Each Community Plan 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 comfort station improvement is designated for "Park" 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

**KEY**

- AG Agriculture
- B Business
- HI Heavy Industrial
- H Hotel
- LI Light Industrial
- MF Multi-Family Residential
- OS Open Space
- PK Park
- PD Project District
- P Public/Quasi-Public



Source: West Maui Community Plan

**Figure 9 Proposed Lahaina Small Boat Harbor Comfort Station Improvements**  
 West Maui Community Plan  
 Land Use Designations



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associated with the development of the proposed project include the following:

**Goals:**

- An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the needs of residents and visitors in a manner that provides for the stable social and economic well-being of residents and the preservation and enhancement of the region's open space areas and natural environmental resources.
- An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design at the resort destinations of Kaanapali and Kapalua, defines a unified landscape planting and beautification theme along major public roads and highways, watercourses, and at major public facilities, and recognizes the historic importance and traditions of the region.
- Timely and environmentally sound planning, development, and maintenance of infrastructure systems which serve to protect and preserve the safety and health of the region's residents, commuters, and visitors through the provision of clean water, effective waste disposal, and efficient transportation systems which meet the needs of the community.

**Objectives and Policies:**

- Ensure that new projects or developments address potential impacts on archaeological, historical, and cultural resources and identify all cultural resources within the project area as part of initial project studies. Further require that all proposed activity adequately mitigate potential adverse impacts on cultural resources.
- Maintain the scale, building massing and architectural character of historic Lahaina town.
- Establish, expand and maintain parks, public and private open spaces, public facilities, cemeteries, and public shoreline areas within Lahaina Town.
- Building Character:

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- a. New building and renovation of existing buildings in Lahaina town should respect the scale, texture, materials, and facades of existing structures in the Lahaina Historic District.
  - b. Building heights should reflect the context of existing building heights and massing in the Lahaina Historic District. The maximum building heights shall be two stories or 35 feet with a mixture of one- to two-story building heights encouraged.
  - c. Building design should complement the pedestrian character of Lahaina town. Restraint and harmonious relationships with natural and man-made surroundings should characterize building form; harsh forms or shapes should be avoided; sloped roofs should be encouraged. Design elements which relate to human scale should be emphasized. Design features should reflect prevalent town themes through traditional or contemporary means.

The proposed project is intended to accommodate the public's need for an upgraded accessible restroom facility in a heavily-traffic area.

**D. COUNTY ZONING**

There are three (3) historic districts on the island of Maui - two (2) in Lahaina (Historic District Nos. 1 and 2) and one (1) in Wailuku (Historic District No. 3). Regulations on building and uses within these districts are governed by the provisions of Chapter 19.52 of the Maui County Code. The project area is located within the limits of Historic District No. 1. The regulations for Historic District Nos. 1 and 2, which are both located in Lahaina Town, covers a multitude of uses ranging from single-family to public/quasi-public to business/commercial uses.

The historic district review and approval process provides a means of insuring orderly, efficient growth and development within the County's historic districts. Toward this end, an application for Historic District

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Approval will be prepared and submitted to the Maui County Cultural Resources Commission for review and approval.

**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 Hawaii 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 application for an SMA Use Permit will be prepared and submitted to the Maui Planning Commission 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, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to

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- 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 is expected to improve existing restroom service for visitors and residents who use the harbor, Banyan Tree Park, or the surrounding area of Lahaina Town.

## 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.

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**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 and falls within the zoning limits of Lahaina Historic District No. 1. 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 improvements to the comfort station are not anticipated to impact historic resources. The project site has been previously disturbed.

An archaeological inventory survey was carried out by Pacific Legacy, Inc. in November 2004. See Appendix "A". Archaeological monitoring will be carried out during the construction of the new comfort station, if required by SHPD. 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.



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**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 structure will be designed in accordance with Lahaina historic district design standards to ensure visual compatibility with surrounding land uses. The proposed comfort station improvements are not anticipated to impact coastal scenic and open space resources, nor will it adversely affect public views to and along the coastline.

**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

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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.

**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:
  - (i) Use of presently designated locations is not feasible;
  - (ii) Adverse environmental effects are minimized; and
  - (iii) The development is important to the State's economy.

**Response:** The proposed project is consistent with the goals of the West Maui Community Plan, which guides growth and

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development in the region. It improves a public facility that is important to the pedestrian traffic. There are no adverse impacts to coastal zone resource 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 proposed comfort station improvements lie within Zone B, areas between the limits of 100- and 500-year flooding. The proposed improvements will be constructed in accordance with County requirements for developments within flood hazard areas. In addition, the proposed improvements will be designed in accordance with the Drainage Standards of the County of Maui to ensure that the 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.

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**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 were provided via a stakeholders' meeting in April 2004 which was held to discuss the preliminary conceptual plans for the proposed project (see Chapter IX of this document). As the project is located within the Lahaina Historic District, presentations were made at public meetings of the Cultural Resources Commission in September and November of 2004. 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 Federal, State and County standards. Opportunities for review of the proposed action are offered through the regulatory review processes for construction and development permits.

**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

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- 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:** The proposed project is subject to County of Maui Special Management Area (SMA), Historic District Approval, and shoreline setback proceedings. Opportunities for public awareness, education, and participation in coastal management are provided through these entitlement processes, as well as through Federal and State regulatory review processes. Public input is being received from stakeholder groups as part of the project planning 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 subject property is located mauka (towards the mountain) of the Lahaina Small Boat Harbor and is not anticipated to impact beach resources in an adverse manner.

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**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.

**F. NATIONAL ENVIRONMENTAL POLICY ACT COORDINATION**

While the proposed action is subject to the National Environmental Policy Act (NEPA), preliminary consultation with the Federal Transit Administration (FTA) indicates that the proposed action may meet the FTA's criteria for a categorical exclusion. Coordination with the FTA is ongoing to ensure that requirements of NEPA are fully addressed.

# ***Chapter V***

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

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## **V. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED**

The proposed development will result in unavoidable construction-related impacts as described in Chapter III, Potential Impacts and Mitigation Measures.

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 III. The proposed project is not anticipated to create any significant, long-term, adverse environmental effects.



# ***Chapter VI***

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***Alternatives to the  
Proposed Action***

## **VI. ALTERNATIVES TO THE PROPOSED ACTION**

### **A. NO ACTION ALTERNATIVE**

In addition to maintaining present physical conditions, the "no action" alternative would retain existing operating and accessibility conditions at the comfort station while public demand on the facilities continue to grow. Taking both public demand and ADA requirements into account, 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. SITE ALTERNATIVES WITHIN THE HISTORIC DISTRICT**

Alternatives included constructing a new comfort station further north in the Banyan Tree Park area and improving the existing facilities in the old courthouse. These location alternatives were eventually rejected as having greater, adverse environmental impacts than the preferred alternative, due principally to the necessity of installing new sewer lines.

### **D. DEVELOPMENT PLAN ALTERNATIVES**

During the project's concept development process, use and operational

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factors were examined with regard to the proposed comfort station improvements. This evaluation included an examination of existing activities and pedestrian traffic with regard to current comfort station use. This process also involved an analysis of space needs, missions and functions, area requirements, spaces and adjacencies, and space relations and layouts. The objective of this process was to develop conceptual plans that would serve as a framework for public review and comment, which would in turn serve as a basis for any needed plan modifications, as well as for the formulation of potential alternative schemes.

The preliminary conceptual plans for the proposed project were presented at a stakeholders' meeting on April 8, 2004. Meetings with the Cultural Resources Commission helped further revise the design alternatives. At a September 2, 2004 meeting of the CRC, a design was presented which included a 26-foot by 48-foot structure with a different arrangement of facilities and no storage closet. Other iterations of the conceptual plan included a 26-foot by 40-foot structure with fewer stalls and differing exterior design.

The formulation of preferred and alternative design schemes is an iterative process and various factors were considered, including but not limited to the following:

1. The location of historic sites in the area and potential proximity impacts to those sites.
2. The location of existing facilities in the area, such as the Pioneer Inn, the Lahaina Public Library, and King Kamehameha School III Elementary School, and potential use impacts to these facilities.
3. Surrounding structures and uses in the area and potential impacts to vehicle and pedestrian traffic, open space areas, mauka-makai views, and lateral views along the shoreline.

# ***Chapter VII***

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



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## **VII. 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 when evaluating the benefits to be derived from the proposed project versus the consequences of taking no action.

# ***Chapter VIII***

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## ***Findings and Conclusions***

## VIII. 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. Discussion of project conformance to the criteria is noted as follows:

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

The proposed action is not anticipated to adversely impact known habitats of rare, endangered, or threatened species of flora or fauna. An archaeological inventory survey was carried out by Pacific Legacy, Inc. See Appendix "A". There are no significant archaeological or historic resources which will be impacted by the replacement comfort station. As applicable, 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.

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

The proposed action will improve upon the existing comfort station by providing additional use capacity and by achieving ADA compliance. It is not anticipated to curtail the range of beneficial uses to the environment. To the extent practicable, trees which must be removed will be replanted in the area.

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

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

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 by providing upgraded restroom facilities which are ADA compliant.

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

The improved comfort station will be able to serve the public demand better than the existing facility. No adverse impacts to the public health are anticipated.

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

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

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 comfort



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station improvements are not expected to significantly affect the open space and scenic character of the area. No substantial degradation of environmental quality resulting from the action is anticipated.

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

As previously noted, the proposed action involves the demolition of an existing comfort station and the construction of a new comfort station at the same location. The proposed action is a stand-alone project which can be funded, designed and constructed independently of other projects affecting the Lahaina Small Boat Harbor. The proposed action is not anticipated to have significant adverse effects, either primary or secondary. The comfort station replacement project is deemed an existing need to meet current demands.

9. **No Rare, Threatened or Endangered Species or Their Habitats Would be Adversely Affected By The Proposed Action**

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

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

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.

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

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

The project site is located within Flood Zone B, an area of coastal flooding. 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. **The Proposed Project Will Not Substantially Affect Scenic Vistas and Viewplanes Identified in County or State Plans or Studies**

The design of the comfort station will be in accordance with historic district design standards. The proposed action is not anticipated to impact scenic vistas or viewplanes.

13. **The Proposed Project Will Not Require 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 comfort station'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.

# ***Chapter IX***

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***Stakeholders' Meeting  
of April 8, 2004***

## **IX. STAKEHOLDERS' MEETING OF APRIL 8, 2004**

A stakeholders' meeting was held to present the initial conceptual plans for both the Lahaina Ferry Pier Improvement Project and the New Comfort Station Project. Invitations to the stakeholders meeting were sent to elected government officials and government agencies, as well as to parties which could be affected by the proposed action, such as harbor users, businesses, government facilities (school, library), and community groups in the area.

The meeting was held on April 8, 2004 at the Lahaina Intermediate School Cafeteria with approximately 25 persons in attendance. Representatives of the State Department of Land and Natural Resources, along with project consultants, handled the presentation, responded to questions, and received comments on the project's preliminary conceptual plans.

A summary of comments relevant to the proposed action that were received at this meeting follows.

1. The Hauola Stone is very sacred and the area around it is Kapu (sacred).
2. Potential impacts to historic sites need to be examined.
3. To provide for greater use and convenience, the new comfort station should be located in the area around the Lahaina Small Boat Harbor pier.

These comments were taken into consideration during the design process for the proposed comfort station improvements.



# ***Chapter X***

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***List of Permits  
and Approvals***

## **X. 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 Use Permit (Maui Planning Commission)
2. Historic District Approval (Maui County Cultural Resources Commission)
3. Demolition and Building Permits (Department of Public Works and Environmental Management)
4. Special Flood Hazard Area Development Permit (Department of Planning)

### **State of Hawaii**

1. Noise Permit (Department of Health)
2. Disability and Communication Access Board (DCAB)

# ***Chapter XI***

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***Parties Consulted During the  
Preparation of the Draft  
Environmental Assessment;  
Letters Received and Responses  
to Substantial Comments***

## **XI. 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. Consultation with the listed Native Hawaiian organizations will take place during the Draft EA process in compliance with Section 106 of the National Historic Preservation Act. 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, Acting District Conservationist  
**Natural Resources Conservation Service**  
**U.S. Department of Agriculture**  
210 Imi Kala Street, Suite 209  
Wailuku, Hawaii 96793-2100
2. George Young, P.E.  
Chief, Regulatory Branch  
**U.S. Department of the Army**  
U.S. Army Engineer District, Hnl.  
Attn: CEPOH-EC-R  
Bldg. 230, Room 201  
Fort Shafter, Hawaii 96858-5440
3. Robert P. Smith  
Pacific Islands Manager  
**U. S. Fish and Wildlife Service**  
300 Ala Moana Blvd., #3-122, Box 50088  
Honolulu, Hawaii 96813
4. Micah Kane, Chairman  
State of Hawaii  
**Department of Hawaiian Home Lands**  
P.O. Box 1879  
Honolulu, Hawaii 96805
5. Chiyome L. Fukino, M.D., Director  
State of Hawaii  
**Department of Health**  
P.O. Box 3378  
Honolulu, Hawaii 96801
6. Herbert Matsubayashi  
District Environmental Health  
Program Chief  
State of Hawaii  
**Department of Health**  
54 High Street  
Wailuku, Hawaii 96793
7. Peter T. Young, Director  
State of Hawaii  
**Department of Land and Natural Resources**  
P. O. Box 621  
Honolulu, Hawaii 96809
8. Dean Aoki, ADA Coordinator  
State of Hawaii  
Department of Land and Natural Resources  
P.O. Box 621  
Honolulu, Hawaii 96809
9. Jason Koga, District Land Agent  
State of Hawaii  
**Department of Land and Natural Resources - Maui District Land Office**  
54 South High Street, Room 101  
Wailuku, Hawaii 96793
10. Melissa Kirkendall, Ph.D.  
State Historic Preservation Division  
Maui District Office  
130 Mahalani Street  
Wailuku, Hawaii 96793



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| <p>11. Nathan Napoka, Chief<br/>State Historic Preservation Division<br/>History and Culture Branch<br/>Kakuhihewa Building, Room 555<br/>601 Kamokila Boulevard<br/>Kapolei, Hawaii 96707</p> | <p>20. Glenn Correa, Director<br/>County of Maui<br/><b>Department of Parks and Recreation</b><br/>1580-C Kaahumanu Avenue<br/>Wailuku, Hawaii 96793</p>                                 |
| <p>12. Skippy Hau, Aquatic Biologist<br/>State of Hawaii<br/>Division of Aquatic Resources<br/>Department of Land and Natural Resources<br/>130 Mahalani Street<br/>Wailuku, Hawaii 96793</p>  | <p>21. Tom Phillips, Chief<br/>County of Maui<br/><b>Police Department</b><br/>55 Mahalani Street<br/>Wailuku, Hawaii 96793</p>  |
| <p>13. P. Holly McEldowney, Administrator<br/><b>State Historic Preservation Division</b><br/>601 Kamokila Blvd., Room 555<br/>Kapolei, Hawaii 96707</p>                                       | <p>22. Gilbert Coloma-Agaran, Director<br/>County of Maui<br/><b>Department of Public Works<br/>and Environmental Management</b><br/>200 South High Street<br/>Wailuku, Hawaii 96793</p> |
| <p>14. Rodney K. Haraga, Director<br/>State of Hawaii<br/><b>Department of Transportation</b><br/>869 Punchbowl Street<br/>Honolulu, Hawaii 96813</p>  | <p>23. Kyle Ginoza, Director<br/>County of Maui<br/>Department of Transportation<br/>200 South High Street<br/>Wailuku, Hawaii 96793</p>   |
| <p>15. Fred Cajigal, Maui District Engineer<br/>State of Hawaii<br/><b>Department of Transportation<br/>Highways Division</b><br/>650 Palapala Drive<br/>Kahului, Hawaii 96732</p>             | <p>24. George Tengan, Director<br/>County of Maui<br/><b>Department of Water Supply</b><br/>200 South High Street<br/>Wailuku, Hawaii 96793</p>  |
| <p>16. Clyde Namu'o, Administrator<br/><b>Office of Hawaiian Affairs</b><br/>711 Kapiolani Boulevard, Suite 500<br/>Honolulu, Hawaii 96813</p>   | <p>25. Ezekiel "Zeke" Kalua, Executive Director<br/>West Maui Taxpayers Association<br/>181 Lahainaluna Road, Suite "H"<br/>Lahaina, Hawaii 96761</p>                                    |
| <p>17. Carl Kaupalolo, Chief<br/>County of Maui<br/><b>Department of Fire Control</b><br/>200 Dairy Road<br/>Kahului, Hawaii 96732</p>   | <p>26. Theo Morrison, Executive Director<br/>Lahaina Town Action Committee<br/>648 Wharf Street, Suite 102<br/>Lahaina, Hawaii 96761</p>   |
| <p>18. Michael W. Foley, Director<br/>County of Maui<br/><b>Department of Planning</b><br/>250 South High Street<br/>Wailuku, Hawaii 96793</p>   | <p>27. Keoki Freeland, Executive Director<br/>Lahaina Restoration Foundation<br/>120 Dickenson Street<br/>Lahaina, Hawaii 96761</p>  |
| <p>19. Cultural Resources Commission<br/>c/o Dawn Duensing<br/>Department of Planning<br/>250 South High Street<br/>Wailuku, Hawaii 96793</p>  | <p>28. Bobbie Best, Librarian<br/>Lahaina Public Library<br/>680 Wharf Street<br/>Lahaina, Hawaii 96761</p>  |
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| <p>29. Patty Nishiyama, Executive Director<br/>Na Kupuna O Maui<br/>320 Kaeo Place<br/>Lahaina, Hawaii 96761</p> <p>30. Akoni Akana, Executive Director<br/>Friends of Moku'ula<br/>505 Front Street<br/>Lahaina, Hawaii 96761</p> <p>31. Thelma Shimaoka, Community Resource<br/>Coordinator<br/>Office of Hawaiian Affairs<br/>140 Ho'ohana Street, Suite 206<br/>Kahului, Hawaii 96732</p> <p>32. Vanessa Medeiros, District Supervisor<br/>Department of Hawaiian Home Lands<br/>Maui District Office<br/>655 Kaunualii Street<br/>Wailuku, Hawaii 96793</p> <p>33. Rose Marie Duey, Island Representative<br/>Alu Like, Inc.<br/>Maui Island Center<br/>1977 Kaohu Street<br/>Wailuku, Hawaii 96793</p> <p>34. Senator Roz Baker<br/>415 South Beretania Street<br/>Room 228<br/>Honolulu, Hawaii 96813</p> <p>35. Representative Kam Tanaka<br/>415 South Beretania Street<br/>Room 319<br/>Honolulu, Hawaii 96813</p> <p>36. Councilmember JoAnne Johnson<br/>Maui County Council<br/>200 South High Street<br/>Wailuku, Hawaii 96793</p> <p>37. Best Western Pioneer Inn<br/>Jim Lennon, General Manager<br/>658 Wharf Street<br/>Lahaina, Hawaii 96761</p> <p>38. King Kamehameha III Elementary School<br/>Lindsay Ball, Principal<br/>611 Front Street<br/>Lahaina, Hawaii 96761</p> | <p>39. Lahaina Arts Society<br/>Graham Watson, Executive Director<br/>648 Wharf Street, Suite 103<br/>Lahaina, Hawaii 96761</p> <p>40. Kim Ball, President<br/>Hi-Tech Surf &amp; Sports<br/>425 Koloa Street<br/>Kahului, Hawaii 96732</p> <p>41. Kevin and Pam Baughman<br/>277 Wili Ko Place, Suite 4<br/>Lahaina, Hawaii 96761</p> <p>42. Tony Whitehead<br/>801 Olowalu Road<br/>Lahaina, Hawaii 96761</p> <p>43. David Jung<br/>Island Marine Activities<br/>Molokai Ferry<br/>658 Front Street, Suite 101<br/>Lahaina, Hawaii 96761</p> <p>44. Don Couch, Executive Assistant<br/>Office of the Mayor<br/>County of Maui<br/>200 South High Street<br/>Wailuku, Hawaii 96793</p> <p>45. Steve Knight<br/>Expeditions<br/>Lahaina/Lanai Passenger Ferry<br/>658 Front Street, Suite 127<br/>Lahaina, Hawaii 96761</p> <p>46. Stuart Kahan<br/>Mala Wharf Fishing and Recreation<br/>Association<br/>1028 Wainee Street, E-5<br/>Lahaina, Hawaii 96761</p> |
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NOV 02 2004



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

REPLY TO  
ATTENTION OF

October 29, 2004

Regulatory Branch

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

Dear Mr. Hirano:

This is written in regards to your request for comments on the proposed Lahaina Small Boat Harbor Comfort Station Improvements located at the Lahaina Small Boat Harbor, Lahaina, Hawaii. The proposed project consists of the demolition of the existing comfort station and construction of a new station with handicap access to meet accessibility criteria under the Americans with Disabilities Act.

We have reviewed the project information you provided with respect to the Corps' authority to issue Department of the Army (DA) permits under Section 404 of the Clean Water Act (33 USC 1344). Although the footprint of the new comfort station will increase by approximately 825 square feet, it does not appear that ground disturbing activities conducted on this parcel will involve the discharge of dredged or fill material into the nearby ocean. Therefore a Department of the Army permit will not be required for this project.

File number **POH-2004-1015** is assigned to this project. Should you have questions, you may contact Ms. Lolly Silva at 438-7023 or by FAX at 438-4060.

Sincerely,

A handwritten signature in cursive script, appearing to read "George P. Young".

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



November 22, 2004

George P. Young, Chief  
Department of the Army  
Regulatory Branch  
Building 223  
Fort Shafter, Hawaii 96858-5440

SUBJECT: Early Consultation Request for Proposed Improvements to the  
Lahaina Small Boat Harbor Comfort Station, Lahaina, Maui, Hawaii  
(TMK (2) 4-6-1:1)

Dear Chief Young:

Thank you for your letter of October 29, 2004, responding to our request for early consultation comments on the proposed improvements to the Lahaina Small Boat Harbor Comfort Station, located in Lahaina, Maui, Hawaii. In response to your comments, we note that ground-altering activities associated with the proposed project will not discharge into the nearby ocean. We acknowledge your conclusion that a Department of the Army permit is not required for the proposed action.

Thank you again for providing your input to the proposed action. A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Very truly yours,

Mich Hirano, AICP

MH:tn

cc: Eric Yuasa, Department of Land and Natural Resources  
mai/bhcomf/earlycnst/army.res

LINDA LINGLE  
GOVERNOR OF HAWAII



OCT 14 2004

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

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

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

October 12, 2004

Mr. Mich Hirano  
Munekiyo & Hiraga, Inc.  
305 South High Street, Suite 104  
Wailuku, Hawai'i 96793

Dear Mr. Hirano:

Subject: **Proposed Lahaina Small Boat Harbor Comfort Station Improvements, TMK: (2) 4-6-1:1, Lahaina, Maui**

Thank you for the opportunity to participate in the early consultation process for the environmental assessment.

1. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules, Chapter 11-46 "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work.
2. Chapter 501, "Asbestos Requirements" requires owners or operators of a demolition or renovation activity to thoroughly inspect the affected facility or part of the facility where the demolition or renovation will occur 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 of the Noise, Radiation and Indoor Air Quality Branch at (808) 586-5800.

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

Sincerely,

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

Herbert S. Matsubayashi  
District Environmental Health Program Chief

c: NRIAQ



November 22, 2004

Herbert Matsubayashi, District Environmental  
Health Program Chief  
State of Hawaii  
Department of Health  
Maui District Health Office  
54 High Street  
Wailuku, Hawaii 96793

SUBJECT: Early Consultation Request for Proposed Improvements to the Lahaina  
Small Boat Harbor Comfort Station, Lahaina, Maui, Hawaii (TMK (2)  
4-6-1:1)

Dear Mr. Matsubayashi:

Thank you for your letter of October 12, 2004, responding to our request for early consultation comments on the proposed improvements to the Lahaina Small Boat Harbor Comfort Station, located in Lahaina, Maui, Hawaii. In response to your comments, we note the following:

1. The applicant acknowledges that a noise permit may be required if noise from construction activities exceeds the maximum allowable levels and will comply as necessary.
2. The applicant acknowledges the requirements for a thorough asbestos inspection using a certified asbestos inspector. The applicant acknowledges the requirement to file an Asbestos Demolition/Renovation Notification prior to the commencement of renovation activities and will comply as appropriate.

Thank you again for providing your input to the proposed action. A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Very truly yours,

Mich Hirano, AICP

MH:tn

cc: Eric Yuasa, Department of Land and Natural Resources  
mai/bhcomf/earlycnst/doh.res

NOV 08 2004

LINDA LINGLE  
GOVERNOR OF HAWAII



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

DAN DAVIDSON  
DEPUTY DIRECTOR - LAND

YVONNE Y. IZU  
DEPUTY DIRECTOR - WATER

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



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

November 5, 2004

LD-NAV  
LAHAINABOATHARBOR.RCM

Munekiyo and Hiraga, Inc.  
Mich Hirano, Planner  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Mr. Hirano:

SUBJECT: Pre-Assessment Consultation for Lahaina Small Boat Harbor  
Comfort Station Improvements Proposed DLNR Project

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

The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of the subject your letter dated October 6, 2004 pertaining to the proposed project to the following DLNR Divisions for their review and comment:

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

Enclosed please find a copy of the Engineering Division comment and Maui District Land Office response.

Based on the attached responses, the Department of Land and Natural Resources has no other comment to offer.

If you have any questions, please feel free to contact Nicholas A. Vaccaro of the Land Division Support Services Branch at 1-808-587-0384.

Very truly yours,

A handwritten signature in black ink, appearing to read "Dierdre S. Mamiya".

DIERDRE S. MAMIYA  
Administrator

C: MDLO

LINDA LINGLE  
GOVERNOR OF HAWAII

RECEIVED  
LAND DIVISION



2004 OCT 28 A 10:10



DEPARTMENT OF LAND &  
NATURAL RESOURCES  
STATE OF HAWAII

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

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

DAN DAVIDSON  
DEPUTY DIRECTOR - LAND

YVONNE Y. IZU  
DEPUTY DIRECTOR - WATER

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


October 22, 2004

LD/NAV  
LAHAINABOATHARBOR.COM

Suspense Date: 10/29/04

MEMORANDUM:

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

FROM: Dierdre S. Mamiya, Administrator   
Land Division

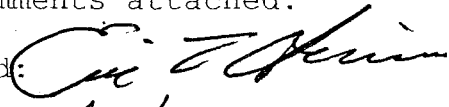
SUBJECT: Pre-Assessment Consultation  
Proposed: Lahaina Small Boat Harbor Comfort Station  
Improvements  
Applicant: Department of Land and Natural Resources  
Consultant: Munekiyo & Hiraga, Inc. (808-244-2015)

Please review the attached letter dated October 15, 2004 pertaining to the subject matter and submit your comments if any on Division letterhead (signed and dated) by the suspense date. Should you need more time to review the document, please contact Nick Vaccaro at 587-0384.

If this office does not receive your comments by the suspense date, we will assume there are no comments.

( ) We have no comments.

Comments attached.

Signed: 

Date: 10/28/04



**DEPARTMENT OF LAND AND NATURAL RESOURCES  
ENGINEERING DIVISION**

LD/NAV

Ref.: LAHAINABOATHARBOR.COM

**COMMENTS**

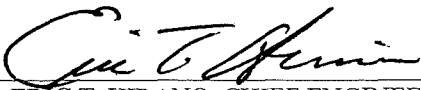
- ( ) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zones \_\_\_\_.
- (X) **Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone B.**
- ( ) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is \_\_\_\_.
- ( ) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

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


- ( ) Mr. Robert Sumimoto at (808) 523-4254 or Mr. Mario Siu Li at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.
  - ( ) Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
  - ( ) Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
  - ( ) Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.
- ( ) The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
  - (X) **The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.**

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

Signed: \_\_\_\_\_

  
ERIC T. HIRANO, CHIEF ENGINEER

Date: \_\_\_\_\_



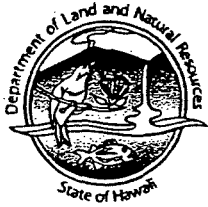
LINDA LINGLE  
GOVERNOR OF HAWAII



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

DAN DAVIDSON  
DEPUTY DIRECTOR - LAND

YVONNE Y. IZU  
DEPUTY DIRECTOR - WATER



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
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

October 22, 2004

LD/NAV  
LAHAINABOATHARBOR.COM

Suspense Date: 10/29/04

MEMORANDUM:

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

FROM: Dierdre S. Mamiya, Administrator *[Signature]*  
Land Division

SUBJECT: Pre-Assessment Consultation  
Proposed: Lahaina Small Boat Harbor Comfort Station  
Improvements  
Applicant: Department of Land and Natural Resources  
Consultant: Munekiyo & Hiraga, Inc. (808-244-2015)

Please review the attached letter dated October 15, 2004 pertaining to the subject matter and submit your comments if any on Division letterhead (signed and dated) by the suspense date. Should you need more time to review the document, please contact Nick Vaccaro at 587-0384.

If this office does not receive your comments by the suspense date, we will assume there are no comments.

( ) We have no comments.

(X) Comments attached.

Signed: *Charles E. Umeki*

Date: 10/26/04

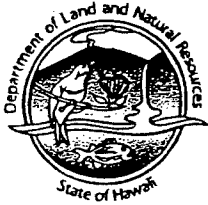
*County of Maui should be consulted.*

#1221  
LINDA LINGLE  
GOVERNOR OF HAWAII

RECEIVED  
LAND DIVISION



2004 OCT 28 P 3: 27



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

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

DAN DAVIDSON  
DEPUTY DIRECTOR - LAND

YVONNE Y. IZU  
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES  
BOATING AND OCEAN RECREATION  
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LAND  
STATE PARKS

October 22, 2004

LD/NAV  
LAHAINABOATHARBOR.COM

Suspense Date: 10/29/04

MEMORANDUM:

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

FROM: Dierdre S. Mamiya, Administrator  
Land Division

SUBJECT: Pre-Assessment Consultation  
Proposed: Lahaina Small Boat Harbor Comfort Station  
Improvements  
Applicant: Department of Land and Natural Resources  
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If this office does not receive your comments by the suspense date, we will assume there are no comments.

We have no comments.

Comments attached.

Signed: Paul J Conry

Date:

**PAUL J. CONRY, ADMINISTRATOR  
DIVISION OF FORESTRY AND WILDLIFE**

OCT 27 2004

LINDA LINGLE  
GOVERNOR OF HAWAII

RECEIVED



RECEIVED  
LAND DIVISION

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

DAN DAVIDSON  
DEPUTY DIRECTOR - LAND

YVONNE Y. IZU  
DEPUTY DIRECTOR - WATER



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COMMISSION ON WATER  
RESOURCE MANAGEMENT

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
LAND DIVISION

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

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

October 22, 2004

LD/NAV  
LAHAINABOATHARBOR.COM

Suspense Date: 10/29/04

MEMORANDUM:

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

*To*  
FROM: Dierdre S. Mamiya, Administrator  
Land Division

SUBJECT: Pre-Assessment Consultation  
Proposed: Lahaina Small Boat Harbor Comfort Station  
Improvements  
Applicant: Department of Land and Natural Resources  
Consultant: Munekiyo & Hiraga, Inc. (808-244-2015)

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If this office does not receive your comments by the suspense date, we will assume there are no comments.

( ) We have no comments.

( ) Comments attached.

Signed: *W. Pay...*

Date: *10/27/04*



November 22, 2004

Deirdre Mamiya, Administrator  
State of Hawaii  
Department of Land and Natural Resources  
Post Office Box 621  
Honolulu, Hawaii 96809

SUBJECT: Early Consultation Request for Proposed Improvements to the  
Lahaina Small Boat Harbor Comfort Station, Lahaina, Maui, Hawaii  
(TMK (2) 4-6-1:1)

Dear Ms. Mamiya:

Thank you for your letter of November 5, 2004, responding to our request for early consultation comments on the proposed improvements to the Lahaina Small Boat Harbor Comfort Station, located in Lahaina, Maui, Hawaii. In response to your comments and comment letter from the Land Division dated October 19, 2004, we note the following:

1. The applicant acknowledges that the project site is located in Flood Zone B.
2. Anticipated water demands and calculations will be provided to the Engineering Division for inclusion in the State Water Projects Plan Update.
3. Executive Order No. 80 sets aside the use of this comfort station parcel for park purposes and vested control and management of the site with the County of Maui. The County of Maui has been consulted regarding the proposed action and is fully supportive of the proposed improvements. Coordination with the County will be ongoing throughout the project.

Deirdre Mamiya, Administrator  
November 22, 2004  
Page 2

Thank you again for providing your input to the proposed action. A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Very truly yours,

A handwritten signature in black ink, appearing to read "M. Hirano", with a long horizontal flourish extending to the right.

Mich Hirano, AICP

MH:tn

cc: Eric Yuasa, Department of Land and Natural Resources  
mai/bhcomf/earlycnst/dlnr.res



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

HRD04/1603

October 20, 2004

Munekiyo & Hiraga, Inc.  
Attn: Mich Hirano, Planner  
305 High Street  
Suite 104  
Wailuku, HI 96793

**RE: Request for early review and comment on proposed Lahaina Small Boat Harbor Comfort Station improvements, Lahaina, Maui, TMK: 4-6-001:001**

Dear Mich Hirano,

The Office of Hawaiian Affairs (OHA) is in receipt of your October 6, 2004, request for comments on the above-proposed project, which would include the demolition of the existing comfort station and the construction of and new one at the same location. OHA offers the following comments.

OHA commends Maui County for attempting to improve infrastructure discrepancies within Lahaina Small Boat Harbor, including meeting the accessibility criteria of the Americans with Disabilities Act.

Consideration must be given to applicable cultural gathering and access rights during and after construction activities. Native Hawaiian traditional gathering rights and public access to and along the shoreline should not be restricted – even during construction – except as necessary to ensure safety. If such safety-related restrictions are put in place, alternate public access routes must be provided.

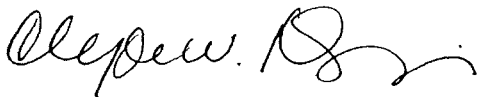
OHA recommends that any permanent landscaping use native and endemic vegetation. This will enable the area to absorb as much water as is locally and naturally possible, while also ensuring fewer introductions of alien species to our fragile ecosystems.

We will rely on your assurances that the Class A waters of Lahaina Small Boat Harbor will be managed to assure the protection and propagation of endemic and native sealife, that there will be no discharge of dredged or fill material into the harbor, and that appropriate measures will be taken to prevent runoff of fuel, oil and cement products from non-permeable surfaces near the harbor, such that no discharge or leaching into the ocean will occur.

OHA further requests assurances from the applicant that should iwi 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.

Thank you for the opportunity to comment. We look forward to the opportunity to review the forthcoming Environmental Assessments for this project. If you have further questions, please contact Heidi Guth at 594-1962 or e-mail her at [heidig@oha.org](mailto:heidig@oha.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Clyde W. Nāmu'o". The signature is fluid and cursive, with a long horizontal stroke at the end.

Clyde W. Nāmu'o  
Administrator

CC: Thelma Shimaoka  
OHA – Maui Office  
140 Hoohana Street  
Suite 206  
Kahului, HI 96732



November 22, 2004

Clyde Namu'o, Administrator  
State of Hawaii  
**Office of Hawaiian Affairs**  
711 Kapi'olani Boulevard, Suite 500  
Honolulu, Hawaii 96813

SUBJECT: Early Consultation Request for Proposed Improvements to the  
Lahaina Small Boat Harbor Comfort Station, Lahaina, Maui, Hawaii  
(TMK (2) 4-6-1:1)

Dear Mr. Namu'o,

Thank you for your letter of October 20, 2004, responding to our request for early consultation comments on the proposed improvements to the Lahaina Small Boat Harbor Comfort Station, located in Lahaina; Maui, Hawaii. In response to your comments, we note the following:

1. A Cultural Impact Assessment has been prepared for the proposed project and will be included in the Draft Environmental Assessment (EA). The report concludes that no traditional or cultural practices should be affected negatively by the proposed action. This meets the applicant's intention to avoid adverse impacts in this area.
2. The landscape plans for the proposed action will use native and endemic vegetation at the improved comfort station site.
3. There will be no discharge of dredged or filled material into the harbor basin during construction.
4. Should any cultural or human remains be found during ground altering activities, work will immediately halt and the appropriate agencies contacted. This issue will be discussed more fully in the Draft EA.

Clyde Namu`o, Administrator  
November 22, 2004  
Page 2

Thank you again for providing your input to the proposed action. A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Very truly yours,

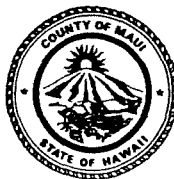
A handwritten signature in black ink, appearing to read "M. Hirano", with a long horizontal flourish extending to the right.

Mich Hirano, AICP

MH:tn

cc: Eric Yuasa, Department of Land and Natural Resources  
[mai/bhcomf/earlycnst/oha.res](mailto:mai/bhcomf/earlycnst/oha.res)

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



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**

November 5, 2004

Mr. Peter T. Young, Chairperson  
Department of Land and Natural Resources  
Division of Boating and Ocean Recreation  
333 Queen Street, Suite 300  
Honolulu, Hawaii 96813

Dear Mr. Young:

RE: Pre-Consultation Comments for the proposed Lahaina Small Boat Harbor Comfort Station, Lahaina, Maui, Hawaii TMK: 4-6-001 (LTR 2004/4200)

The Maui County Cultural Resources Commission (CRC) discussed the proposed Lahaina Small Boat Harbor Comfort Station at its regular meeting on November 4, 2004. The CRC offers the following comments:

1. The CRC was generally pleased with the architectural design and site plan. The Commissioners expressed some concern over roof materials and commented that this design element needs further consideration. The CRC iterated that the *Architectural Style Book for Lahaina* must be the guide in designing the proposed comfort station.
2. Commissioners are concerned with potential visual impact of this facility on the central core of the Lahaina Historic District, which is also a National Historic Landmark.
3. The CRC noted that archaeological monitoring will be a requirement for this project, as it is located in a sensitive cultural area and burials are known to be present in the general vicinity.
4. The CRC favored the landscaping proposals for the facility, but emphasized that irrigation must be included to keep the area in good condition. Commissioners requested that the banyan tree on the makai wall be examined to determine whether the tree is undermining the historic wall. If so, this tree should be removed.

Mr. Peter T. Young, Chairperson

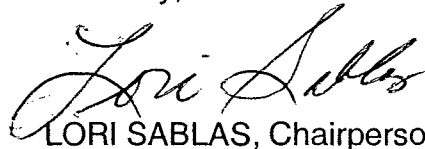
November 5, 2004

Page 2

5. Lighting and signage for the new facility are to comply with the design standards for the historic district.
6. The CRC noted the need to identify a responsible entity for cleaning and maintaining the proposed comfort station. Commissioners stated that the condition of the existing facility is unacceptable and the replacement facility should be cleaned and properly maintained so that it does not deteriorate as the current facilities have.
7. The CRC supported the installation of a shower at the facility.
8. Public testimony unanimously supported the replacement comfort station.
9. Commissioners discussed the possible need for short-term parking for those who wish to quickly use the facility and requested that the DNLR consider this issue.

Thank you for this opportunity to comment. If additional clarification is required, please contact Ms. Dawn E. Duensing, Cultural Resources Planner, at 270-7841.

Sincerely,



LORI SABLAS, Chairperson

Maui County Cultural Resources Commission

LS:DED:jlj

c: Alan Arakawa, Mayor, County of Maui  
Michael W. Foley, Director, Maui Planning Department  
Kyle Ginoza, Director, Maui Department of Transportation  
Gil Coloma-Agaran, Director, Department of Public Works & Environmental Management  
Melanie Chinen, State Historic Preservation Division  
Dawn Duensing, Cultural Resources Planner  
CRC members  
Mich Hirano, AICP, Munekiyo and Hiraga, Inc.  
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November 22, 2004

Lori Sablas, Chairperson  
County of Maui  
Department of Planning  
Cultural Resources Commission  
250 South High Street  
Wailuku, Hawaii 96793

SUBJECT: Early Consultation Request for Proposed Improvements to the  
Lahaina Small Boat Harbor Comfort Station, Lahaina, Maui, Hawaii  
(TMK (2) 4-6-1:1)

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Dear Ms. Sablas:

Thank you for your letter of November 5, 2004, responding to our request for early consultation comments on the proposed improvements to the Lahaina Small Boat Harbor Comfort Station, located in Lahaina, Maui, Hawaii. Our responses to your comments have been numbered in accordance with the numbering in your letter.

1. The applicant intends on-going coordination with the Cultural Resources Commission (CRC) to address such issues as design and materials. The *Architectural Style Book for Lahaina* will be the guide used during the design process of the proposed project.
2. The applicant acknowledges the Commission's comment regarding the potential visual impacts of any project within the Historic District. Visual impacts and mitigation measures will be addressed in the Draft Environmental Assessment (EA).
3. An Archaeological Inventory Survey has been carried out for the proposed project and will be included in the Draft EA. This report makes recommendations concerning archaeological monitoring and will be submitted to the State Historic Preservation Division for review and approval.
4. The applicant acknowledges the Commission's comments regarding the need for irrigation for the comfort station landscaping. Executive Order No. 80 sets aside the use of this comfort station parcel for park purposes and vested control and management of the site with the County of Maui. However, general maintenance will be the responsibility of the Department of Land and Natural Resources,

Lori Sablas, Chairperson  
November 22, 2004  
Page 2

Division of Boating and Ocean Recreation (DOBOR), and the County of Maui. Coordination between the DOBOR and the County of Maui will be undertaken to ensure the new comfort station is adequately maintained. In addition, consideration will be given to the existing banyan tree and its potential impacts to the sea wall.

5. Lighting and signage will comply with the standards established for the Historic District.
6. As discussed in No. 4 above, coordination between the Department of Land and Natural Resources and the County of Maui will be undertaken to ensure proper maintenance of the facility.
7. The applicant acknowledges the CRC's support for the installation of a shower at the improved facility.
8. The applicant gratefully acknowledges that public testimony for the proposed action was unanimously supportive.
9. The applicant acknowledges that the CRC expressed the possible need for short-term parking at the improved facility. We note that parking is regulated by Maui County Code, Chapter 10.48, and any change to parking regulations will require action by the Maui County Council.

Thank you again for providing your input to the proposed action. A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Very truly yours,



Mich Hirano, AICP

MH:tn

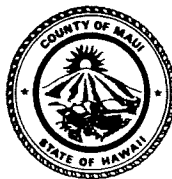
cc: Eric Yuasa, Department of Land and Natural Resources

mai/lbhcomf/earlycnst/crc.res

ALAN M. ARAKAWA  
Mayor

MICHAEL W. FOLEY  
Director

WAYNE A. BOTEILHO  
Deputy Director



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**

October 28, 2004

Mr. Mich Hirano, AICP  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Mr. Hirano:

RE: Pre-Consultation Comments for the Proposed Lahaina Small Boat Harbor Comfort Station Improvements located at TMK: 4-6-001: 001, Lahaina, Island of Maui, Hawaii (LTR 2004/3820)

The Maui Planning Department (Department) provides the following comments in preparation of the Draft Environmental Assessment (EA).

1. Land Use Designations:
  - a. State - Urban District
  - b. West Maui Community Plan - Park
  - c. Zoning, Title 19, Maui County Code - Historic District No. 1
2. The project area is located within the Special Management Area and is subject to review pursuant to Chapter 205A, HRS, and the Special Management Area (SMA) Rules for the Maui Planning Commission. Discuss how the proposed action complies with the objectives and policies of Chapter 205A, HRS, and the SMA Rules for the Maui Planning Commission.
3. The proposed action is scheduled for review by the Cultural Resources Commission at the November 4, 2004, meeting. Please incorporate any comments from the Commission into the Draft EA.
4. Disclose funding and sources for construction and continued maintenance.

Mr. Mich Hirano, AICP

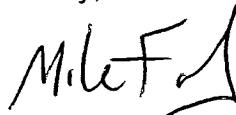
October 28, 2004

Page 2

5. Once construction has been completed, identify the agency responsible for continued maintenance and repair.
6. Discuss how the project's design complies with the Title 19, MCC, and the Lahaina Historic Design Guidelines.
7. Given the close proximity of the proposed project to coastal resources, discuss mitigative measures to reduce the impact of non-point source pollution.
8. A SMA Permit, Historic District Permit, and Flood Development Permit will be required for the proposed action.

Thank you for the opportunity to comment. Please include the Department on the distribution list for the Draft EA. Should you require additional clarification, please contact Ms. Kivette A. Caigoy, Environmental Planner, of my office at 270-7735.

Sincerely,



MICHAEL W. FOLEY  
Planning Director

MWF:KAC:lar

c: Wayne A. Boteilho, Deputy Planning Director  
Clayton I. Yoshida, AICP, Planning Program Administrator  
Kivette A. Caigoy, Environmental Planner  
Dawn Duensing, Staff Planner  
General File  
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November 22, 2004

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

SUBJECT: Early Consultation Request for Proposed Improvements to the  
Lahaina Small Boat Harbor Comfort Station, Lahaina, Maui, Hawaii  
(TMK (2) 4-6-1:1)

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Dear Mr. Foley:

Thank you for your letter of October 28, 2004, responding to our request for early consultation comments on the proposed improvements to the Lahaina Small Boat Harbor Comfort Station, located in Lahaina, Maui, Hawaii. Our responses to your comments have been numbered in accordance with the numbering in your letter.

1. The applicant acknowledges that the project site occupies the State Land Use, Community Plan, and County Zoning designations which you have provided.
2. The applicant acknowledges that the project site is located within the County's Special Management Area (SMA). The proposed project's compliance with the rules applicable to activity within the SMA will be addressed in the Draft Environmental Assessment (EA).
3. The Draft EA will include discussion pertaining to the review of the project at the November 4, 2004 meeting of the Cultural Resources Commission.
4. Funding sources for construction activities will be included in the Draft EA. As you are aware, Executive Order No. 80 sets aside the use of this comfort station parcel for park purposes and vests control and management of the site with the County of Maui. However, general maintenance is the responsibility of the Department of Land and Natural Resources, Division of Boating and Ocean Recreation. The operational responsibilities and maintenance of the new comfort station will be discussed in the Draft EA.
5. Please refer to the discussion in No. 4 above.

Michael W. Foley, Director  
November 22, 2004  
Page 2

6. The Draft EA will discuss the proposed project's compliance with Maui County zoning and the Lahaina Historic District Guidelines.
7. The Draft EA will discuss potential impacts to coastal waters, as well as proposed mitigative measures.
8. The applicant acknowledges that an SMA Permit, Historic District Permit, and Flood Development Permit will be required for the proposed action.

Thank you again for providing your input to the proposed action. A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Very truly yours,

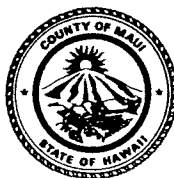
A handwritten signature in black ink, appearing to read "M. Hirano", with a long horizontal stroke extending to the right.

Mich Hirano, AICP

MH:tn

cc: Eric Yuasa, Department of Land and Natural Resources  
mal/lbhcomf/earlycnst/planning.res

NOV 05 2004



**DEPARTMENT OF WATER SUPPLY**  
**COUNTY OF MAUI**  
200 South High Street  
WAILUKU, MAUI, HAWAII 96793  
Telephone (808) 270-7816 • Fax (808) 270-7833

October 29, 2004

Mr. Mich Hirano, AICP  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku HI 96793

SUBJECT: Proposed Lahaina Small Boat Harbor Comfort Station Improvements - TMK (2) 4-6-001:001  
- demolition of existing comfort station and reconstruction of a new comfort station

Dear Mr. Hirano:

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

#### **Source Availability and Consumption**

The project area is served by our Lahaina system with Launiupoko aquifer as major source of water. As of September 2004, pending projects in West Maui at some stage of discretionary review total roughly 14.5 MGD, of which about 5.6 MGD plan to connect to the county system. DWS does NOT grant or imply any guarantee of water until an application for water meter has been received and reviewed.

The EA should include expected potable and non-potable water usage for the proposed improvements. The existing facility on 375 sf area with 7 stalls has an average daily use of 1,650 gallons, which is about 235 gpd per stall. Based on this estimate, anticipated increase in consumption for this project would be approximately 2,100 gallons. Using statewide system standard guidelines, parcel this size would use about 476 gpd.

#### **System Infrastructure**

The project site is served by a 12-inch waterline along Wharf Street, 1 1/2-inch water meter and a fire hydrant situated within 250 feet of the parcel. The applicant will be required to submit domestic, irrigation and fire flow calculations to determine meter capacity and adequate fire protection. Installation of reduced pressure back-flow prevention approved by the Department will likewise be required if one does not already exist. We encourage the applicant to contact our Engineering Division at 270-7835.

#### **Conservation**

We suggest that the applicant consider the following water conservation measures:

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

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 Maui Planting Plan-Plant Zones 3 & 5. We encourage the applicant to consider the use of appropriate native and non invasive species and to avoid the use of potentially invasive plants in the landscape plan. Native plants adapted to the area conserve water and protect the watershed

Page 2  
Proposed Lahaina Small Boat Comfort Station  
Mr. Mich Hirano  
October 29, 2004

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.

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. Please refer to "The Costly Drip".

Look for Opportunities to Conserve Water: Periodically check for leaks in faucets and toilet tanks.

### **Pollution Prevention**

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, vehicle operations as well as from daily activities. We ask the applicant to take precautionary measures during construction to prevent construction materials and debris and eroded soils from entering coastal waters.

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 270-7199.

Sincerely,



George Y. Tengan  
Director

eam  
CC: Engineering Division  
Applicant, with attachments:  
The Costly Drip  
Maui County Planting Plan - Plant Zone 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



November 22, 2004

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

SUBJECT: Early Consultation Request for Proposed Improvements to the  
Lahaina Small Boat Harbor Comfort Station, Lahaina, Maui, Hawaii  
(TMK (2) 4-6-1:1)

Dear Mr. Tengan:


Thank you for your letter of October 29, 2004, responding to our request for early consultation comments on the proposed improvements to the Lahaina Small Boat Harbor Comfort Station, located in Lahaina, Maui, Hawaii. In response to your comments, we note the following:

1. The applicant acknowledges that the Department of Water Supply (DWS) will not issue temporary construction meters nor guarantee that additional water will be available. There is an existing meter for the facility which will continue to be used after the proposed improvements.
2. The Draft Environmental Assessment (EA) will include anticipated water usage for the proposed improvements.
3. Domestic and irrigation water calculations, along with fire flow calculations, will be submitted to your department in order to determine adequacy during the building permit process.
4. The applicant acknowledges that reduced pressure back-flow prevention may be required for the improved facility if one does not already exist.
5. The applicant acknowledges your recommendations regarding water conservation measures and will consider the feasibility and applicability of those suggestions.
6. Best Management Practices will be utilized to minimize runoff and protect area water sources.

George Tengan, Director  
November 22, 2004  
Page 2

Thank you again for providing your input to the proposed action. A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mich Hirano", with a long horizontal stroke extending to the right.

Mich Hirano, AICP

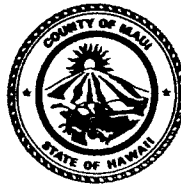
MH:tn

cc: Eric Yuasa, Department of Land and Natural Resources

mai/bhcomf/earlycnst/dws.res

NOV 05 2004

ALAN M. ARAKAWA  
MAYOR



200 South High Street  
Wailuku, Maui, Hawaii USA  
96793-2155  
Telephone (808) 270-7855  
Fax (808) 270-7870  
e-mail: mayors.office@co.maui.hi.us

**OFFICE OF THE MAYOR**

Ke'ena O Ka Meia

COUNTY OF MAUI

Kalana O Maui

November 4, 2004

Mich Hirano  
Munekiyo & Hiraga  
305 High Street  
Wailuku, Hawaii 96793

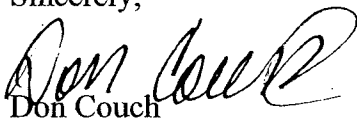
Dear Mich,

I have received your packet regarding the Lahaina Small Boat Harbor Comfort Station Improvements. I have reviewed them with the Mayor and his staff. We have the following comments:

1. The overall design is very good. We appreciate and fully support the two to one ratio of men's stalls to women's stalls.
2. We respectfully request that vandal resistant fixtures and partitions be utilized as this area is out of the way of the main traffic flow at night and has been prone to vandals.
3. We are concerned about the effects of the salty air due to the proximity of the comfort station to the ocean. Please consider saltwater resistant materials in the construction of the building. If it is possible, please consider the use of recycled plastic lumber.

Thank you for your interest in our opinion. Please do not hesitate to call me if you have any further questions.

Sincerely,

  
Don Couch

Executive Assistant to the Mayor  
County of Maui



November 22, 2004

Don Couch, Executive Assistant  
County of Maui  
Office of the Mayor  
200 South High Street  
Wailuku, Hawaii 96793

SUBJECT: Early Consultation Request for Proposed Improvements to the  
Lahaina Small Boat Harbor Comfort Station, Lahaina, Maui, Hawaii  
(TMK (2) 4-6-1:1)

Dear Mr. Couch:

Thank you for your letter of November 4, 2004, responding to our request for early consultation comments on the proposed improvements to the Lahaina Small Boat Harbor Comfort Station, located in Lahaina, Maui, Hawaii. In response to your comments, we note the following:

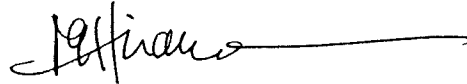
1. Coordination with your office resulted in the current design ratio for men's and women's stalls. The applicant looks forward to continuing this coordination.
2. The applicant is dedicated to the idea of a clean, modern facility that will retain that character for as long as is feasible. To this end, crime preventative design considerations have been taken into account involving building visibility and exterior lighting in order to discourage unsanctioned and criminal activities. The specific equipment to be used in the improved comfort station will be determined during the design phase of the proposed project.
3. As discussed in No.2, the applicant intends to improve the comfort station to retain its character for as long as is feasible. As the proposed project is located in the Lahaina Historic District, certain guidelines regarding building materials have to be followed, pursuant to the *Architectural Style Book for Lahaina*. These issues are being considered during the Environmental Assessment process.



Don Couch, Executive Assistant  
November 22, 2004  
Page 2

Thank you again for providing your input to the proposed action. A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

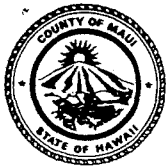
Very truly yours,

A handwritten signature in black ink, appearing to read "Mich Hirano", followed by a long horizontal flourish line extending to the right.

Mich Hirano, AICP

MH:tn

cc: Eric Yuasa, Department of Land and Natural Resources  
mai/bhcomf/earlycnst/mayor.res



**ALAN M. ARAKAWA**  
MAYOR

OUR REFERENCE  
YOUR REFERENCE

**POLICE DEPARTMENT**  
COUNTY OF MAUI

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

November 3, 2004

NOV 10 2004



**THOMAS M. PHILLIPS**  
CHIEF OF POLICE

**KEKUAPIO R. AKANA**  
DEPUTY CHIEF OF POLICE

Mr. Mich Hirano, AICP  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, HI 96793

Dear Mr. Hirano:

SUBJECT: Proposed Lahaina Small Boat Harbor Comfort Station Improvements

Thank you for your letter of October 6, 2004, requesting comments on the above subject.

We have reviewed the information submitted for this project and have enclosed a copy of our comments. As always, thank you for giving us the opportunity to comment on this project.

Very truly yours,

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

c: Michael Foley, Planning Department

Enclosure

TO : THOMAS PHILLIPS, CHIEF OF POLICE, COUNTY OF MAUI  
 VIA : CHANNELS *→ 11/01/04*  
 FROM : SCOTT Y. MIGITA, P.O. III, LAHAINA BIKE PATROL  
 SUBJECT : PROPOSED LAHAINA SMALL BOAT HARBOR COMFORT STATION IMPROVEMENTS

Sir, this transmittal is being submitted regarding a proposal for improvements to the Lahaina Small Boat Harbor comfort station. This proposal is to increase the number of stalls to meet the increased public demand and the size of the stalls to become ADA (Americans with Disabilities Act) compliant. The existing property and comfort station are owned by the State of Hawaii as this project is being initiated by the Department of Land and Natural Resources (DLNR). Currently, the existing comfort station contains approximately 375 square feet of floor space with seven (7) restroom stalls. The new facility is planned to contain approximately 1,200 square feet of floor area with twelve (12) female restroom stalls and four (4) male restroom stalls and two (2) urinals as well as a paved parking area with handicap accessibility. The restroom will also include two (2) female handicap accessible stalls and one (1) male handicap accessible stall.

At this time, the only concern which I have from a traffic and safety perspective would be to provide security for this facility to ensure the safety of the general public. This comfort station should also be closed and secured overnight as there are transient individuals in the area which may use this facility for narcotics or other illicit activity which may result in property damage to this facility and/or injuries to individuals. Such illicit activities have taken place and were addressed by police at the unsecured restrooms at Mala Wharf.

Submitted for your information and perusal.

*RECOMMEND THAT THIS PROJECT  
 MOVE FORWARD. CONSIDER WHAT  
 OFFICER MIGITA'S ASSESSMENT.*

*Scott Y. Migita, 1512  
 10/26/04 12:15*

*[Signature]*  
 Scott Y. MIGITA, E-1122  
 P.O. III, Lahaina Bike Patrol  
 10/26/2004 at 1253 hours

*A WELL ILLUMINATED AREA  
 MIGHT HELP DETER CRIMINAL  
 ACTIVITY. LAHAINA PATROL WILL  
 BE PROACTIVE TO DO OUR PART.  
 THE PROPOSED BATHROOM FACILITY  
 IS LONG OVER DUE FOR A  
 WORLD DESTINATION.*

*A/CPT V. [Signature]  
 10/28/04 @ 1335 HRS.*



November 22, 2004

Thomas Phillips, Chief  
County of Maui  
Police Department  
55 Mahalani Street  
Wailuku, Hawaii 96793

SUBJECT: Early Consultation Request for Proposed Improvements to the  
Lahaina Small Boat Harbor Comfort Station, Lahaina, Maui, Hawaii  
(TMK (2) 4-6-1:1)

Dear Chief Phillips:

Thank you for your letter of November 3, 2004, responding to our request for early consultation comments on the proposed improvements to the Lahaina Small Boat Harbor Comfort Station, located in Lahaina, Maui, Hawaii. In response to your comments, we note that it is anticipated that the improved facility will be open 24 hours a day, 7 days a week, as the existing facility is. Crime preventative design considerations have been taken into account involving building visibility and exterior lighting in order to discourage unsanctioned and criminal activities.

Thank you again for providing your input to the proposed action. A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Very truly yours,

Mich Hirano, AICP

MH:tn

cc: Eric Yuasa, Department of Land and Natural Resources  
mai/bhcomf/earlycnst/mpd.res

NOV 01 2004



FRIENDS OF  
MOKU'ULA, INC.

I Ka Wā Mamua, Ka Wā Mahope  
The Future Is In The Past

(808) 661-3659  
Fax (808) 661-1676  
505 Front Street, Suite 234  
Lāhainā, Maui, Hawai'i 96761  
E-mail: friends@mokuula.com  
www.mokuula.com

October 26, 2004

Mr. Mich Hirano, Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, HI 96793

Aloha Mich,

RE: Proposed Lahaina Small Boat Harbor Comfort Station Improvements

Thank you for your letter of October 6<sup>th</sup> with reference to the State of Hawaii, DLNR's proposal to demolish the existing comfort station and construct a new comfort station at the Lahaina Small Boat Harbor.

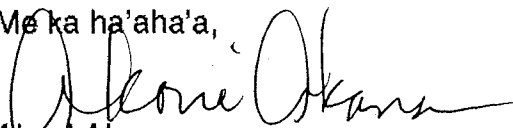
I reviewed the proposed site plan and understand the need for upgrading and expanding the comfort station. My concerns are as follows:

- ◆ Who is responsible for the general maintenance? Will it be the County of Maui or will they be contracting out?
- ◆ Will the facility be open 24 hours or will they operate only at certain hours? If it will be in operation for certain hours, will the facility then be secured?
- ◆ Is the equipment being used, i.e. toilets, sinks, vandal-proof and/or low maintenance?

Although these concerns may not be pertinent to SMA process, I am submitting my concerns in anticipation that they will be addressed by the appropriate review committees and commissions.

Thank you for giving the Friends of Moku'ula an opportunity to comment on the proposed improvements to the Lāhainā Small Boat Harbor.

Me ka ha'aha'a,

  
Akoni Akana  
Executive Director

/sak



November 22, 2004

Akoni Akana, Executive Director  
Friends of Moku'ula  
505 Front Street, Suite 234  
Lahaina, Hawaii 96761

SUBJECT: Early Consultation Request for Proposed Improvements to the  
Lahaina Small Boat Harbor Comfort Station, Lahaina, Maui, Hawaii  
(TMK (2) 4-6-1:1)

Dear Mr. Akana:

Thank you for your letter of October 26, 2004, responding to our request for early consultation comments on the proposed improvements to the Lahaina Small Boat Harbor Comfort Station, located in Lahaina, Maui, Hawaii. In response to your comments, we note the following:

1. Executive Order No. 80 sets aside the use of this comfort station parcel for park purposes and vested control and management of the site with the County of Maui. However, maintenance of the comfort station will be the responsibility of the Department of Land and Natural Resources, Division of Boating and Ocean Recreation (DOBOR). The manner of implementation of the maintenance will be discussed in the Draft EA. Solid-waste generated from the facility will be disposed of by a private contractor.
2. It is anticipated that the improved facility will be open 24 hours a day, 7 days a week, as the existing facility is. Crime preventative design considerations have been taken into account involving building visibility and exterior lighting in order to discourage unsanctioned and criminal activities.
3. The specific equipment to be used in the improved comfort station will be determined during the design phase of the proposed project. Both the Department of Land and Natural Resources and the County of Maui are dedicated to the idea of a clean, modern facility that will retain that character for as long as is feasible.

Akoni Akana, Executive Director  
November 22, 2004  
Page 2

Thank you again for providing your input to the proposed action. A copy of the Draft Environmental Assessment will be provided to your office for review and comment.

Very truly yours,

A handwritten signature in black ink, appearing to read "MHirano", with a long horizontal flourish extending to the right.

Mich Hirano, AICP

MH:tn

cc: Eric Yuasa, Department of Land and Natural Resources  
mai/bhcomf/earlycnst/mokuula.res

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# *Appendix A*

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*Archaeological Inventory  
Survey and Cultural  
Impact Assessment for the  
Comfort Station Replacement  
During the Lahaina Pier  
Improvement Project*

**ARCHAEOLOGICAL INVENTORY SURVEY  
AND  
CULTURAL IMPACT ASSESSMENT  
FOR THE  
COMFORT STATION REPLACEMENT  
DURING THE LAHAINA PIER  
IMPROVEMENT PROJECT,  
LAHAINA, MAUI  
(TMK: 4-6-01:01)**



**Prepared by:  
Pacific Legacy, Inc.  
18 November 2004**

**ARCHAEOLOGICAL INVENTORY SURVEY  
AND  
CULTURAL IMPACT ASSESSMENT  
FOR THE  
COMFORT STATION REPLACEMENT DURING THE LAHAINA PIER  
IMPROVEMENT PROJECT,  
LAHAINA, MAUI  
(TMK: 4-6-01:01)**

*Prepared by*  
Jessica A. Ah Sam, B.A.  
Solomon H. Kailihiwa, III, B.A.  
and  
Paul L. Cleghorn, Ph.D.

Pacific Legacy, Inc.  
332 Uluniu Street  
Kailua, HI 96744

*Prepared for*  
EKNA Services, Inc.  
615 Pi`ikoi St. Suite 300  
Honolulu, HI 96814

18 November 2004

## ABSTRACT

Pacific Legacy, Inc. at the request of EKNA Services, Inc. conducted an archaeological inventory survey and an cultural impact assessment (CIA) for the proposed replacement of the comfort station as part of the Lahaina Pier Improvement Project, in the *ahupua`a* of Waianai, Maui, Hawaii. This project is being proposed by the State Department of Land and Natural Resources - Division of Boating and Ocean Recreation (DLNR-DOBOR) to improve the harbor facilities at Lahaina, and is being partially funded by the Federal Transit Administration (FTA) and is thus an "undertaking" as defined in 36 CFR 800.16(y). The current investigations are being conducted to fulfill the federal agency's (FTA) obligations under Section 106 of the National Historic Preservation Act of 1966, as amended.

The Lahaina Historic District is listed as a National Landmark because it is associated with the "Whaling Era". This designation makes it crucial that the architecture of the new comfort station be consistent with the Lahaina Historic District Guidelines.

To gather information about the Lahaina area, for the CIA, background research was undertaken and interviews were conducted with people knowledgeable about the area known as Lahaina today. The interviewees were either cultural practitioners in Lahaina, or from Lahaina.

Test excavations in the comfort station site area revealed that most of the area is composed of fill materials. The only exception to this is a thin deposit containing sparse numbers of mid- to late-19<sup>th</sup> century artifacts. No subsurface features (including human burials) were found in the excavations. This 19<sup>th</sup> century deposit is being assessed as potentially significant as it has the potential to yield important information on the history of Lahaina.

It is recommended that when trenching occurring in the northern portion of the comfort station sites that an archaeological monitor be present. If this 19<sup>th</sup> century deposit is encountered, it is recommended that two or three controlled excavation units be excavated adjacent to the trench to sample these deposits.

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## 1.0 INTRODUCTION

Pacific Legacy, Inc. under contract to EKNA Services, Inc. conducted an archaeological inventory Survey and a Cultural Impact Assessment for the replacement of the comfort station as part of the Lahaina Harbor improvement project located in the *ahupua`a* of Waianae on the island of Maui (TMK: 4-6-01:01) (Figure 1). This project is being proposed by the State Department of Land and Natural Resources – Division of Boating and Ocean Recreation (DLNR-DOBOR) to improve the harbor facilities at Lahaina, and is being partially funded by the Federal Transit Administration (FTA) and is thus an “undertaking” as defined in 36 CFR 800.16(y). The current investigations are being conducted to fulfill the federal agency’s (FTA) obligations under Section 106 of the National Historic Preservation Act of 1966, as amended.

The Archaeological Inventory Survey and Cultural Impact Assessment consisted of three separate, but interrelated tasks:

1. archival research,
2. oral interviews with knowledgeable persons; and
3. test excavations

These investigations were conducted as part of an Environmental Assessment (EA) being conducted for this project. Jessica Ah Sam conducted the archival research, Solomon H. Kailihiwa, III, B.A. conducted the oral interviews on Maui from 3 May 2004 to 7 May 2004, and James D. McIntosh and Solomon H. Kailihiwa, III conducted the archaeological test excavations during the week of 18 October 2004. Paul L. Cleghorn, Ph.D. served as principal investigator.

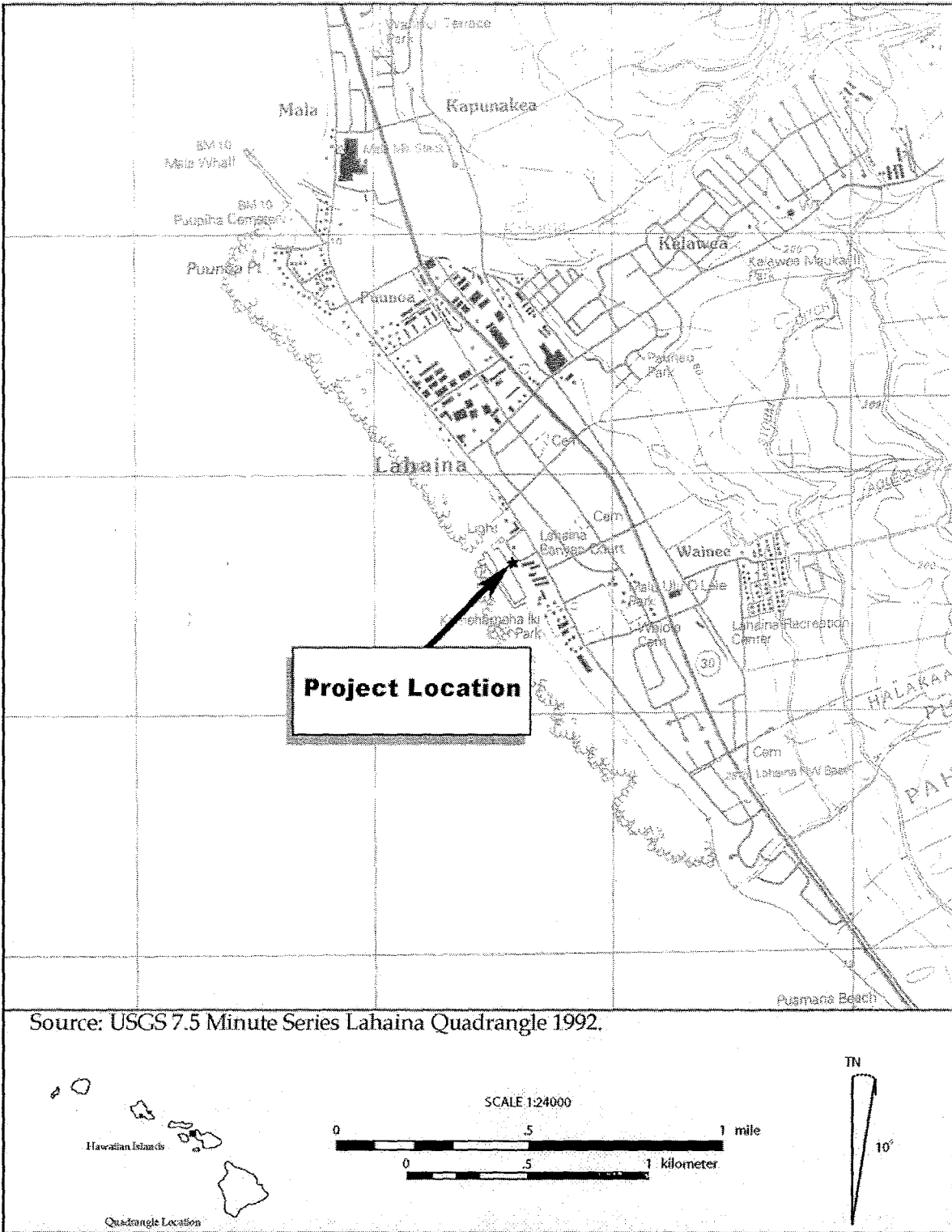
## 1.2 ENVIRONMENTAL SETTING

The Lahaina Pier Improvement Project is in the District of Lahaina, on the island of Maui, Hawai`i. Maui is the second largest island in Hawai`i and formed by two volcanoes, Haleakalā and Hale Mahina. Lahaina is on the west coast of Maui, in one of the drier regions of the island. The area of Lahaina receives the lowest amount of average annual rainfall, at 15 inches per year (Juvik and Juvik 1998). During the winter months it is common for the trade winds to cease, producing heavy humidity and storms from the south (Klieger et al 1995).

The town of Lahaina is situated on Pulehu silt loam, 0 to 3 percent slopes (PpA) (Sato et al. 1972: map 94, jp. 116). This soil is typical of sugarcane fields, home sites, and wildlife habitat.

Vegetation in the area consisted of introduced plants which included: coconut (*Cocos nucifera*), seaberry palm (*Coccothrinax* sp.), areca (*Chrysalidocarpus lutescens*), indian almond (*Terminalia catappa*), milo (*Thespesia populnea*), banyan (*Ficus* sp.), crown flower (*Calotropis Gigantea*), and hibiscus (*Hibiscus* sp.).





**Figure 1. Proposed Project Location.**



## 2.0 METHODS

### 2.1 ARCHIVAL RESEARCH

The primary means of collecting background information for the project area was by conducting archival research at the State Historic Preservation Division (SHPD) library and the State Library, and the State Archives. Research consisted of viewing early traveler's accounts, Land Commission Awards testimonies, and reports of previous archaeological investigations

### 2.2 ORAL INTERVIEWS

Oral interviews were conducted, so that traditional cultural practices that take place, or have taken place could be identified. These interviews constitute the conducting of a Cultural Impact Assessment (CIA). The methods used follow Office of Environmental Quality Control guidelines for assessing cultural impacts. The purpose of a CIA is to identify traditional cultural practices which could be compromised by proposed development projects, and to comply with the Hawai'i State Department of Health Act 50.

The CIA guidelines state that project properties as well as surrounding property areas, shall be studied to determine the potential for significant and/or adverse effects on cultural practices of the community and State from the proposed construction or development. These guidelines also recommend personal interviews be conducted with knowledgeable informants and traditional cultural practitioners, concerning the cultural practices identified for the area.

On April 26, 2000 Governor Ben Cayetano signed Act 50 into law. The following CIA investigations are intended to satisfy Act 50, which has the stated purpose to:

- (1) Require that environmental impact statements include the disclosure of the effects of a proposed action on the cultural practices of the community and State;
- and (2) Amend the definition of "significant effect" to include adverse effects on cultural practices.

In order to perform the CIA investigation, attempts were made to contact various people that were knowledgeable of the Lahaina area. The people interviewed ranged from cultural practitioners to those born and raised in Lahaina. Many *Kanaka Maoli* (native Hawaiian) terms are used throughout the report. The depth of the Hawaiian language is such that, often, much is lost in translation to English. To hold the ideas from the *Kānaka Maoli* that were interviewed truer to form, terms are left in their Hawaiian form rather than being translated into English. An English explanation of the Hawaiian term is presented at first usage to give the non-native speaker an idea of the word's meaning.

Semiformal interviews were conducted and recorded on audio microcassettes. The interviews followed a "talk-story" format and the questions led to themes so that the interviewee would be

able to tell what he or she thought was most important to them. The audio microcassettes were not transcribed. The interviewees that agreed to a taped interview signed a release form. The microcassettes and release forms are on file at Pacific Legacy.

### 2.3 ARCHAEOLOGICAL TESTING

Controlled excavation units were excavated with trowel, brush, and a steel rod (digging stick) for compacted deposits. Excavated material was screened through .25in wire mesh and a representative sample of cultural material was collected (all traditional artifacts and a sample of historic material - modern material was noted but generally not collected). Excavation notes and digital photographs were taken during the course of excavation. One excavated face of each unit was drawn in profile and soil layers were described using standard nomenclature and munsell soil color notations.

The collected artifacts were brought back to the laboratory where they were cleaned, examined, identified and a selection was photographed.

### 3.0 HISTORIC BACKGROUND

The town of Lahaina is believed to have acquired its name from a traveling chief on his journey through the island of Maui. During the chief's voyage, he stopped in Lahaina at noon to rest and commented "*kau keia ka la-haina*", which literally means cruel sun (Maui Historical Society 1961). The original spelling was *Lā-hainā*. Over time the diacriticals have been dropped, but the original spelling included *kahakō* over two of the 'a's, which elongated the pronunciation of the vowel and a hyphen between La and Haina (Pukui et al. 1976: 127). But there are also other suggestions as to the origin of the name, that Lahaina was once known as *Lele* (to jump around) because of the *ali`i* short stays on the island (Klieger et al. 1995).

A well-known chief to Maui, Kahekili, ruler of all the islands except Hawai`i, made his home and royal court at Lahaina from 1736 until his death in 1794. Soon after Kahekili's death, Kāmehameha I returned to Maui, where he had once shortly ruled and chose to establish his home and government out of Lahaina. Kāmehameha I was very influential in the lucrative sandalwood trade (1790's-1829) which Lahaina served as the main Maui port to ship goods to China. But when Kāmehameha I died in 1819 his son Kāmehameha II (Liholiho) (1796-1824) was unable to maintain the strong leadership his father had possessed and the royal seat along with the town of Lahaina began to lose its strength. The young king made the decision to give the chiefs more power and allowed one of his fathers wives to begin violating Hawaiian taboos, thus leading to the conversion of many Hawaiians to the Catholic faith by missionaries who had arrived in 1820 (Day 1984). In 1819, the first whaling ships arrived to Honolulu and Lahaina ports, and Kāmehameha II used the growing whaling trade (1819-1859) as his bargaining power with the chiefs (Bartholomew and Bailey 1994).

In 1825, Kauikeaouli (Kāmehameha III), younger brother of Liholiho, seceded to the throne. Synonymous with the Kāmehameha III reign was also the institution of the Lahaina as the capital from 1820-1840 (Bartholomew and Bailey 1994). With Kāmehameha III at reign, he began establishing a new palace in Lahaina. Construction of the palace continued after the king's death in 1854, but before the construction was complete a strong wind-storm demolished the structure in 1858 (*ibid.*).

Lahaina was increasingly becoming overwhelmed with the whaling ships and their crews beginning in 1820. A total of 549 whaling ships had landed in Lahaina in 1854. However, the unruly crews totaling 1250-1500 men looking for drink and women where living by the saying "No God west of the Horn" led to their unwillingness to behave (Community Planning Inc. 1961). Yet, these unruly sailors also helped Lahaina flourish commercially. But the recession of the whaling industry in 1860 had a direct negative affect on the town of Lahaina.

It was not until the United States Civil War (1861-1865) that the whaling industry and the town of Lahaina felt its biggest decline. Once the port of San Francisco was developed and the transcontinental railroad was running, whaling ships no longer had a purpose to sail to the Hawaiian Islands because the San Francisco Port was larger and more accessible. As the whaling industry declined in Lahaina, the Lahaina Sugar Company and Pioneer Mill was

established in 1861 (Monahan 2003). Pioneer Mill's railroad allowed the sugar to be processed and bagged in Lahaina and then taken by train to Pu`u Keka`a (McGerty and Spear 2003).

By the 1960's the plantations were going into decline as there was a rise in tourism around the Kaanapali and Lahaina area (McGerty and Spear 2003). The presence of golf courses, hotels, resorts and shops continued to increase and bring the tourism industry to the Lahaina District.

Presently, the core of Lahaina Town is a tourist/resort destination primarily comprised of retail shops and restaurants. The town is also the location for cruise ships to motor tourist in once they have anchored offshore, allowing for heavy flows of pedestrian traffic. But just a few blocks back from the main Front Street is the local Lahaina community and residential area. This mixture of locals and visitors still exist from the days of the sandalwood and whaling fleets to today, allowing the Lahaina Historic District to maintain its historic whaling-era atmosphere.

### **3.1 LAHAINA HISTORIC DISTRICT**

On December 29, 1962 the Lahaina Historic District was listed as a National Historic Landmark. Lahaina was listed as a National Historic Landmark because "Lahaina preserves the atmosphere of a mid-19<sup>th</sup> century Hawaiian seaport, when it was a favorite port of call for American whalers. It was also the center of missionary activities" (National Historic Landmark, nd)

In 1970, the Lahaina Historic District was nominated to the National Register of Historic Places (See Appendices A and B). It was listed in on the Hawaii Register of Historic Places in 1971 (See Appendix C). The district boundaries include an arbitrary rectangular land boundary of 33 acres; the northeast boundary lies above Honoapiilani Highway and includes the Pioneer Sugar Mill, the south boundary is the beginning of the Makila site, the southwest boundary runs into the Pacific Ocean, and the north boundary stops at Puunoa Point (Figure 3). In the National Survey of Historic Sites and Buildings Registration Form, the following eight historic sites and structures were listed as contributing elements to the Historic District (National Register of Historic Places 1970).

#### **The Baldwin House**

In 1834, Ephraim Spaulding began the construction of what is now known as the Baldwin House. The house is located on Front Street at Dickenson Street. The two-story house is constructed from coral blocks and sits on 42,360 square feet of property (National Register of Historic Places 1970). The Spauldings took residence of the home in 1835; however they only resided in the house until 1836 when Dr. Dwight Baldwin and his family moved in to replace the Spauldings. The Baldwin's lived in the home until 1868 when Dr, Baldwin was transferred to Honolulu. Along with being a government physician for the islands of Maui, Molokai, and Lanai, Dr. Baldwin's positions also included pastor of the Hawaiian church of Lahaina, seamen's chaplain, and a medical doctor. It was also his duty to greet guests to the Lahaina Mission and the nearby Lahainaluna Seminary. With all of Dr. Baldwin's company and business affairs he expanded the house in 1847-1849 to include a dispensary and office.

Dr. Baldwin and his wife had their son Henry P. Baldwin in the Baldwin home and as Henry got older he and his wife, became very involved on the Island of Maui. Mrs. Henry P. Baldwin used the home to sponsor a community center in which the house acted as the center for a kindergarten, night-school, circulating library, language school, and high school. These activities helped establish the house as a center for Hawaiian social and cultural development. At the time the National Registration Form was filed the home was no longer being used for any purpose but remained in "excellent condition" (National Register of Historic Places 1970).

### **Old Spring House**

The Old Spring House is known as one of the last links to the whaling era. The small stone building is located south of the Baldwin House, off Front Street. Constructed by Rev. William Richards in 1823, the spring house served as a water supply to the Richard's residence, the entire community, and for ships anchored at the Lahaina Pier including the whaling ships and their crews.

### **Court House**

The Court House as it now stands is not the original court house. In 1858 the original court house was destroyed by forceful winds from Kauaula Valley. The Interior Department responded to request for reconstruction of all the government offices affected by the storm and the government gave Lahaina an appropriation of \$6000.00 for the Lahaina Court and Custom House and Government Offices to be repaired.

The building was rebuilt again in 1925 but the structure still maintains part of the old structure with additions. The Court House was determined eligible to be included in the Lahaina Historic District because of its links to the kingdom. Located in front of the Court House is "Hawaii's largest" banyan tree (National Register of Historic Places 1970).

### **Old Prison (Hale Paahao)**

Located on the corner of Prison Road and Wainee Street, the Old Prison was built of heavy planks enclosed by a coral wall. During the whaling era the prison held many uncontrollable seamen along with the normal criminals of Lahaina. Most criminals were put into the prison for not obeying the sundown curfew. In 1852 on the request of the prison's physician a new sleeping facility for the prisoners was constructed. The physician believed the old sleeping arrangements were unhealthy and many illnesses could be prevented if the prisoners had better sleeping quarters. The original cell house burnt down in 1958; in its place a wooden gate house was constructed in 1959. The prison now serves as a historic tourist site.

### **Wainee Church and Cemetery (Waiola)**

The present church on Wainee Street between Chapel and Shaw Streets was recently constructed in 1953. The church and adjoining cemetery are owned by the Waiola Protestant Church.

When the missionaries first arrived, services were held in temporary structures until 1832 when a new stone church ordered by chief Hoapili was finished. However, this church could not withstand strong storms and was destroyed once and then again by a fire in 1894. The current church was dedicated in 1953 and renamed Waiola.

Unlike the church, the cemetery has remained in its same location even with all the structural changes to the church. It is believed to date to 1823 when the missionaries first arrived. It contains the bodies of Hawaiian royalty such as, Keōpūolani, wife of Kāmehameha I. Other nobles include Governor Hoapili, King Kaumualii, Princess Nahienaena, Queen Kalakua and Governess Liliha. Also, pioneer missionary the Rev. William Richards who advised the Hawaiian monarchy is buried in the Waiola Cemetery (National Register of Historic Places 1970).

### **Hale Aloha**

Known as the first stone church in the islands, Hale Aloha is situated In the middle of Wainee, Hale, and Chapel Streets and Prison Road and is said to have been built in 1823. The 15,900 square feet of land is owned by Waiola Protestant Church. The church was rebuilt in 1855-1858. At the time of its reconstruction it was "the largest sectional meeting house of its time" (National Register of Historic Places 1970: 7).

### **United States Marine Hospital**

The United States Marine Hospital is owned by the Bernice P. Bishop Estate and sits on the northeast side of Front Street, between Kenui and Baker Streets. The hospital's date is uncertain but there are references to it by 1843 from Herman Melville (Maui Historical Society 1961). The two-story coral block building was sold to three Sisters of Society of the Holy Trinity who turned the hospital into the St. Cross School for girls. Once the school was moved to Oahu the church housed the Episcopal Minister but was later abandoned in 1908. The building's significance is its connection with the maritime days (National Register of Historic Places 1970).

### **Roman Catholic Church (Maria Lanakila First Catholic Church)**

The site of the Roman Catholic Church is on Wainee and Dickenson Streets. The first church located on the property was built in 1846. By 1858, the original church had been destroyed and a new church was constructed on the same property. It is unclear how long this church survived but another church was built in 1928. This church is still in existence today and said to contain parts of the original 1846 church, such as the ceiling (National Register of Historic Places 1970).

#### **3.1.1 Non-contributing Sites**

The Lahaina Historic District is comprised of the above described eight historic sites listed on the Lahaina Historic District Nomination Form. Interestingly, but also confusing the issue, is the State Historic Preservation Division's Historic Register, listed on the State Historic Preservation Division Web page (<http://www.hawaii.gov/dlnr/hpd>). This register lists the Lahaina Historic District as being comprised of approximately 60 sites. It is not clear what these sites are. However, there are several additional sites that have been recorded within the boundary of the Lahaina Historic District that must be considered as non-contributing elements until such time as they are formally evaluated by the SHPD. These sites are described below.

#### **Hau`ola Stone (Site 50-50-03-1202) (Figure 4)**

The Hau`ola Stone, also known as, Pōhaku Hau`ola, still exist today in it original location and is still used by Native Hawaiians. The Hau`ola Stone is a large couch shaped boulder, which is located in shallow water, on the north side of the Lahaina Pier (Figures 4, 5, and 6). Legend

says a woman trying to escape from her enemies was saved by the gods, when they turned her into stone (James 2001). Tradition states that the stone contains healing properties. It is believed to cure labor pains and rejuvenate health. The Hau`ola Stone is also a sacred place where the umbilical cords of new born children are placed. During the time of chiefs, it was thought that by hiding the umbilical cord in the rocks crevices, the child would grow up to be a chief (Maui Historical Society 1961). Today umbilical cords are still placed in the rocks crevices to hide the cord from rats. The belief is, if a rat eats the cord the child will become a thief (Cleghorn and Kailihiwa 2004).

#### **Kāmehameha I's Brick Palace (Site 50-50-03-2951) (Figure 4)**

Kāmehameha I's Brick Palace was once located on Wharf Street between Market Street and Papelekane Street. Kamehameha I, resided in this palace from 1802, for a little over a year while he collected taxes on Maui, Lanai, Molokai, and Kahoolawe (Maui Historical Society 1964). It is unclear when the structure was destroyed. Today, the brick foundation of Kāmehameha I's Palace is still visible.

#### **Aus Site (Site 50-50-03-1797) (Figure 4)**

The "Aus Site" is located at 731 Wainee Street on the west side of Seaman's Hospital. The site consisted of three refuse pits. Within the three pits, the artifacts recovered include, a variety of glass sherds, a probable adze fragment, grooming tools, leather, batteries, and other historic artifacts. These artifacts are from the late 19<sup>th</sup> or early 20<sup>th</sup> century (Frederickson et al. 1988).

#### **Site 50-50-03-2968 (Figure 4)**

The State Historic Preservation Division had no description for site 50-50-03-2968 (State Historic Preservation Division, GIS).

#### **Human Remains (Site 50-50-03-3550) (Figure 4)**

Site 50-50-03-3550 is a single human burial. Associated artifacts with the burial included volcanic glass sherds (State Historic Preservation Division, GIS) (See Figure 4).

#### **Heiau (Figure 7)**

Before 1823, a heiau existed on the future site of the Lahaina Wharf. After 1823, the stones from the Heiau were removed and used to surround the tomb of Keōpūolani. Keōpūolani was the wife of Kāmehameha I and mother of Kāmehameha II and III (Community Planning Inc. 1961).

### **3.2 CARTHAGINIAN II**

The original Sweden-constructed Carthaginian sunk off-shore of Kihei, about thirty years ago on a trip to Oahu. The Carthaginian II was chosen to replace the old whaling vessel and has been anchored at the Lahaina Pier for over thirty years. The Carthaginian II is a German-made vessel christened in 1920, making the ship 84 years old. The ship houses a whaling museum inside, which serves as a tourists attraction and the ship has been photographed and painted in various depictions of Lahaina. Currently the Carthaginian II is owned by the Lahaina Restoration Foundation (Wilson 2002). High costs to maintain and berth the Carthaginian II are forcing the Lahaina Restoration Foundation to donate the ship to Atlantis Adventures, who plan to sink it off shore of Lahaina as an artificial reef site.



### 3.3 LAND COMMISSION AWARDS

Land Commission Awards for the Lahaina Historic District and the proposed project area can be found on the Tax Map Key 4-6-09. The Lahaina Historic District is in the *ahupua`a* of Polanui, Pahoā, Puehuhunui and Waīnee. The proposed project in the Lahaina Harbor, is in the *ahupua`a* of Waīnee. In the *ahupua`a* of Waīnee, several Land Commission Awards were granted; they were awarded as follows:

Land Commission Award	Owner
322	Kaipo
6869.2	Kawaioahu
4533.2	Ualo
5207B.2.	R. Kalaipaihala
752	A.M. Birch
4878.1	Makaiole
6787.1	Hanaumua
6786	Kamohomoho
484.3	Kaihe`ekai
3425.1B	Alu
6795	Kaluahine Nui
241	S.O. Burrows
6218.1	Maunae
4878-FF1	Po`opu`u
6784.2	Na`ai
4878.2	Olala
6784.1	Na`ai
5207B.3	R. Kalaipaihala

#### 4.0 PREVIOUS ARCHAEOLOGY

Numerous archaeological studies have been conducted in the Lahaina Historic District and surrounding vicinity. The first study was completed in 1965 by Fredericksen and Fredericksen (Fredericksen and Fredericksen 1965). From 1965 to 1996 a total of 21 other studies were conducted (Major and Klieger 1995).

A majority of these 21 reports came about in the 1970's when archaeological research in the area was prevalent. Hommon (1973), Conolly (1974), Joerger and Kaschko (1979) and Ahlo and Morgenstein (1980) all wrote reports on the area formerly known as Mala pier. Major and Klieger in their 1995 report state that the Mala pier area was tested by Aki Sinoto (1975), Davis (1974), and Hammatt (1978). In these studies human Hawaiian burials were discovered on and near the beach on at Mala Pier.

In March of 1975, Paul L. Cleghorn carried out a series of test excavations at the Seamen's Hospital or United States Marine Hospital (site 50-Ma-D5-10) in Lahaina. The purpose of the excavation was to expose portions of the hospitals foundation. During Phase I, the features encountered included a possible old roadway, the foundation of a wall (1819), a mortar slab, a human burial, and 1,229 artifacts. While most of the artifacts were historic period artifacts, some were traditional Hawaiian artifacts (Cleghorn 1975).

During the months of June and July of 1991, Paul H. Rosendahl, Ph.D., Inc. (PHRI) completed a survey of the Lahaina Bypass Section of the Honoapiilani Highway Realignment Project for the Department of Transportation of the State of Hawaii. The inventory survey documented four archaeologically sites, however three of the sites (2484, 2489, and 2490) had previously been recorded. Site 2847 was the newly discovered site. This site is a walled enclosure (Rosendahl 1991).

In 1994, Berdena Burgett and Robert L. Spear completed an archaeological inventory survey of a 8.8 acre parcel in the land of Kainehi, where a single human burial (Site 50-50-03-3550) was identified (Burgett and Spear 1994). No other associated materials, burials, or cultural deposits were found during the archaeological inventory survey.

In 1992 Bishop Museum received a research contract from the County of Maui and administered by the Lahaina Restoration Foundation. The purpose of the research was to focus on the private residence of King Kāmehameha III, Moku`ula, an island within the former fishpond, Loko o Mokuhinia (Site 50-03-2967). Klieger, et al. (1995) describe the extensive findings on Moku`ula and its relation to the royal family. Before the project began it was unclear if the location of the King's Palace was correct, but after excavations it was confirmed that the palace did lie under the Malu`ulu o Lele Park and some architectural features still remain. The Moku`ula site was determined to be eligible for listing in the National Register of Historic Places under criteria A, B, and D. Before the Kāmehameha dynasty the site was home to Mō`ī Pi`ilani, a ruling chief of Maui, Molokai, Lanai, and Kahoolawe bays. A stone tomb on the site housed the remains of the royal family of Maui and the Kāmehameha lineage until it

was moved to Waine`e Cemetery, some time after Kāmehameha III's death in 1854. The palace site was also used for taro production. It is believed that Moku`ula functioned as a residence for the Kāmehameha family from late pre-contact to 1837. However, evidence does not suggest the site was the primary home for the Kāmehameha family. The collection of artifacts and lack of midden suggest it was only used on occasions. The site was listed on the State Register of Historic Places in 1994 and on the National Register of Historic Places in 1997.

In the summer of 2004, Xamanek Researches conducted archaeological monitoring at Kamehameha III Elementary School. Four sites were identified during the monitoring phase: 50-50-03-4982, 4983, 4984, and 5174. Human burials were encountered at sites 4982 and 4984. Three probable human burial features were encountered in 4982 and 12 human burial features were encountered at site 4984. The burials were encountered in a brown sandy clay loam in the middle to S region of the school (Fredericksen and Fredericksen 2001).

## 5.0 CULTURAL IMPACT ASSESSMENT: BEFORE THERE WAS WHALING

The following people were recommended by respected members of the Maui community as individuals that would be knowledgeable of the Lahaina Area.

**Akoni Akana** is the executive director of Friends of Moku`ula, a nonprofit organization dedicated to restoring, protecting, and preserving historically significant sites including the island and pond in Lahaina known as Moku`ula and Mokuhinia respectively.

**George "Keoki" W. Freeland** is the executive director of the Lahaina Restoration Foundation, a nonprofit organization that strives to faithfully restore, maintain, and interpret the physical, historical, and cultural legacy of Lahaina.

**George Manulani Kaimiola** is a volunteer with the Maui Historical Society and the Friends of Moku`ula and conducts the historical Lahaina walking tours for Maui Nei. Maui Nei is a cultural tourism company dedicated to presenting the traditions of Hawaii to Maui's visitors, and works in partnership with Friends of Moku`ula.

**Ke`eaumoku Kapu** is the vice president of Hui O Wa`a Kaulua, a nonprofit organization currently based in Lahaina devoted to educating Hawaii's youth in the Hawaiian culture through double-hull and single-hull canoe sailing activities.

**Charles Lindsey** currently works for the Kaho`olawe Island Restoration Commission (KIRC). He was born and raised in Lahaina. The Lindsey family is one of the few old Lahaina families that has retained its property on Front Street.

**Nā Kūpuna O Maui** is an organization of respected elders of the Maui Community.

**Ann Kaleilokelani Tsuha** (Kalei) also works for the KIRC. She was born and raised in Lahaina. Kalei is the education/cultural chair for the Hui O Wa`a Kaulua.

The people that were interviewed had many concerns about the proposed improvements to the Lahaina Harbor Area. Emphasized by many of the interviewees was that further development would not just impact the local area, but it would also have systemic repercussions for the surrounding Lahaina area.

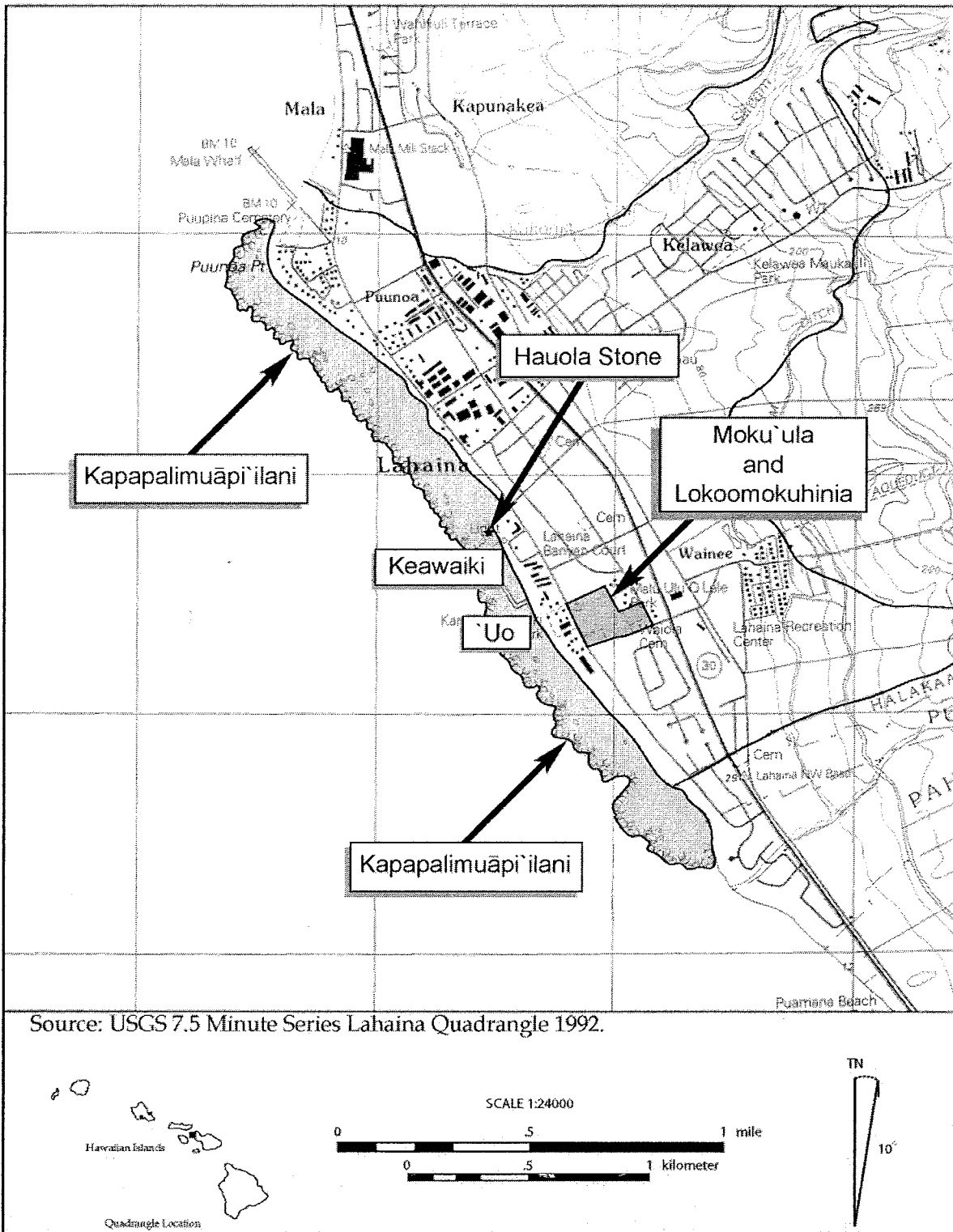
### 5.1 WAINE`E

Akoni Akana, Kalei Tsuha, and representatives from Nā Kūpuna O Maui discussed the linkages of features in the area. Akoni Akana discussed, that culturally, everything in the *ahupua`a* is connected, from the mountain to the sea. He gave the example of Moku`ula (Figure 2) being more than "just Moku`ula," but the connection to the *ali`i* of the *ahupua`a* of Waine`e.

Kalei Tsuha, when asked about the connections of the places in the Lahaina area, conveyed the following:

Mokuhinia's entrance was not far from the Hauola stone; Kāmehameha III's red brick house was built extremely close to the stone. Moku'ula was the *pu'uhonua* and refuge for Kauikeaouli (Kāmehameha III) and his residence too. The fish pond was near at Pa Kala. The fishing was great, the *'aumākua* shark and *mo'o* [Kihawahine] resided in the area, Kananaka, the man-eating half shark/half woman resided near the reef between the surf of 'Uo and Keawaiki, the *ali'i* and *maka'āinana* would continue to surf right outside of the Harbor mouth, which is the famous Keawaiki surf and 'Uo surf, the Waine'e church [which was where the *ali'i* prayed and were buried], Luakini street is near the area, fishing *ko'a* (shrine) and *heiau* (temple) were near 505 Front Street and the old Puamana area. Taro patches stretched from Waine'e all the way up to Kaua'ula, Kahili, and Halona Valley, Lahainaluna High School is also within the *ahupua'a*. Canal street was a real canal where folks would paddle their canoes up the stream into Mokuhinia and Moku'ula. Whaling vessels would anchor off of canal to collect the fresh water before they continued on their journey. Pu'upa'upa'u [Mt. Ball] was the fortified battle hill, similar to Ka'uiki Hill in Hāna. David Malo is buried on the top of this hill.

The *ahupua'a* connections did not stop at the shore, but went out into the ocean as well. Akoni Akana, Keeaumoku Kapu, and George Kaimiola named the reef as Kapapalimuāpi'ilani (Figure 1). As the name suggests, this reef was favored by the noted Maui chief Pi'ilani as a place for gathering limu. All of the interviewees stated that it is important to keep the connections of all aspects of the *ahupua'a* in mind when considering the cultural impacts within the project area. Most importantly is the connection of the Hauola stone to Waine'e.



**Figure 2. Traditional Places in Lahaina.**

## 5.2 THE HAUOLA STONE

The Hauola stone (Figures 2, 3, and 4) is located 57m NW of the Lahaina Harbor lighthouse at the base of the rock wall. According to all of the interviewees, this stone is still in its original place. Akoni Akana and Kalei Tsuha both stated that the stone is much more than a birthing stone, but also a healing stone used to help those who were terminally ill, and the stone was also used as a place for hiding babies' umbilical cords. Pukui (1983) speaks thusly of the Hauola Stone:

There is a stone in the sea at Lahaina, Maui, called Pōhaku-o-Hauola, where pregnant women went to sit to ensure an easy birth. The umbilical cords of babies were hidden in crevices in the stone. (Pukui 1983: 154)

Members of Nā Kūpuna O Maui stressed the importance of the Hauola Stone, stating that if anything happened to the stone, all of Lahaina would be "wiped out." Ke`eaumoku Kapu also emphasized that if anything were to happen to the stone it would become the "Haumake Stone" [*make* meaning death; the stone would no longer bring life, but death]. He further went on to say, "When shit (*sic*) starts to happen, that's when shit (*sic*) starts to fly. This place is so sensitive that [if] anything was to occur . . . [it] would have major [re]percussions." Akoni Akana conveyed the following when talking about the Hauola Stone. The meaning of the word *hau* is cold, chilly, as in water, but it is also the *hau* tree (*Hibiscus tiliaceus*) which grows abundant in wet areas and brackish water areas near the shore. *Hau* is used for medicine, *ama* (outrigger float), and for making cordage. Thus, *hau* can be used for cordage or cord. The *kaona* (concealed reference) of the cord is that the cord is representative of the *piko* (umbilical cord, an attachment to a greater whole, e.g. one's ancestors or descendants). The Hauola stone could be seen as the connection to life or health.

In an email transmission Kalei further explained *hau* in the following manner:

*Hau* also means to be laid out or lay before; as an offering; or to offer a sacrifice or prayer. I believe that Hauola meant that it was a place that folks offered prayers or sacrifices for healing while laying upon the stone. Perhaps the one who needed the treatment was laid out [*hau*] for healing [*ola*].

Akoni Akana and Kalei Tsuha both spoke about the commingling of the *kai* (seawater) and the *wai* (freshwater) being areas used for purification, cleansing, healing, and ceremony. According to Akoni Akana all of the waters, including the rain, from this area are sacred. The name of the rain is Ka`alani and it comes in from the ocean. It is not a drenching rain, but it passes through the area and one can see it move.

resided. His grandfather would put out offerings to the shark, go out fishing at night, and, in no time, return with his canoe full of fish. Charles' grandfather passed the task of taking care of the shark to Charles' uncle, but his uncle moved away from the area and there is no one from his family tending the shark now.

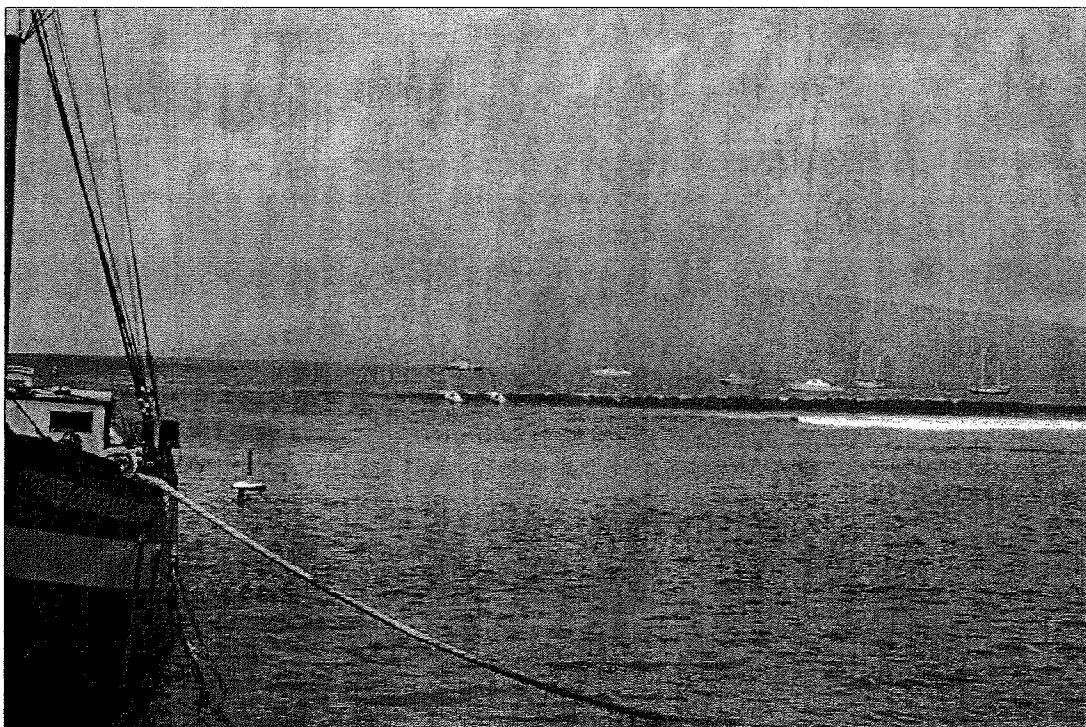


Figure 5. The Surf at Keawaiki.

#### 5.4 FURTHER CONCERNS

Many of the interviewees felt that much of what is important to the Hawaiian Culture, especially in Lahaina, has been pushed aside to make way for tourists and their money. Kalei Tsuha asserts that the vicinity of the Hauola Stone is the last bit of land that is Hawaiian in Lahaina. Ke`eaumoku Kapu pointed out the location of Kāmehameha's taro patch, the *heiau* (temple), and Kāmehameha's brick palace, and how they have been swept aside to accommodate those things that are not Hawaiian. Kalei Tsuha's father can no longer stand to walk down Front Street, it saddens him.

George Kaimiola gives cultural tours to the people disembarking the cruise liners and their tenders. While he admits that he does make money off of the tourists, he will not sacrifice his culture to make money. He feels that making the island more accessible to tourists will inevitably lead to tourists buying up all the land that they see for sale, making the island less accessible to the local population. The *Kanaka Maoli* connection to the land will be severed



because the sale of land to foreigners will make it no longer possible to visit culturally important areas. Concerns were raised about disturbing the Hauola Stone. It is still in its original position and anything that negatively impacts the Hauola Stone will have dire consequences on the whole of Lahaina.

Fishing and surfing are carried out in the waters of Waine`e. Surfing is often times dangerous because the break is in the vicinity of the harbor entrance and boat traffic.



Figure 6. Lahaina Harbor.

## 6.0 ARCHAEOLOGICAL INVESTIGATIONS

Archaeological investigations took place at the comfort station for the Lahaina Harbor. The comfort station is located on the W corner of the intersection at Canal Street and Wharf Street (Figure 7) and was built in the early 1980's. The site is bounded on all four sides by 2 sets of basalt boulder walls mortared with concrete.

The SE and SW walls of the site were built during the 1920's are 1.2 m thick. The heights of the wall range from 80cm at the intersection of Wharf St and Canal St to 140cm at the harbor end of Canal St. The wall along the SW extent of the site is ca. 140cm tall along its entire length, and appears to have been breached in two areas to allow access to the comfort station. The interior face of the SE wall ranges from 60-70cm. (Figure 7)

The NW and NE walls of the site are 40cm thick. The exterior faces of the walls are ca 65-70cm high. The interior faces of the walls are ca. 40-60cm high (Figure 7). These two walls were built at the same time as the comfort station.

A total of two test units were excavated in the vicinity of the comfort station at Lahaina Harbor. Test Unit 1 was located in the NE corner of the project area (Figure 7). Test Unit 2 was located in the SW corner of the project area (Figure 7).

### 6.1 TEST INVESTIGATIONS

The entirety of TU1 was excavated to a depth of 75cm below the ground surface. Due to the paucity of artifacts encountered during the excavation from 45-75 cm below surface, a 50cm x 50cm probe to 1m below surface was placed in the SW corner of the unit.

The entirety of TU2 was excavated to a depth of 75cm below the ground surface. A 50cm x 100cm probe to 1m below surface was placed in the W half of the unit. Both units were excavated according to stratigraphic layer

The excavated soil deposits were screened with a .25in mesh. A representative sample of cultural material was collected. The uncollected items were noted.

Test Unit 1 (TU1) was a 1m x 1m located in the NE corner of the project area. The soil deposits included very straight bands of strata (Figure 7) consistent with fill soils and a possible mid-late 19<sup>th</sup> century living surface and soil surface. The soils are described below.

Stratigraphic Layer	Depth Below Surface (cm)	Description
Ia	0-17	Reddish Brown (2.5YR 4/3) clay; blocky structure; moist, friable, slightly plastic, slightly sticky, abrupt smooth boundary.

Stratigraphic Layer	Depth Below Surface (cm)	Description
Ib	17-22	Dark Reddish Brown (5YR 3/3) clay; blocky structure; moist, very friable, slightly plastic, slightly sticky; abrupt smooth boundary.
Ic	22-33	Dusky Red (10R 3/3) clay; blocky structure; moist, friable, slightly sticky, very plastic; abrupt smooth boundary.
II	33-45	Dark Brown (7.5YR 3/2) silty loam; blocky structure; moist, friable, plastic, sticky; abrupt smooth boundary; possible mid-late 19 <sup>th</sup> century living surface.
III	45- 100+	Dusky Red (2.5YR 3/2) silty loam; blocky structure, moist, friable, sticky, slightly plastic;

The whole of TU1 was excavated to a depth of 75cm below surface. The SW quadrant of TU1 was excavated to a depth of 1m below surface. Excavation was halted in TU1 due to the lack of cultural material present.

Layers Ia through Ic were compacted clay fills that noticeably differed from Layers II and III. Layer II was a dark brown silty loam that was not compact. Layer III was a dusky red silty loam with abundant palm roots present. The marked difference between Layers Ic and II suggests that Layer II was a possible living surface. Artifacts found in Layer II date to the mid-late 19<sup>th</sup> century suggesting that the top of Layer III was a mid-late 19<sup>th</sup> century soil surface. The artifacts are described in the next section.

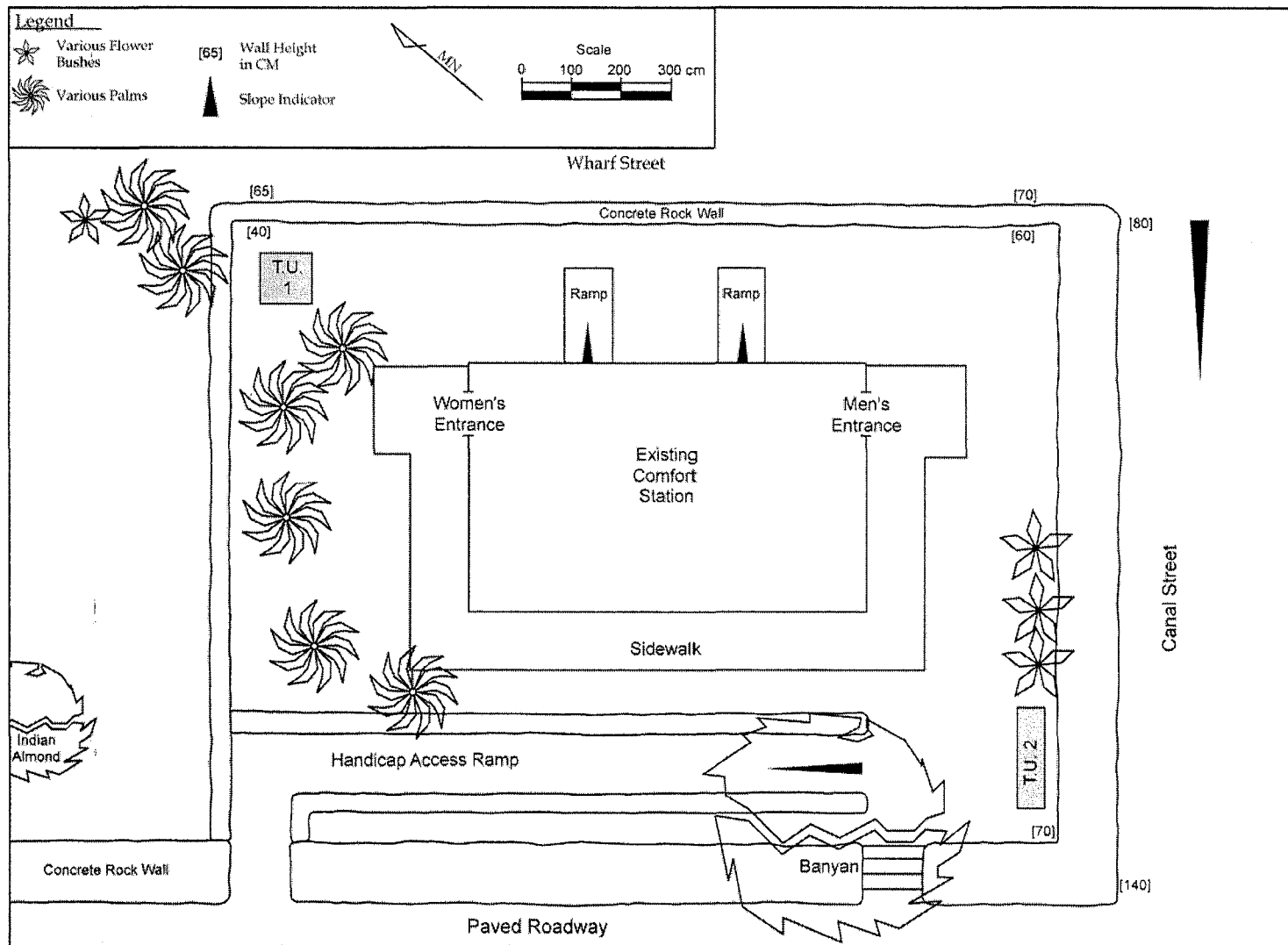
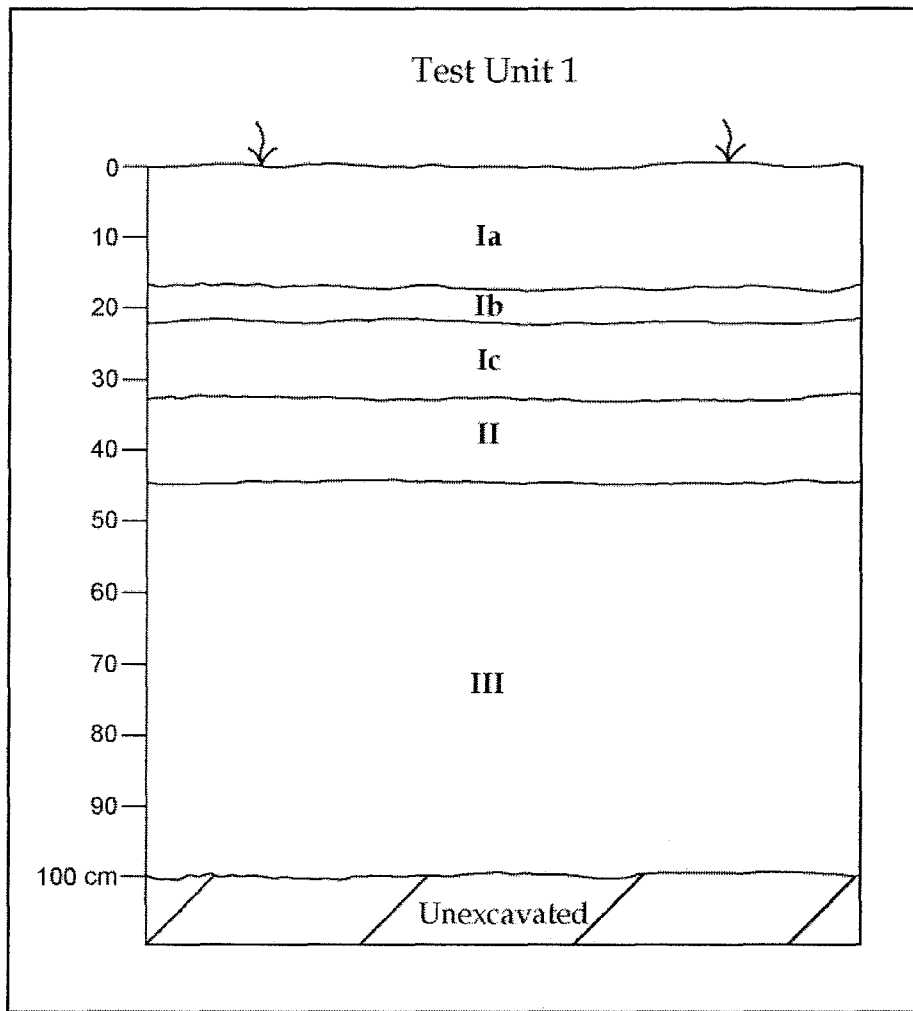


Figure 7. Plan View Map of Project Area.



**Figure 8. Test Unit 1 Profile.**

Test Unit 2 (TU2) was a 2m x 0.5m trench located in the SW corner of the project area (Figure 7). Two stratigraphic layers of soil were present (Figure 9). The W quarter of TU2 contained abundant coral, basalt, and concrete rubble mixed in with the soil (Figure 10, and 11). The rubble ranged in size from pebbles to boulders. The soils are described below.

Stratigraphic Layer	Depth Below Surface (cm)	Description
I	0-17	Dark Reddish Brown (5YR 2.5/2) silty clay; blocky structure; moist, friable, very plastic, slightly sticky, abrupt smooth boundary.
II	17-100+	Dusky Red (2.5YR 3/2) silty clay; blocky structure; moist, friable, sticky, slightly plastic; Base of excavation.
Lens A	22-32	Very Dusky Red (10 R 2.5/2) clay; blocky structure; moist, friable, plastic, slightly sticky.
Lens B	50-70	Very Dusky Red (10 R 2.5/2) clay; blocky structure; moist, friable, plastic, slightly sticky.

TU2 as a whole as excavated to a depth of 75cm below surface. The W half of the unit was excavated to a depth of 1m below surface. Excavation halted in TU2 due to the presence of a large coral boulder that was too big to remove safely from the unit, despite attempts to break it into smaller pieces with a steel *o'o*. The base of excavation was below the existing roadway that fronts the harbor.

The soils of TU2 were not well compacted. Void spaces opened up throughout the unit during excavation. A void space opened up in the NE corner of TU2 and had a PVC pipe in it (Figure 12).

The artifacts recovered from TU2 were a mix of traditional, mid-late 19<sup>th</sup> century, and modern, and suggests that the two stratigraphic layers present are mixed fill. The artifacts are described in the next section.

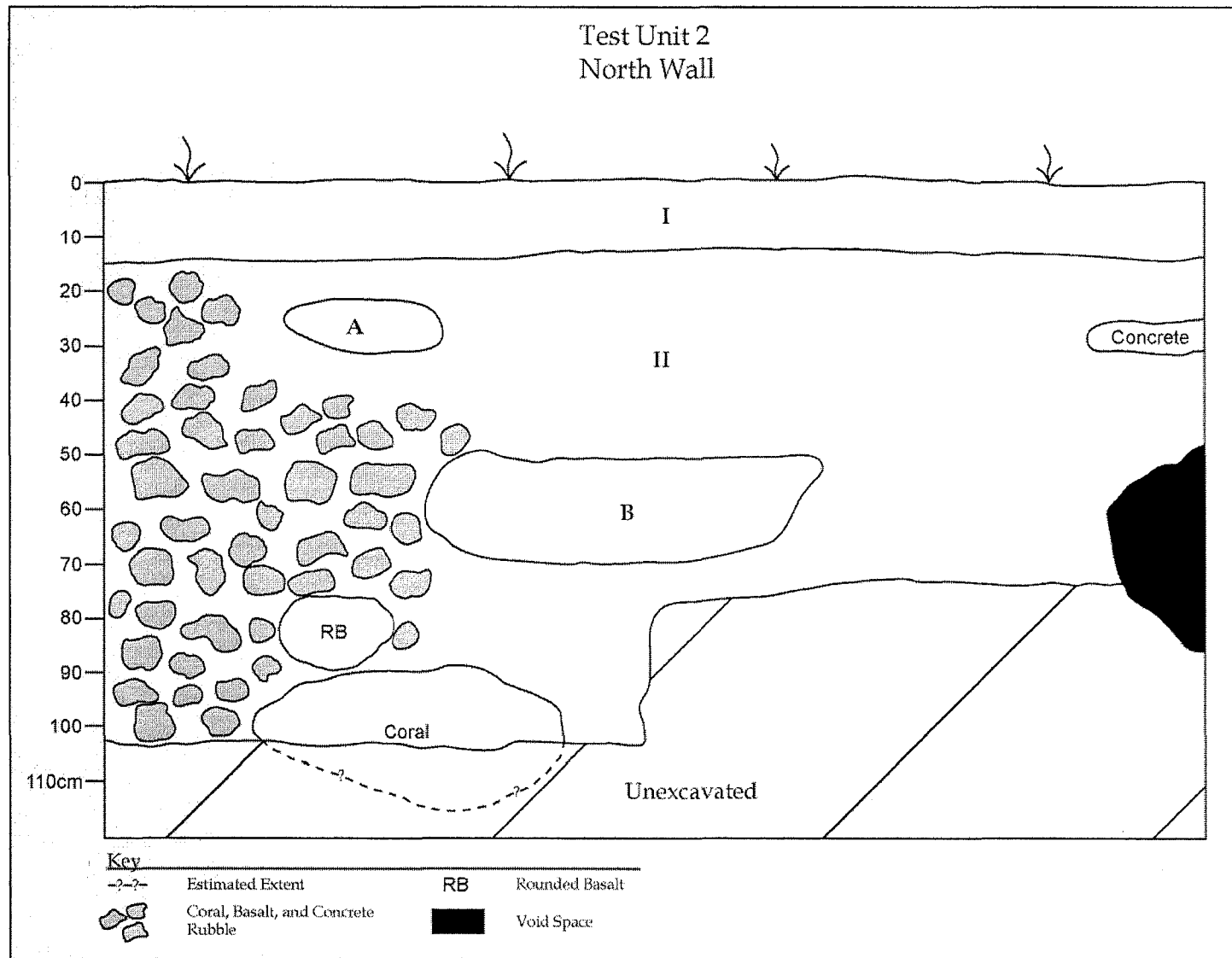


Figure 9. Test Unit 2 Profile, N Wall.



Figure 10. Rubble Removed from TU2 (Note PVC in middle right of photo).



Figure 11. Western Quarter of TU2.





**Figure 12. Void Space in NE corner of TU2.**

## 6.2 ARTIFACTS

The cultural material encountered during excavation was sparsely deposited. The items recovered from the test units were a mixed assemblage of traditional, whaling period, and 20<sup>th</sup> century artifacts. Table 1 lists the types of artifacts encountered during excavation.

Two basalt flakes with polish on them were recovered from TU1 Layers II and III (Figure 6). Glass, ceramic, fishbone and marine shell were also found within Layers II and III.

In TU2, the neck of a ceramic Bristol Ale bottle, and a piece of whiteware with a “Warranted” stamp on it were encountered (Figure 7). These two pieces suggest dates of mid-late 19<sup>th</sup> century. They were also mixed in with recent nails and pennies that had dates from 1944 to 1975. *Kukui* (*Aleurites moluccana*) nuts were recovered during excavation of TU2. None of them were worked, but suggested that either there was a *kukui* nut tree present in the area or they floated in from some other locale.

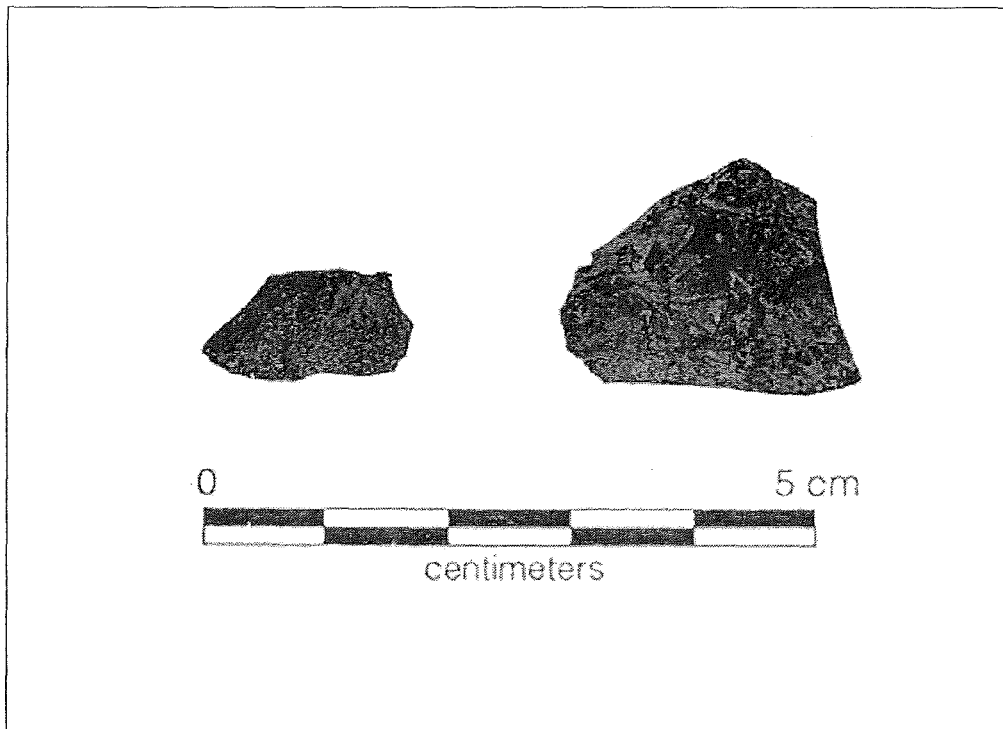
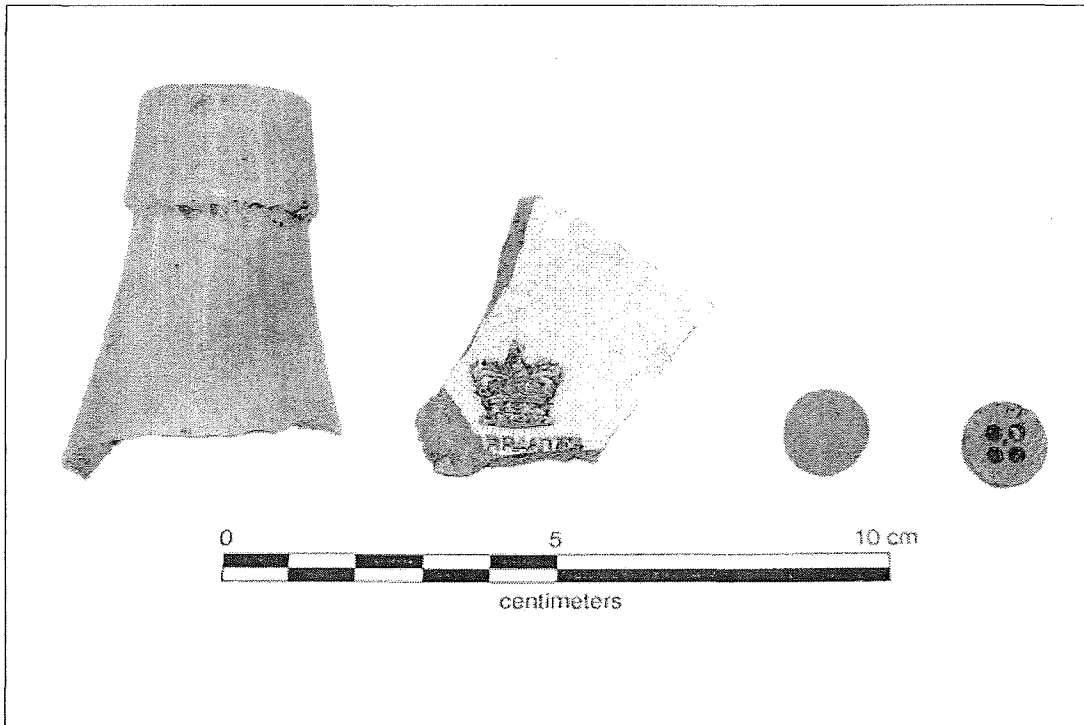


Figure 13. Basalt Flakes with polish from TU1.

Table 1.

CULTURAL MATERIALS RECOVERED FROM TEST EXCAVATIONS

Test Unit 1:	Test Unit 2:
<b>Layers Ia - Ic</b>	<b>Fill</b>
<b>Glass</b>	<b>Glass</b>
window flass	clear glass
bottle glass	olive green glass
	green glass
<b>Ceramics</b>	<b>Ceramics</b>
white ceramic body sherds (coffee cup?)	white ceramic fragments
	Bristol ceramics
	clay marble
<b>Bone</b>	<b>Bone</b>
4-hole button	4-hole button
<b>Metal</b>	<b>Metal</b>
pencil erasure band	nails
aluminum pop top	crown cap
	pennies
<b>Other</b>	
plastic	
waterworn pebbles	
nerita shell	
Sheraton coffee stirrer	
concrete	
red plastic straw	
<b>Layer II</b>	<b>Other</b>
<b>Glass</b>	basalt flake
black glass	kukui
brown glass	fish bone
green glass	mammal bone
window glass	sawed mammal bone
	green concrete tile
<b>Ceramic</b>	concrete
white ceramic body sherd	PVC pipe
<b>Other</b>	
cowrie shell	
sea urchin	
fishbone	
basalt flake with polish	
<b>Layer III</b>	
basalt flake with polish	
clam shell	



**Figure 14. Selected Items from TU2: Bristol Ale, Stamped Whitware, Clay Marble, Bone Button.**

## 7.0 SIGNIFICANCE

The National Historic Preservation Act of 1966 (as amended) authorizes the Secretary of Interior to expand and maintain a National Register of Historic Places (NRHP) that contains a listing of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering and culture. A property may be listed in the NRHP if it meets criteria for evaluation defined at 36 CFR §60.4:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

- (a) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) That are associated with the lives of persons significant in our past; or
- (c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) That have yielded, or may be likely to yield, information important in prehistory or history.

The State of Hawaii recognizes the above criteria under HRS §13-275-6, and has also added a fifth significance criterion to the evaluation process:

- (e) That have an important value to the Native Hawaiian people or to another ethnic group of the State due to associations with cultural practices once carried out or still carried out, at the property or due to associations with traditional beliefs, events or oral accounts – these associations being important to the group's history and cultural identity.

The comfort station site consists of:

1. the comfort station that was built in the 1980s;
2. walls on the NE and NW which were built at about the same time as the comfort station;
3. walls on the SE and SW that were built in the 1920s; and
4. the mid- to late-19<sup>th</sup> occupation deposit that was exposed in the test excavations.

Of these resources, the only resource that appears to meet any of the above significance criteria is the mid-late 19<sup>th</sup> century deposit. This deposit has not revealed any subsurface features and only sparse artifacts. However, this deposit has the potential to yield information important in the history of Lahaina and thus meets Criterion D.

## 8.0 SUMMARY AND DISCUSSION

This report has presented the results of an archaeological inventory survey and a cultural impact assessment for the Lahaina Pier Improvement Project, replacement of the existing comfort station, in Lahaina, Maui. The Lahaina Pier Improvement Project is being proposed by the State Department of Land and Natural Resources - Division of Boating and Ocean Recreation. This portion of the project consists of replacing the existing comfort station. The purpose of these investigations were to determine the history of land use in this portion of Lahaina, if any archaeological sites have been recorded in the vicinity of the proposed project and if the present cultural resources were still being used in traditional Hawaiian practices. The research was conducted through archival research at the State Historic Preservation Division (SHPD) library and the State Library and Archives, through information gathered during interviews with people knowledgeable about the area, and limited test excavation at the comfort station site. The people contacted for interviews were either from Lahaina or cultural practitioners in Lahaina.

The Lahaina Historic District is listed as a National Historic Landmark under the definition that it maintains the atmosphere of a Hawaiian seaport and port of call for American whalers. The contractors blueprints and drawings for the replacement comfort station keep with the theme mentioned and will not alter the atmosphere of the Lahaina Historic District (Figures 9 and 10).

From the research gathered, the following eight sites listed on the Lahaina Historic District nomination form: the Baldwin House, the Old Spring house, the Court House, the Old Prison, Wanie`e Church and Cemetery, Hale Aloha, United States Marine Hospital and the Roman Catholic Church. These sites are listed as part of the Lahaina Historic District (Site 50-50-03-3001).

While assessing the cultural impact of such a project, one must not just look at the single point where construction would take place. The interviewees made it very clear that one must look at the area as a whole, not a part. What happens in part of the *ahupua`a* affects the whole of the *ahupua`a*. The oral interviews that were conducted indicated that there are ongoing traditional cultural practices and existing traditional cultural places in Lahaina that predate the whaling era. The interviewees are very concerned about any activities that could potentially have a negative impact on those practices and places.

Information gathered from the interviews suggests that improvements proposed to the existing comfort station should not adversely impact ongoing traditional cultural practices or existing traditional cultural places.

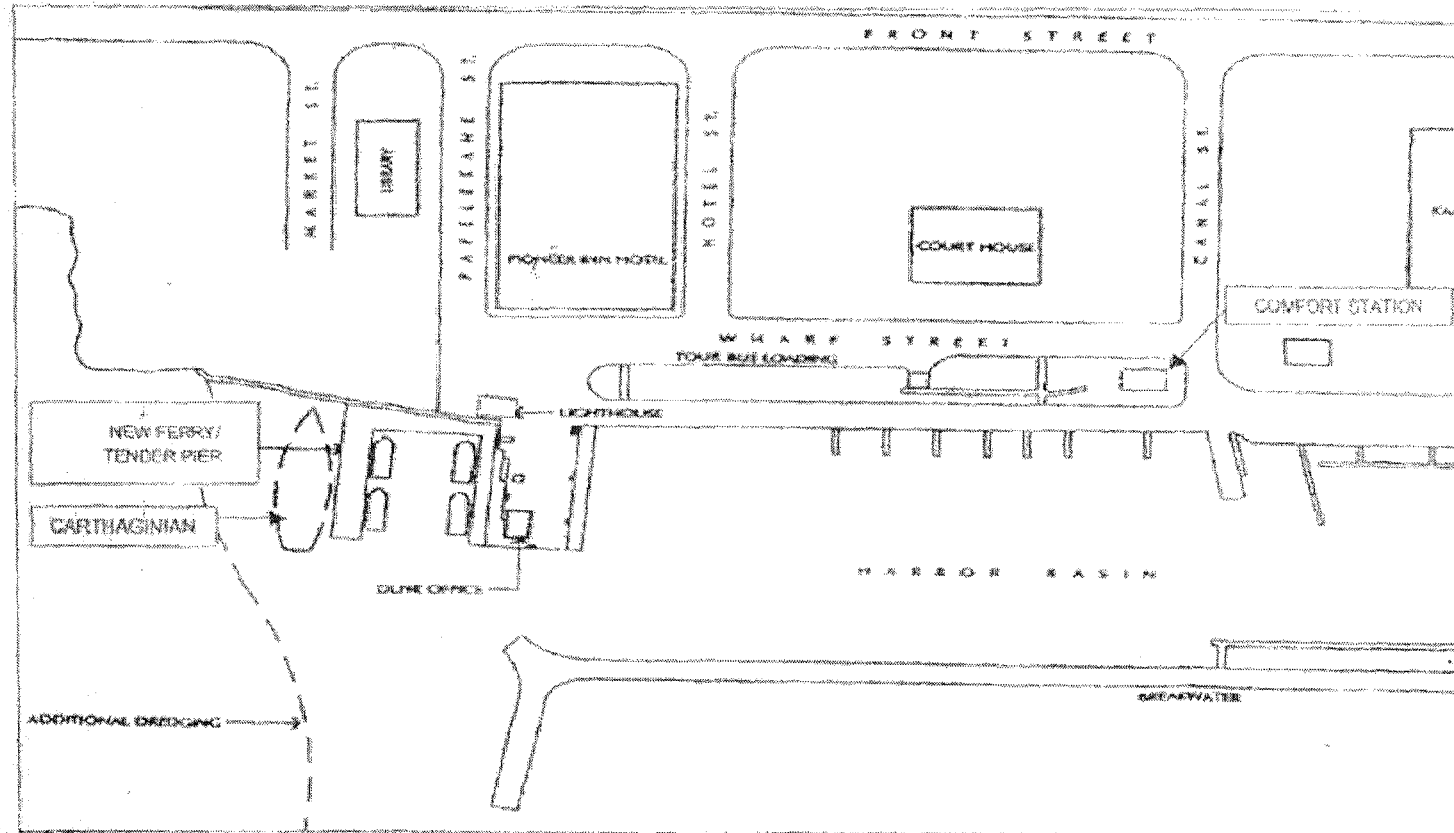
Test excavations at the comfort station site revealed that this portion of Lahaina is mainly composed of fill deposits. These deposits contain a mixture of traditional Hawaiian artifacts (basalt flakes, a volcanic glass flake, and a basalt flake with polish that was probably struck from a stone adze), early historic artifacts (glass bottle fragments, a ceramic marble, white ceramics for dinnerware, and portions of a ceramic bottle dating to the middle to late 19<sup>th</sup>

century, and modern materials (pop tops, crown caps, beer bottle fragments, plastic, etc.).

The possible exception to this situation is in Test Unit 1, located along the northern boundary of the comfort station site, where a possible mid- to late-19<sup>th</sup> century deposit was encountered. The possibility that this is an intact deposit is because of its soil type and the material remains found in Layer II. Layer II was considerably less compacted than Layer I and did not contain the mix of artifacts that Layer I contained. Layer II contained sparse artifacts dating from the mid- to late 19<sup>th</sup> century. By means of contrast, Layer II contained very cultural material (one piece of brown bottle glass and a single basalt flake, which could have migrated downward from Layer II due to root action). Unfortunately Layer II, the possible intact layer produced very little cultural material -- a few ceramic sherds, a little bottle glass, and a basalt flake with polish; no subsurface features were found associated with this layer.

No human remains were encountered in the test excavations, which is interesting given the numerous sets of human remains that have been found nearby at the Kamehameha III Elementary School. One possible reason for the lack of human remains in the subject property verses the Elementary School property is they types of soils present in the two area. The Elementary School property contains loamy sands, which contain many of the sets of remains. No such loamy sand was encountered in our test excavations.

# LAHAINA (PROPOSED IMPROVEMENTS)



1/18/2002

65

Figure 15. Project Map showing location of the Comfort Station (Provided by EKNA, Inc.).



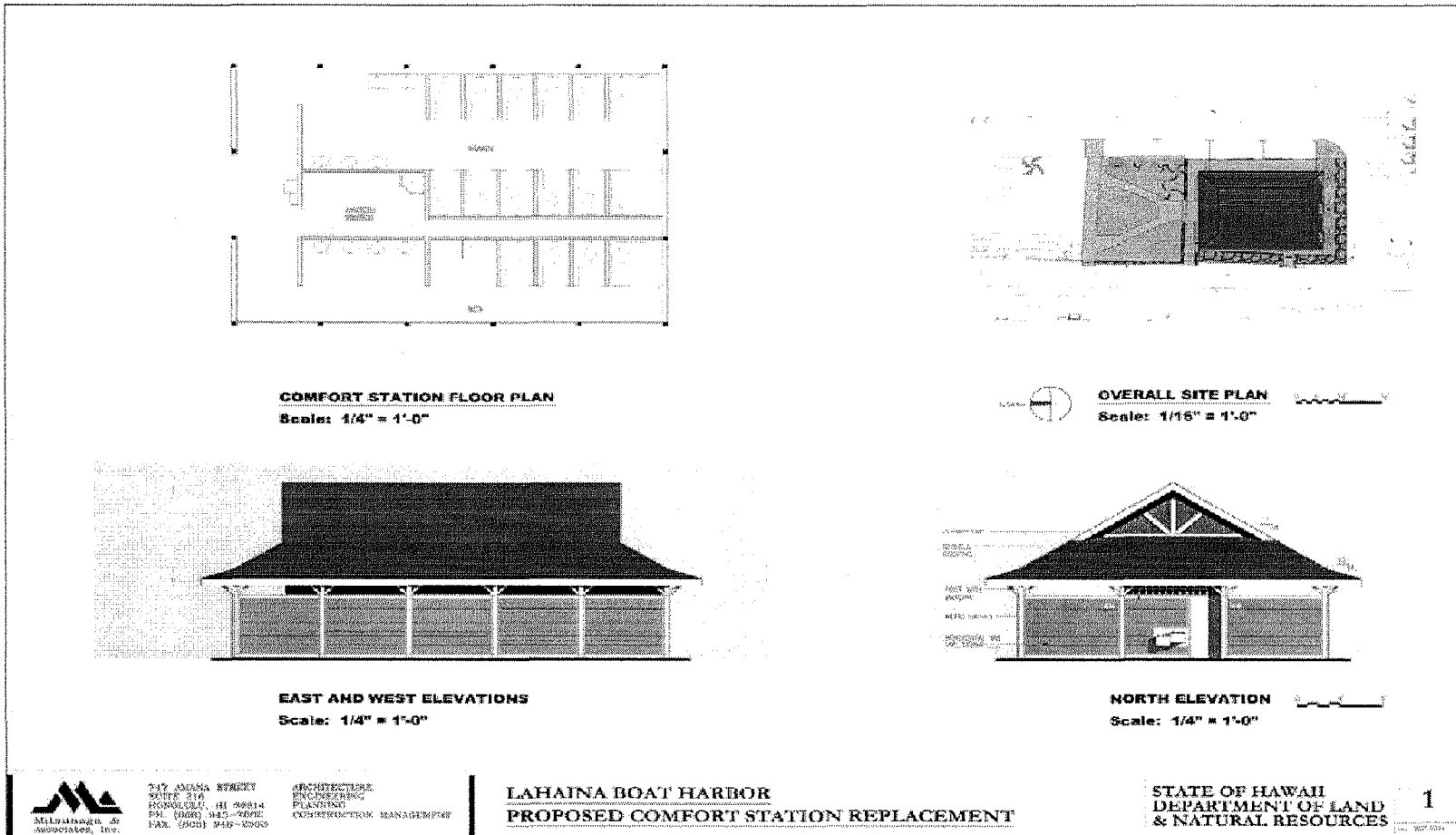


Figure 16. Replacement Comfort Station Plans (Provided by Mitsunaga & Associates, Inc.).

## 9.0 RECOMMENDATIONS

The results of the archaeological inventory survey and the cultural impact assessment suggest that there is a low potential of affecting any of the listed historical sites in the Lahaina Historic District during the replacement of the comfort station. The Lahaina Historic District is listed as a National Historic Landmark and on the National and State Register of Historic Places because it maintains the atmosphere of a Hawaiian seaport and port of call for American whalers. It is crucial that the architecture of the new comfort station be consistent with the Lahaina Historic District Guidelines to ensure the atmosphere remains that of a Hawaiian seaport and port of call for American whalers.

The northern part of the comfort station site appears to contain the remnant of an early-late 19<sup>th</sup> century occupation. It is recommended that any trenches excavated along the northern portion of the comfort station site that extend to over 30 cm (12 in) be monitored. If the mid-late 19<sup>th</sup> century deposit (Layer II) is present, it is recommended that 2-3 1m x 1m units be excavated adjacent to the edge of the trench to sample these potentially significant deposits. This sampling would mitigate any adverse effects to this deposit.

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**APPENDIX A**  
**NATIONAL REGISTER OF HISTORIC PLACES**  
**LAHAINA HISTORIC DISTRICT**

Form 10-2002  
July 1969

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	Hawaii
COUNTY:	Maui
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON NAME:  
Lahaina

AND/OR HISTORIC NAME:  
Lahaina Historic District

2. LOCATION

STREET AND NUMBER:

CITY OR TOWN:  
Lahaina

STATE: Hawaii CODE: COUNTY: Maui CODE:

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Bath	<input checked="" type="checkbox"/> Public Acquisition (partial) <input checked="" type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress
<input type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Government <input type="checkbox"/> Private	<input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	<input type="checkbox"/> Yes <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or State as Appropriate)

<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)	<input type="checkbox"/> Comments
--	---	--	---	-----------------------------------

4. OWNER OF PROPERTY

OWNER'S NAME:  
Multiple ownership

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:  
Maui County Courthouse

STREET AND NUMBER:

CITY OR TOWN: Waialua STATE: Hawaii CODE:

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:  
Town of Lahaina Map

DATE OF SURVEY: 1884  Federal  State  County  Local

CONDUCTED BY:  
Survey Division, State of Hawaii

CITY OR TOWN: Honolulu STATE: Hawaii CODE:

STATE  
COUNTY  
DATE

*12/29/62 NPS designate NL.  
Boundaries established by NPS*



7. DESCRIPTION	
CONDITION	(Check One) <input checked="" type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins <input type="checkbox"/> Unexposed (Check One)
	<input checked="" type="checkbox"/> Altered <input type="checkbox"/> Unaltered <input type="checkbox"/> Moved <input checked="" type="checkbox"/> Original Site (Check One)

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Steady progress, albeit somewhat slow due to state and county commitments, is being made by the Lahaina Restoration Foundation and the Maui Historic Commission. Work on restoration of the Seaman's Hospital has been started. Foundations of the King's home have been exposed and are being interpreted by signs on the plexiglass shields covering the excavations.

The district still contains a number of incompatible structures but interest in the area has grown and successful battles have been fought to keep a high-rise structure off the main waterfront.

SEE INSTRUCTIONS





**3. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- Pre-Columbian
- 15th Century
- 16th Century
- 17th Century
- 18th Century
- 19th Century
- 20th Century

SPECIFIC DATES (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |   |   |   |  |
|---|---|---|--|
| <input type="checkbox"/> Aboriginal             | <input checked="" type="checkbox"/> Education   | <input checked="" type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric            | <input type="checkbox"/> Engineering            | <input checked="" type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic               | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science                        | _____                                    |
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture                      | _____                                    |
| <input type="checkbox"/> Architecture           | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian            | _____                                    |
| <input type="checkbox"/> Art                    | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater                        | _____                                    |
| <input checked="" type="checkbox"/> Commerce    | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation                 | _____                                    |
| <input type="checkbox"/> Communications         | <input checked="" type="checkbox"/> Music       |   |  |
| <input type="checkbox"/> Conservation           |   |   |  |

STATEMENT OF SIGNIFICANCE

(See original submission)

SEE INSTRUCTIONS



9. MAJOR BIBLIOGRAPHICAL REFERENCES

(See original submission)

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES					
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	21°			157°					
NE	22°			156°					
SE	20°			156°					
SW	20°			157°					

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

LIST ALL STATES AND COUNTIES FOR PROPERTY'S OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY:

NAME AND TITLE: Lynn H. Thompson, Superintendent

ORGANIZATION: Haleakala National Park

DATE: 09/03/70

STREET AND NUMBER: P. O. Box 456

CITY OR TOWN: Kahului, Maui

STATE: Hawaii

CODE: 96732

12. STATE LIAISON OFFICER CERTIFICATION	13. NATIONAL REGISTER VERIFICATION
<p>As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:</p> <p>National <input type="checkbox"/> State <input type="checkbox"/> Local <input type="checkbox"/></p> <p>Name (already included) _____</p> <p>Title _____</p> <p>Date _____</p>	<p>I hereby certify that this property is included in the National Register.</p> <p>_____ Chief, Office of Archaeology and Historic Preservation</p> <p>Date _____</p> <p>ATTTEST:</p> <p>_____ Keeper of The National Register</p> <p>Date _____</p>

S E E I N S T R U C T I O N S



**APPENDIX B**

**NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS SUPPLEMENTARY  
SHEETS**

**(ATTACHED TO THE NATIONAL REGISTER OF HISTORIC PLACES NOMINATION  
FORM, LAHAINA HISTORIC DISTRICT)**

DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS

1. STATE <b>Hawaii</b>	2. THEME(S). IF ARCHAEOLOGICAL SITE, WRITE "ARCH" BEFORE THEME NO. <b>Theme XXI. Special Study - Hawaii History</b>	4. APPROX. ACREAGE <b>33 acres</b>
3. NAME(S) OF SITE <b>Lahaina</b>	(About 33 acres are re- commanded as historic district by private consultants, plus site of Marine Hospital)	
5. EXACT LOCATION (County, township, range, etc. If difficult to find, attach an explanatory sketch)		
<b>Lahaina is a town on the west coast of the island of Maui.</b>		
6. NAME AND ADDRESS OF PRESENT OWNER (Also address(es) if different from owner)		

The property within the proposed historic district is owned by a number of public agencies, organizations, and private corporations and individuals (see discussions of individual sites below). However, the Court House Square, a logical place to erect a landmark plaque, is owned by the State of Hawaii, and is administered, evidently, by the Department of Accounting and General Services, Division of Public Works, State Office Building, 465 South King Street, Honolulu 13, Hawaii.

7. Importance and Description.

**Significance:** Perhaps no island town so well preserves the atmosphere of a mid-19th century Hawaiian seaport as does Lahaina; and thus it seems to be the key site for illustrating and commemorating one of the broad factors which resulted in the Americanization of Hawaii and which helped lead eventually to the annexation of the islands by the United States -- the whaling industry. From about 1830 to about 1860 the semi-annual visits of the American whaling fleet to Lahaina and other Hawaiian ports constituted the dominant force in island economy, stimulating a diversified agriculture and a general trade which helped spread Western technology among the Hawaiian people. Also, the thirsting of thousands of seamen for liquor and women resulted in annual struggles with the authorities attempting to enforce the missionary induced "blue laws," a long campaign which the forces of law and order eventually won, with important effects upon the social and political conditions in the islands. The vital and long-continued need of the whalers for bases in the islands was one of the primary factors bringing Hawaii to the attention of the United States Government. In addition, Lahaina was the royal residence and capital during much of the critical period when Hawaii was changing from a feudal autocracy to a constitutional monarchy, and it was associated with many of the key events of that transition.

According to tradition, Lahaina was from time immemorial a favorite residence of Maui kings and chiefs and a convenient port for inter-island travelers. The powerful Kahakiki, ruler of all the islands except Hawaii, lived here until his death in 1794;

8. BIBLIOGRAPHICAL REFERENCES (Give best current title location of manuscripts and rare books)		
<b>Mary Charlotte Alexander, Dr. Baldwin of Lahaina (Berkeley, Calif., 1953); Maui Historical Society, "Historical Sites of West Maui" (mimeographed, n.p., May 20, 1958); Maui Historical Society, Lahaina Historical Guide (Honolulu, n.d.); Albert Pierce Taylor, "Lahaina: the Versailles of Old Hawaii," in Thirty-Seventh Annual Report of the Hawaiian Historical Society . . . 1928 (Honolulu, 1929), 34-68.</b>		
9. REPORTS AND STUDIES (Give best reports and studies, etc. NPS study, H.H.S., etc.)		
<b>Community Planning, Inc., Proposal for the Historical Restoration and Preservation of Lahaina . . . (Honolulu, May, 1961); State of Hawaii, Commission on Historical Sites, Mrs. Beatrice Savage, compiler, "Historical Sites on Maui Which Should Be Preserved" (typewritten, Feb. 1, 1960).</b>		

10. PHOTOGRAPHS*	11. CONDITION	12. PRESENT USE (Museum, farm, etc.)	13. DATE OF VISIT
ATTACHED: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<b>Poor to excellent</b>	<b>Various</b>	<b>April 19, 21, 1962</b>
14. NAME OF RECORDER (if printed)		15. TITLE	16. DATE
<b>John A. Emswery</b>		<b>Regional Historian</b>	<b>July 17, 1962</b>

\* ONLY SCOOT ON AN 8 X 10" SHEET OF FAIRLY HEAVY PAPER. IDENTIFY BY VIEW AND NAME OF THE SITE, DATE OF PHOTOGRAPH, AND NAME OF PHOTOGRAPHER. GIVE LOCATION OF NEGATIVE. IF ATTACHED, ENCLOSE IN PROPER NEGATIVE ENVELOPES.  
(IF ADDITIONAL SPACE IS NEEDED USE SUPPLEMENTARY SHEET, 10-347a, AND REFER TO ITEM NUMBER)  
U. S. GOVERNMENT PRINTING OFFICE 16-74610-1



## NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS SUPPLEMENTARY SHEET

This sheet is to be used for giving additional information or comments, for more space for any item on the regular form, and for recording pertinent data from future studies, visitations, etc. Be brief, but use as many Supplement Sheets as necessary. When items are continued they should be listed, if possible, in numerical order of the items. All information given should be headed by the item number, its name, and the word (cont'd), as follows:  
0. Description and Importance (cont'd) . . .

STATE	NAME(S) OF SITE
Hawaii	Lahaina

### 7. Importance and Description (continued)

and Kamehameha the Great landed here to begin his final conquest of Maui. By that time the port had become a well-known point of call for trading and exploring vessels, whose captains found the open roadstead a safe and convenient anchorage. For a couple of decades after 1612 it was an important shipping point for the sandalwood trade.

A new era of prominence and activity for Lahaina began in December, 1819, when Kamehameha II moved his residence here for several months. From then until 1843 Lahaina was a frequent, though not continuous, royal residence and capital. In 1819, also, the first American whaling ships reached the islands, and by 1822 there were 34 whalers making Hawaii a base of refreshment. From that time the number increased rapidly. Although Honolulu was originally the port most favored by the whalers, Lahaina often surpassed it in the number of recorded visits, particularly from about 1840 to 1855. Another event which was to have much effect upon the growth and social structure of Lahaina was the arrival of the first missionaries in the islands during 1820. The first missionaries to become established at Lahaina, the Rev. C. S. Stewart and the Rev. William Richards, arrived in 1823 accompanied by Queen Mother Keopuolani. These three factors -- political prominence, visits of whaling ships, and the development of a particularly influential mission under the protection of some of the most powerful chiefs of the land, resulted, as one writer has somewhat exuberantly said, in starting Lahaina "off to a historical romp that probably will never be equalled."

The great event of 1823 was the death of Keopuolani at Lahaina. Within an hour before "Joan" the Great Majority" she had been baptized as a Christian, an occurrence which proved a great stimulus to increasing the influence of the missionaries. King Kamehameha II was, at his special request, buried beside Keopuolani in 1824. The bodies of Kamehameha II and his queen were brought back from London in 1825 and interred at Lahaina until they were later moved to the royal tomb in Honolulu. When Kamehameha III ascended the throne, he settled upon Lahaina as his home and seat of government.

Meanwhile, the missionaries were making rapid advances, drawing thousands of Hawaiians to worship and persuading the chiefs, especially the able governor of Maui, Chief Keopili, to institute regulations against the sale of liquor and against visits to ships by island women. These restrictions were considered too rigorous by the "sea-bittered" sailors who swarmed ashore seeking pleasure, and in 1825 the crew of the English whaler Daniel rioted through the town for three days, twice threatening the lives of the Rev. Richards and his wife. Two years later the crew of another English whaler, the John Palmer, actually fired their cannons at the Richards house to force

## NATIONAL PARK SERVICE

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS  
SUPPLEMENTARY SHEET

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STATE	NAMES OF SITE
Hawaii	Lahaina

## 7. Importance and Description (continued)

the release of their American captain who had been detained by the authorities in an effort to obtain the return of four "base women" who had been illegally enticed aboard the vessel. These difficulties with unruly seamen lasted as long as Lahaina remained a whaling port, but the Hawaiians, by controlling liquor and enforcing curfews, maintained the upper hand, and Lahaina was known as a more orderly port than Honolulu. Even so, one minister in the late 1840's described the town as "one of the breathing-holes of hell."

Lahaina, as the island capital, was associated with many of the most important political developments in the kingdom during the reigns of Kamehameha II and Kamehameha III. Here Kaahumanu, Queen Regent, promulgated the famous laws based on the Ten Commandments. Here the first Hawaiian Legislature met in 1840, and the first written constitution was promulgated at Lahaina during the same year. Since much of this evolution from feudalism was undertaken upon the advice of the Rev. Mr. Richards, it perhaps is not too much of an exaggeration to say that Lahaina at this time was "the cradle of Hawaiian democracy." But after the seizure of the islands by the British during 1843, it was decided that the capital should be at Honolulu, and Lahaina was relegated to the position of an occasional royal residence.

Lahaina was at the height of its prosperity as a whaling port about 1846, at which time about 400 ships a year visited the town to replenish their water and supplies. In that year the population of Lahaina numbered 3,557 persons, of whom 212 were foreigners. There were 1096 houses, mostly strung out along the kukui-shaded main street, 10 schools, a seamen's chapel, 1 main church with 5 or 6 district churches, and a number of public buildings. "About 500 native families," it was reported, "eat at the table in the style of civilization."

By 1862 the whaling industry was in a definite and permanent decline. The effect on Lahaina was marked. Prosperity ended, prices fell, cattle and crops were a drag on the market, and ship chandleries and retail stores began to wither. The town subsided to a lower level of economic importance, and life revolved around the sugar mill, later known as the Pioneer Mill Company, which was established about 1860-1861, and around several other mills and plantations which sprang up from time to time in the vicinity. By 1885, when Charles Warren Stoddard visited Lahaina, the town was "a charming, drowsy and dreamy village."

The principal historic structures and sites still visible include the following:

## NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS SUPPLEMENTARY SHEET

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SITE	NAME OF SITE	
Hawaii	Lahaina	

### 7. Importance and Description (continued)

1. Baldwin House. This handsome two-story home, built of coral blocks, with a two-story wing, is located on Front Street at Dickenson Street; it and the 42360-square-foot lot on which it stands are owned by the H. P. Baldwin Estate.

The missionaries at Lahaina were given a tract of land for residence purposes by the local nobility in 1823, and the Rev. William Richards moved into a two-story stone dwelling (since destroyed) there in 1827. In 1832 Ephraim and Julia Spaulding arrived in Lahaina to join the mission staff, and in 1834 Spaulding started construction of the main section and "cook house" of the present Baldwin House adjoining the Richards dwelling. Completed early in 1835, the house was occupied by the Spauldings until 1836, when they left Lahaina due to poor health. Dr. Dwight Baldwin and his family moved into the house when the Spauldings left and occupied it until Dr. Baldwin was transferred to Honolulu in 1868 (some sources say the Baldwins lived in the house until 1871). During this long occupancy the structure became known as the "Baldwin House."

Dr. Baldwin, in addition to serving as pastor of the Hawaiian church at Lahaina and, for a time, as seamen's chaplain, was a medical doctor; and he was government physician for the Islands of Maui, Molokai, and Lanai. It was his duty to greet visitors to the Lahaina mission and the nearby Lahainaluna Seminary; and guests were thus frequent. He renovated the structure extensively in 1847-1849 and added the right wing as a dispensary and office.

Dr. Baldwin's son, Henry P. Baldwin, was born in this house and later acquired extensive interests on the Island of Maui. The house has remained in the Baldwin family to the present time. It served an important part in Hawaiian social and cultural development when Mrs. Henry P. Baldwin sponsored a community center there which included a kindergarten, night-school, circulating library, language school, and high school. Used until lately as a community center, clinic, and Girl Scout headquarters, it now (April, 1962) appears to be closed but is kept in excellent condition. It is one of the oldest and best preserved missionary dwellings.

2. Old Spring House. Located 200 feet south of the Baldwin House and set well back from Front Street at the rear of a later frame structure, this small stone building is privately owned.

It is said to have been built by the Rev. William Richards in 1823 to enclose a spring to supply water not only for his own dwelling nearby but for the entire community and for ships anchored off the town. According to local tradition, a band

-4-

U. S. GOVERNMENT PRINTING OFFICE: 1957-1

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS  
 SUPPLEMENTARY SHEET

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STATE	NAME(S) OF SITE
Hawaii	Lahaina

7. Importance and Description (continued)

pump here was visited by crews of sailors who "constantly rolled huge casks for water." The Spring House apparently is thus one of the few remaining physical links with the whaling era.

3. Court House. This solid, two-story stone building stands on Wharf Street, in the 1.94-acre square bounded by Wharf, Hotel, Front, and Canal Streets; it is owned by the State of Hawaii.

In 1858 a violent windstorm damaged the governor's house and the Hale Piula, the former palace which housed the government offices. A survey early in that year resulted in a recommendation that a new building to house the customs offices and courts should be built on the site of the old stone fort. Funds were appropriated for the "Lahaina Court and Custom House and Government Offices," and the new building was reported as nearly complete by December, 1859. In addition to the offices mentioned above, it contained the governor's office, post office, and "a room in which to starve the jury into unanimity." The building was extensively rebuilt in 1925, with a considerable change in its appearance. The basic structure remains, however. Still housing about the same types of offices as when it was first erected, it served as a landmark with the days of the kingdom. The Court House Square is famed today for its banyan tree, planted by the sheriff of Lahaina in 1873 and proclaimed today as "Hawaii's largest."

4. Old Prison (Hale Pahaehaehae). This one-story jailhouse, built of heavy planks, stands at the corner of Wainae Street and Prison Road in grounds 0.82 acre in extent surrounded by a high wall of coral blocks. It is owned by the County of Maui.

In addition to ordinary criminals, the authorities at Lahaina generally had on their hands a number of boisterous seamen who had run afoul of the law in one way or another during their periods of "refreshment" ashore. During the 1830's and 1840's prisoners usually were confined in the fort which stood on the seaward side of the present square. The most common cause of incarceration was failure to obey the sun-down curfew. Liberty expired with the setting of the sun when, said one visitor during the 1840's, the sailors, drunk or sober, "must be off to their ships, or into the fort," and he painted a vivid picture of the roiling seamen hustling along to the shore "encompassed and hung upon by native girls, who flock here in the ship season, from other parts, to get the ready wages of sin."

In 1851 the fort physician complained that conditions for prisoners were unhealthful, and evidently as a result construction of a new prison was started in 1850.





(DEPARTMENT OF THE INTERIOR)  
NATIONAL PARK SERVICE

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS  
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DATE	NAME(S) OF SITE
Hawaii	Lahaina

7. Importance and Description (continued)

The main cell block, built of planks, was constructed in that year, but the wall around the grounds, built of coral blocks from the old fort, was not erected until about 1854. Prisoners performed much of the labor. The original cell house burned in 1953, and it and the wooden gate house were reconstructed in 1959 and now present a fine appearance. The prison is open to the public as an historical exhibit.

5. Wainee Church and Cemetery (Waiola Cemetery and Church). The present church structure (1953) and the old cemetery occupy a tract of 2.45 acres on Wainee Street, between Chapel and Shaw Streets. The property is owned by the Waiola Protestant Church.

For several years after the American Board missionaries reached Lahaina in 1823, services were held in temporary structures. In 1828 the chiefs, led by Koryili, proposed to build a new stone church, and the present site was selected. The corner-stone was laid on September 14, 1828, for this "first stone meeting-house built at the Islands." Dedicated on March 4, 1832, this large, two-story, galleried Wainee Church was twice destroyed by Kaula winds and once, in 1894, by a fire of incendiary origin. The present church structure was dedicated in 1953, at which time the name was changed to Waiola.

The adjoining cemetery is said to date from 1823. It contains the body of Keopuolani, wife of Kamehameha the Great and mother of Kamehameha II and Kamehameha III. She was largely responsible for the overthrow of the kapu system, and her early interest in Christianity was of much assistance in the founding of the Protestant missions. She is said to have been the first convert of the missionaries in the Islands. Other prominent Hawaiian nobles interred here include Governor Hoapili, King Kaunialii, Princess Mahiuaena, Queen Kolakua, and Governess Liliha. Here too is buried the Rev. William Richards, the pioneer missionary and advisor to the Hawaiian monarchy. Seeing his grave near that of the nobles, a visitor late in the 1840's was constrained to write, "There they lie in the burying-ground, hard by together, the missionary teacher and the converted heathen."

6. Hale Aloha. This dilapidated stone building stands behind the Episcopal Cemetery in about the center of the large block bounded by Wainee, Hale, and Chapel Streets and Prison Road. It is best reached from Wainee Street. It stands on a 15000-square-foot tract owned by Waiola Protestant Church.

The predecessor of this building, known as the Hale Halewai, or Hale Lai, is sometimes said to have been built as early as 1823; and it, instead of the Wainee

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS  
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3. Description and Importance (cont'd) . . .

STATE	NAME(S) OF SITE
Hawaii	Lahaina

7. Importance and Description (continued)

Church, is occasionally claimed as the first stone church in the islands. At any rate, this "sectional" meetinghouse was in bad condition by 1855, and the church voted to rebuild completely, the walls being "too old fashioned to be tolerated in these go-ahead days." The present building, called "Hale Aloha," was completed in 1859 and was "the largest sectional meeting house of its time." In 1860 the government fitted it out for use as an English Church. The building is now in a ruinous condition.

7. United States Marine Hospital. On the landward side of Front Street, between Keaul and Baker Streets, about 0.6 mile north of the Baldwin House (Dickenson St.). It is owned by the Bernice P. Bishop Estate.

In 1842 Captain John Stetson was appointed first American vice consular agent in Lahaina. Probably it was shortly thereafter that a marine hospital was established for sick and injured American merchant seamen. At any rate, Herman Melville noted that one of his shipmates was discharged from the Achusnot at Lahaina on May 29, 1843, and died in the United States Marine Hospital of a "disagreeable disease." The hospital could accommodate about 60 men. In 1865 the structure was sold to the Episcopal Church and became a school for girls, and during the 1870's it was turned into a vicarage and served as such for more than 30 years.

The exterior walls of the two-story stone structure have been covered with shingles, but the front verandahs running the length of both stories still remain, and the building retains its historical integrity. It is used as a residence and is in fair condition. It is an important link with the days of Lahaina's maritime glory.

8. Roman Catholic Church (Marie Lanakila First Catholic Church). At Keaiaee and Dickenson Streets, this building is still an active Catholic church. It and the adjoining cemetery occupy a tract of 3.091 acres.

The first resident Roman Catholic priests arrived at Lahaina on April 21, 1846. A church was built on the present site that same year, but it was replaced by a new structure in 1858. The present concrete church, erected in 1927-1928, was built on the same foundation and is almost a replica of the older frame structure; it is said that the original ceiling was retained in the new building.

NATIONAL SURVEY OF HISTORIC SITES AND BUILDINGS  
SUPPLEMENTARY SHEET

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6. Description and Importance (cont'd) . . .

STATE	Hawaii	NAME(S) OF SITE	Lahaina
-------	--------	-----------------	---------

7. Importance and Description (continued)

Built in 1901 and therefore not strictly connected with Lahaina's most significant era, this well-known hotel is nevertheless a key part of the Lahaina scene. The description of the hotel in one guide book - "a large box of a building . . . with a wide balcony and decorative wooden railing" - may be accurate, but it fails to convey the tropical atmosphere of Lahaina's first hotel.

Condition of the Site: Lahaina today is a quiet plantation town which is beginning to stir with new life as recent harbor developments bring additional recreational and commercial boating activity and as nearby newly built resorts increase tourist visits. Despite the fact that surviving historic structures are relatively few, the town preserves much of the atmosphere of a Hawaiian native village and of a mid-19th century island port. The magnificent natural setting, with its backdrop of purple mountains and foreground of blue sea, remains unspoiled; and palms and other trees shade the streets and homes as they did in missionary days. However, paved streets, curbs, new buildings in contemporary architectural styles, and other developments are cumulatively making their effects felt and causing the historic scene to fade.

Recognizing the economic and cultural benefits of the town's historic heritage, the County of Maui and a cooperating organization, the Lahaina Restoration Committee, have obtained by contract from a planning firm a study of the historical values and a program for restoration. The proposal, presented early in 1961, called for a restoration district which covers 31.79 acres, including all of the principal historic sites except the Marine Hospital. On August 18, 1961, the county adopted an interim zoning ordinance which set aside about 8 1/2 acres as the Lahaina Historic District. Within this area are the Court House, Pioneer Hotel, Baldwin House, and the Spring House.



**APPENDIX C**

**HAWAII REGISTER OF HISTORIC PLACES  
CERTIFICATION OF PROPERTY**

HAWAII REGISTER OF HISTORIC PLACES  
CERTIFICATION OF PROPERTY

Submitted to the Hawaii Places Review Board, Hawaii Foundation  
for History and the Humanities on October 8, 1971,  
50-03-3001, LAHA'INA HISTORIC DISTRICT,  
number name

is hereby placed on the Hawaii Register of Historic Places and  
designated as VALUABLE with STATE  
significance.

William K. Kikuchi  
Archaeologist  
William K. Kikuchi

John K. Nagata  
Architect  
Ralston Nagata

Frances Jackson  
Historian  
Frances Jackson

Richard Sadleir  
Hawaiiana Specialist

Bernard L. Hornmann  
Sociologist  
Bernard Hornmann

on October 8, 1971



**2. NOTICE OF APPLICATION  
FOR SMA USE PERMIT**

NOTICE OF APPLICATION  
SPECIAL MANAGEMENT AREA USE PERMIT

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

1. Tax Map Key: 4-6-01:01  
(See attached location map)

2. Location (street address): Wharf Street, Lahaina

3. Existing Land Use Designations:

a. State Land Use District: Urban

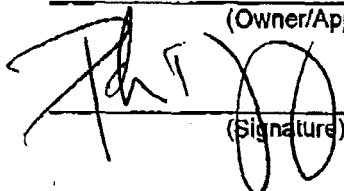
b. Community Plan Designation: Park

c. County Zoning: Historic District No. 1

4. Description of the Existing Uses on Property:  
Public comfort station with six (6) stalls.

5. Description of the Proposed Development on Property:  
Demolition of the existing 6-stall comfort station to make way for the construction of a new 18-stall comfort station and related site accessibility improvements and landscaping.

State of Hawaii,  
BY: Department of Land and  
Natural Resources

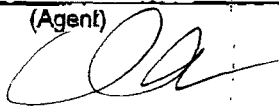
(Owner/Applicant)  
  
(Signature)

P.O. Box 373

Honolulu, Hawaii 96809  
(Address)

(808) 587-0230  
(Telephone)

Munekiyo & Hiraga, Inc.  
(Agent)

  
(Signature)

305 High Street, Suite 104

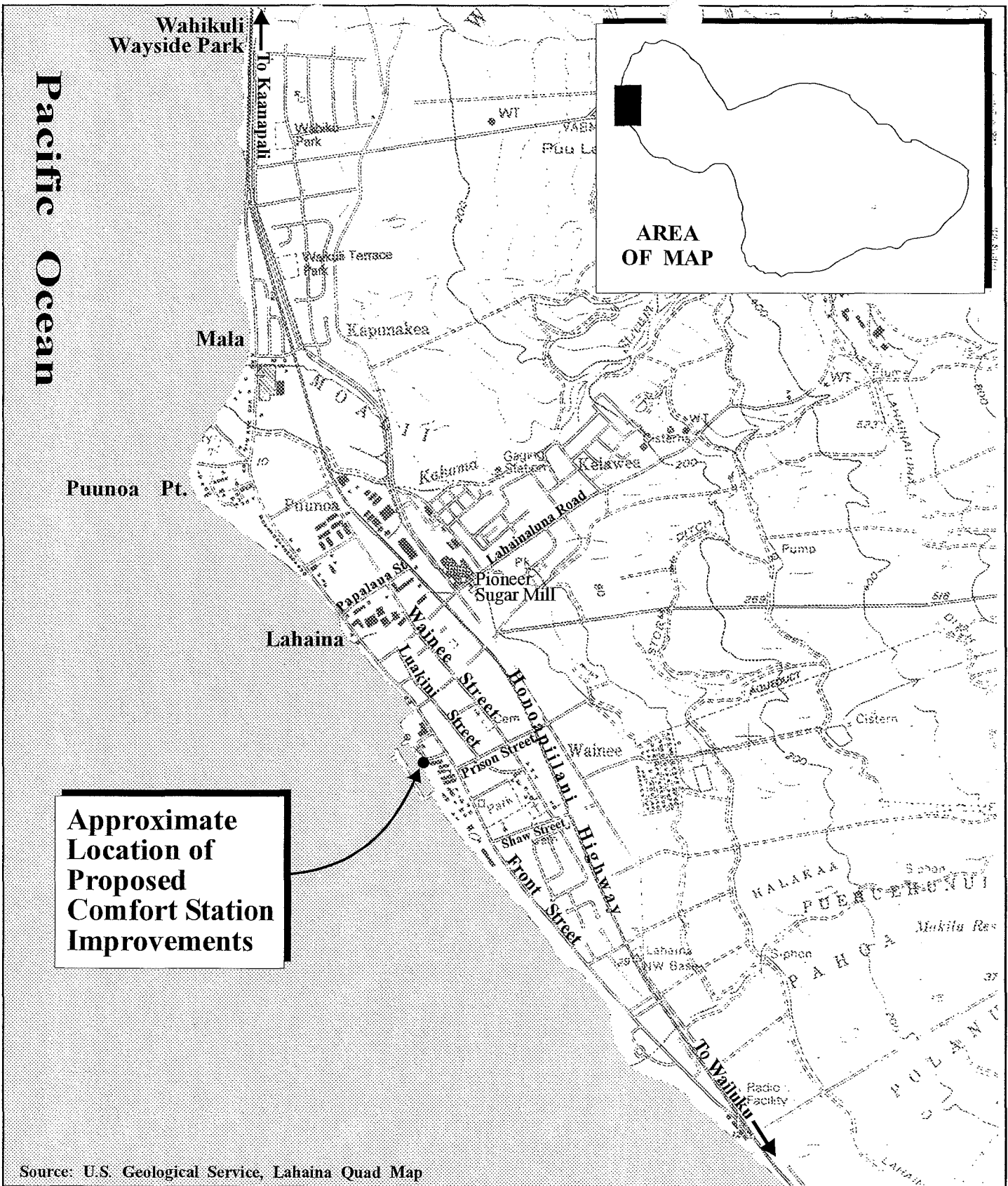
Wailuku, Hawaii 96793  
(Address)

(808) 244-2015  
(Telephone)

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

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

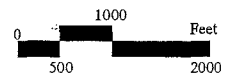




Source: U.S. Geological Service, Lahaina Quad Map

# Proposed Lahaina Small Boat Harbor Comfort Station Improvements

## Regional Location Map



### **3. APPLICATION FORMS**



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

'04 DEC -7 A9:07

DEPT OF PLANNING  
 COUNTY OF MAUI  
 RECEIVED

**APPLICATION TYPE: MAUI PLANNING COMMISSION  
 SPECIAL MANAGEMENT AREA PERMIT APPLICATION**

DATE: 12/6/04

Proposed Lahaina Small Boat Harbor Comfort

PROJECT NAME: Station Improvements

PROPOSED DEVELOPMENT: Demolition of the existing 6-stall comfort station to make way for the construction of a new 18-stall comfort station and related site accessibility improvements and landscaping.

TAX MAP KEY NO.: 4-6-01:01 CPR/HPR NO.: --- LOT SIZE: 0.28 acre

PROPERTY ADDRESS: Wharf Street

State of Hawaii, Department of Land

OWNER: and Natural Resources PHONE:(B) (808)587-0230 (H) ---

ADDRESS: P.O. Box 373

CITY: Honolulu STATE: Hawaii ZIP CODE: 96809

OWNER SIGNATURE: See Letter of Authorization

State of Hawaii, Department of Land

APPLICANT(PRINT) and Natural Resources

ADDRESS: P.O. Box 373

CITY: Honolulu STATE: Hawaii ZIP CODE: 96809

PHONE (B): (808) 587-0230 (H): ---- FAX: (808) 587-0283

APPLICANT SIGNATURE: See Letter of Authorization

Michael T. Munekiyo

CONTACT NAME:(PRINT) Munekiyo & Hiraga, Inc.

ADDRESS: 305 High Street, Suite 104

CITY: Wailuku STATE: Hawaii ZIP CODE: 96793

PHONE (B): 244-2015 (H): ---- FAX: 244-8729

EXISTING USE OF PROPERTY: Public comfort station with 6-stalls and related improvements

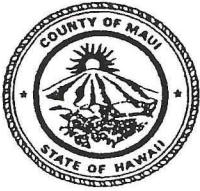
CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: Urban

Historic District

COMMUNITY PLAN DESIGNATION: Park ZONING DESIGNATION: No. 1

OTHER SPECIAL DESIGNATIONS: Lahaina National Historic Landmark District

BUILDING APPLICATION NO. \_\_\_\_\_ PROJECT VALUATION \$ 400,000.00



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

04 DEC -7 A9:07

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

APPLICATION TYPE: HISTORIC DISTRICT APPLICATION

DATE: 12/6/04

PROJECT NAME: Proposed Lahaina Small Boat Harbor Comfort Station

PROPOSED DEVELOPMENT: Demolition of the existing 6-stall comfort station to make way for the construction of a new 18-stall comfort station and related site accessibility improvements and landscaping.

TAX MAP KEY NO.: 4-6-01:01 CPR/HPR NO.: --- LOT SIZE: 0.28 acre

PROPERTY ADDRESS: Wharf Street, Lahaina  
State of Hawaii, Department of Land  
OWNER: and Natural Resources PHONE:(B) 808)587-0230 (H) ---

ADDRESS: P.O. Box 373

CITY: Honolulu STATE: Hawaii ZIP CODE: 96809

OWNER SIGNATURE: See Letter of Authorization  
State of Hawaii, Department of Land  
APPLICANT: and Natural Resources

ADDRESS: P.O. Box 373

CITY: Honolulu STATE: Hawaii ZIP CODE: 96809

PHONE (B): (808)587-0230 (H): --- FAX: (808)587-0283

APPLICANT SIGNATURE: See Letter of Authorization

AGENT NAME: Michael T. Munekiyo, Munekiyo & Hiraga, Inc.

ADDRESS: 305 High Street, Suite 104

CITY: Wailuku STATE: Hawaii ZIP CODE: 96793

PHONE (B): 244-2015 (H): --- FAX: 244-8729

EXISTING USE OF PROPERTY: Public comfort station with 6 stalls and related improvements.

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: Urban

COMMUNITY PLAN DESIGNATION: Park ZONING DESIGNATION: Historic District No. 1  
Special Management Area, Lahaina

OTHER SPECIAL DESIGNATIONS: National Historic Landmark District

## **4. REQUIRED SUBMITTALS**



**SPECIAL MANAGEMENT AREA USE PERMIT APPLICATION  
REQUIRED SUBMITTALS**

- |                |  |
|----------------|--|
| <u>  X  </u>   | 1. Evidence that the applicant is the owner or lessee of record of the real property.  |
| <u>  X  </u>   | 2. A <u>notarized</u> letter of authorization from the legal owner if the applicant is not the owner and evidence that the authorization is from the legal owner.  |
| <u>  X  </u>   | 3. Provide documentation that full compliance with Chapter 343, Hawaii Revised Statutes (HRS), and the Environmental Impact Statement (EIS) Rules of the State Department of Health have been met. If required pursuant to Chapter 343, HRS or by the Planning Director, an original set plus one copy will be submitted.  |
| <u>  X  </u>   | 4. Notice of Application and legible map (see attached form).  |
| <u>  X  </u>   | 5. A written description of the proposed action, including, but not limited to the use, length, width, height, depth, building material and statement of objectives of the proposed action.  |
| <u>  X  </u>   | 6. An Assessment Report identifying the anticipated impacts of the proposed action on the special management area that addresses or describes: <ul style="list-style-type: none"><li>a) The environmental setting of the property that is the subject of the proposed action;</li><li>b) The relationship of the proposed action to land use plans, policies, and control of the affected area;</li><li>c) The probable impact, including cumulative impacts, of the proposed action on the environment;</li><li>d) Any probable adverse environmental effects that can be avoided;</li><li>e) Alternatives to the proposed action;</li><li>f) Mitigating measures proposed to minimize impact; and</li><li>g) Any irreversible and irretrievable commitment of resources.</li></ul> |
|                | Said Assessment Report should also address the objectives, policies and guidelines set forth in Sections 12-202-10 and 12-202-11 of the Special Management Area Rules of the Maui Planning Commission.   |
| <u>  N/A  </u> | 7. Three (3) sets of a certified shoreline survey (one original). Survey shall be the actual field location of the shoreline as prepared by a land surveyor registered in the State of Hawaii. The survey maps developed by the registered land surveyor shall bear the surveyor's signature and date of field survey and the certifying signature and date of the chairman of the Board of Land and Natural Resources (for properties abutting the shoreline).  |

- X   8. List of owners and lessees of real property within a 500-foot radius of the subject parcel boundaries obtained from the most current available list at the Maui County Department of Finance, Real Property Division. This list shall be listed by Tax Map Key numbers with names and mailing addresses of all owners and lessees to be notified, and shall include a map drawn to scale, clearly defining the 500-foot notification boundary and the parcels affected.
- X   9. A preliminary drainage plan
- X   10. A set of a plot plan of the land on which the proposed action is to occur. The plot plan shall be prepared to scale and be based upon an accurate instrument survey, and shall define and show the design of the proposed action and the existing physical conditions of the land, including, but not limited to property boundaries, topography, natural and man-made features, trees and structures.
- X   11. A preliminary plan of the development designating in dimensions the location of the proposed action on the land. If structures are included in the action, the plan of the development will also show a dimensioned floor plan, sections, elevations, and other physical features Said plans must be dated.
- X   12. A preliminary landscape planting and irrigation plan defining tree and shrub locations, type of plant materials, sizes, irrigation lines as well as landscape lighting and graphics. Said plans must be dated.
- X   13. Photographic Analysis (consisting of photographs or slides) or VHS format video tape identifying the area where the proposed action is to occur. The visual analysis should include the site, surrounding properties, and relationship of the site to the nearest public roadway.
- X   14. Colored rendering.
- X   15. **Non-refundable filing fee** (see Fee Schedule, Table A) payable to *County of Maui, Director of Finance.*
- X   16. Any other information and documentation required by the Director, (i.e., traffic-impact analysis, archaeological reconnaissance, etc.)

\* DOES THE PROJECT FALL UNDER ANY OF THE FOLLOWING:

- X   1. The use of State or County funds or lands;
- N/A   2. The use within any land classified as Conservation District by the

State Land Use Commission under Chapter 205, Hawaii Revised Statutes; and

N/A

3. The use within the shoreline area as defined in Section 205-31, Hawaii Revised Statutes; and

X

4. The use within any Historic site as designated in the National Register or Hawaii Register.

- IN ADDITION TO ITEMS 14 AND 16, THE APPLICANT SHALL SUBMIT AN ORIGINAL PLUS ONE COLLATED COPY OF ITEMS 1 - 13 AND ITEM 16 FOR REVIEW BY PLANNING DEPARTMENT STAFF. UPON DEEMING THE APPLICATION MATERIALS TO BE COMPLETE FOR PUBLIC AGENCY REVIEW, THE PLANNING DEPARTMENT WILL NOTIFY THE APPLICANT AS TO HOW MANY ADDITIONAL SETS OF THE APPLICATION PACKET ARE TO BE PROVIDED FOR AGENCY REVIEW.



HISTORIC DISTRICT APPLICATION  
REQUIRED SUBMITTALS

- X 1. Evidence that the applicant is the owner or lessee of record of the real property.
  - X 2. A notarized letter of authorization from the legal owner if the applicant is not the owner.
  - X 3. Four (4) sets of architectural plans, drawn to scale, to include but not be limited to site plans, floor plans, sections and elevations. Furthermore, said plans shall identify the building materials, color scheme, exterior lighting and graphics and exposed mechanical equipment (air conditioning units, exhaust fans, etc.) for the project.
  - X 4. Photographs (preferably slides) of the project site.
  - X 5. If applicable, documentation that the project has complied with the Environmental Impact Statement Rules of the State Department of Health and Chapter 343, Hawaii Revised Statutes.
  - X 6. Non-refundable fee (See fee schedule, Table B); checks payable to *County of Maui, Director of Finance*.
- Structures built within the Lahaina Historic District shall reflect the design concepts referred to in the Architectural Style Book for Lahaina, County of Maui Historic Commission. (Copies of this publication are available at the Maui County Planning Department).

COUNTY OF MAUI  
DEPARTMENT OF PLANNING

APR 08 2004

ZONING AND FLOOD CONFIRMATION REQUEST FORM

APPLICANT: MUNEKIYO & HIRAGA, INC. PHONE NO.: 214-2015  
ADDRESS: 305 HIGH STREET, SUITE 104, WAILUKU, HI 96793  
PROPOSED LAHAINA SMALL BOAT HARBOR  
PROJECT NAME: FERRY PIER AND COMFORT STATION IMPROVEMENTS  
ADDRESS AND/OR LOCATION: ADJACENT TO AND MAKAI OF WHARF STREET  
TMK NUMBER(S): 4-6-01:01

**ZONING INFORMATION**

STATE LAND USE Urban COMMUNITY PLAN Park  
COUNTY ZONING Historic District 1 SPECIAL DISTRICT SMA  
OTHER \_\_\_\_\_

**FLOOD INFORMATION**

FLOOD HAZARD AREA\* ZONE B, V12  
BASE FLOOD ELEVATION 7' mean sea level, 1929 National Geodetic Vertical Datum or  
for Flood Zone A0, FLOOD DEPTH N/A feet.  
FLOODWAY [ ] Yes or [  ] No

FLOOD DEVELOPMENT PERMIT IS REQUIRED [  ] Yes or [ ] No

\* For flood hazard area zones B or C; a flood development permit would be required if any work is done in any drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or adversely affect downstream property.

\*\*\*\*\*  
**FOR COUNTY USE ONLY**

REMARKS/COMMENTS: \_\_\_\_\_

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

Reviewed and Confirmed by:

*[Signature]*  
Signature

4/8/04  
Date

Zoning Administration and Enforcement Division

for **AARON SHINMOTO**  
Planning Program Administrator

**5. LAND OWNERSHIP  
DOCUMENTATION (Submitted with  
original application document only)**

Executive Order No. 80

## Setting Aside Land for Public Purposes

I, **J. C. J. McCarthy**, Governor of the Territory of Hawaii, by virtue of the authority vested in me by the last paragraph of Section 5 of the Act of Congress approved May 27, 1910, entitled "An Act to Amend an Act Entitled 'An Act to Provide a Government for the Territory of Hawaii,' approved April Thirtieth, Nineteen Hundred," and every other authority me hereunto enabling, do hereby order that the following described land be and the same is hereby set aside for public purposes, to-wit, for

### Park Purposes.

The said piece of land hereinafter described shall be exclusively and continuously used by the County of Maui for park purposes. The piece of land hereby set aside for the foregoing public purpose is situated in the Town of Lahaina, County of Maui, opposite the Lahaina Court House Lot, and is more particularly described by metes and bounds as follows:

"Beginning at a 3/4 inch twisted steel bar on Wharf Street, the coordinates of which referred to Government Survey Triangulation Station 'Laina' are 8796.2 feet South and 3459.4 feet West, and which bears by true azimuth and distance from the Maui County Street Monument at the intersection of Wharf and Hotel Streets, 347° 53' 49.7 feet, and running by true azimuths:-

1. 330° 14' 275.9 feet along chain fence along Wharf Street;
2. 59° 28' 50.5 feet along chain fence along Canal Street to a low stonewall;
3. 152° 12' 277.0 feet along stonewall along beach;
4. 240° 33' 41.0 feet along chain fence to point of beginning.

AREA 12,640 SQUARE FEET. (-190a.)

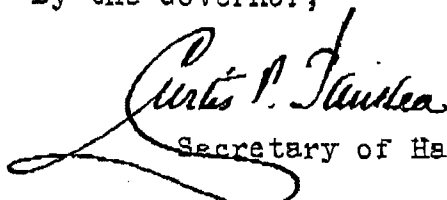
Together with all the beach fronting above described lot, and lying Northwest and between same and high-water mark."

IT IS PROVIDED, HOWEVER, and this Order is made upon the express condition that if the County of Maui shall fail to maintain and/or use said tract of land for the public purpose herein described, or shall use said land for purposes other than park purposes, then the right of use hereby granted shall immediately cease, and the same shall revert and revert in and to the Territory of Hawaii.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the Territory of Hawaii to be affixed.

DONE AT THE CAPITOL at Honolulu this 27th day of October, Nineteen Hundred and Twenty.

By the Governor,

  
Secretary of Hawaii.



# Territory of Hawaii

## Office of the Secretary

This is to Certify That the within is a true copy of Executive Order No....80....., setting aside land for public purposes, the original of which is on file in this office.

In Testimony Whereof, the Secretary of the Territory of Hawaii, has hereunto subscribed his name and caused the Great Seal of the Territory to be affixed.

DONE in Honolulu, this 27th day of  
October, A.D. 1920

Executive Order No. 80

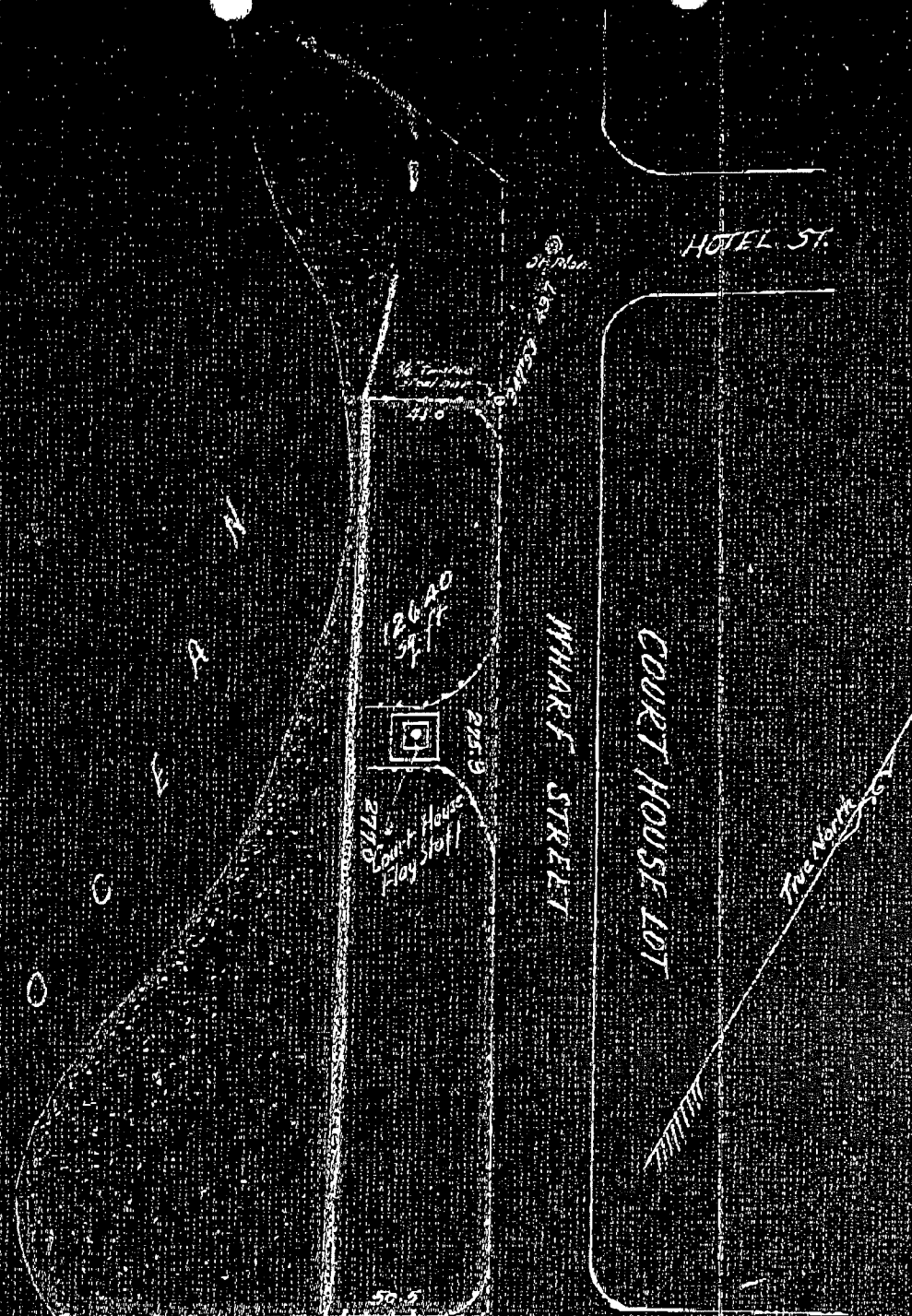
### Setting Aside Land for Public Purposes

Land Situate in Town of Lahaina,

Maui, opposite Court House Lot.

Purpose P. E. R. K.

Date October 27, 1920.



PARK  
 Opposite Lahaina Court House Lot,  
 Waianae, Lahaina, Maui  
 Scale 1" = 50 ft.

ADK  
1/16/05

## **6. LETTER OF AUTHORIZATION**



LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

DEC 6 2004

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

DAN DAVIDSON  
DEPUTY DIRECTOR - LAND

YVONNE Y. IZU  
DEPUTY DIRECTOR - WATER

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

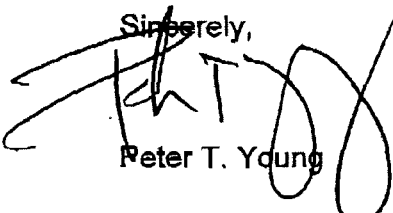
Michael W. Foley, Director  
County of Maui  
Department of Planning  
250 South High Street  
Wailuku, Hawaii 96793

Dear Mr. Foley:

**Proposed Lahaina Small Boat Harbor  
Comfort Station Improvements at TMK 4-6-01:01**

The State of Hawaii, Department of Land and Natural Resources, the owner of the above-referenced property, hereby authorizes Munekiyo & Hiraga, Inc. to prepare, file, process, and obtain all necessary permits and approvals for the subject project, including but not limited to Special Management Area Use Permit and Historic District Application approvals.

Sincerely,

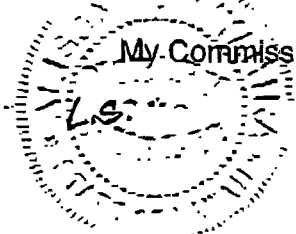
  
Peter T. Young

Subscribed and sworn to before me this  
6 day of December, 2004.

  
Alison Y. Mayahm

Notary Public, State of Hawaii

My Commission Expires: 10/1/08



**7. OWNER'S, APPLICANT'S AND  
AGENT'S NAMES, ADDRESSES AND  
TELEPHONE/FAX NUMBERS**

**Owner:**

State of Hawaii  
Department of Land and Natural Resources  
P.O. Box 373  
Honolulu, Hawaii 96809

Phone: (808) 587-0230  
Fax: (808) 587-0283  
Contact: Eric Hirano, Chief Engineer

**Applicant:**

State of Hawaii  
Department of Land and Natural Resources  
P.O. Box 373  
Honolulu, Hawaii 96809

Phone: (808) 587-0230  
Fax: (808) 587-0283  
Contact: Eric Hirano, Chief Engineer

**Agent:**

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

Phone: 244-2015  
Fax: 244-8729  
Contact: Michael Munekiyo

**8. LIST OF OWNERS AND LESSEES  
WITHIN 500 FEET OF SUBJECT  
PARCELS (Submitted with original  
application document only)**

**LIST OF OWNERS/LESSEES WITHIN 500 FEET OF SUBJECT PROPERTY  
FOR  
LAHAINA SMALL BOAT HARBOR COMFORT STATION IMPROVEMENTS**

1	2-4-6-001-002-0000	STATE OF HAWAII			
2	2-4-6-001-003-0000	UNITED STATES OF AMERICA			
3	2-4-6-001-004-0000	COUNTY OF MAUI			
4	2-4-6-001-005-0000	ROBERTSON, RONALD C ETAL		99-061 KOAHA WAY	AIEA HI 96701
5	2-4-6-001-006-0000	ROBERTSON, RONALD C ETAL		99-061 KOAHA WAY	AIEA HI 96701
6	2-4-6-001-007-0000	STATE OF HAWAII			
7	2-4-6-001-008-0000	FRONT ST PROPERTIES ASSOC ETAL		100 CRESCENT CT STE 1750	DALLAS TX 75201
8	2-4-6-001-008-0000	FREELAND FAMILY LTD PTSP		49 LEALEA PL	MAKAWAO HI 96768
9	2-4-6-001-009-0000	COUNTY OF MAUI			
10	2-4-6-001-010-0000	COUNTY OF MAUI			
11	2-4-6-001-012-0000	STATE OF HAWAII			
12	2-4-6-001-014-0000	LAHAINA RESTORATION FDN ETAL		PO BOX 338	LAHAINA HI 96761
13	2-4-6-001-015-0000	STATE OF HAWAII			
14	2-4-6-001-016-0000	BATES SUMNER H INC ETAL	C/O WINDJAMMER CRUISES MAUI	658 FRONT ST #126, PMB 7283	LAHAINA HI 96761
15	2-4-6-001-017-0000	STATE OF HAWAII			
16	2-4-6-001-018-0000	ROSE MARINE, INC ETAL		PO BOX 831	LAHAINA HI 96761
17	2-4-6-001-019-0000	LIN WA CRUISES INC ETAL	-	658 FRONT ST STE 101	LAHAINA HI 96761
18	2-4-6-001-020-0000	SEABIRD CHARTERS INC ETAL		1540 S KING ST	HONOLULU HI 96826

**LIST OF OWNERS/LESSEES WITHIN 500 FEET OF SUBJECT PROPERTY  
FOR  
LAHAINA SMALL BOAT HARBOR COMFORT STATION IMPROVEMENTS**

19	2-4-6-001-021-0000	STATE OF HAWAII			
20	2-4-6-001-022-0000	SCRITCHFIELD GARY ETAL		PO BOX 12	LAHAINA HI 96767
21	2-4-6-001-023-0000	ROSE MARINE INC ETAL	CHRISTOPHER R ROSE	PO BOX 831	LAHAINA HI 96767
22	2-4-6-001-024-0000	SCOTCH MIST SAILING CHARTER ETAL	SLIP 10 INC	1600 KAPIOLANI BLVD STE 1630	HONOLULU HI 96814
23	2-4-6-001-025-0000	ROSE C R CONSULTANTS LTD ETAL		PO BOX 831	LAHAINA HI 96761
24	2-4-6-001-026-0000	WILLIAMS DAVID L ETAL		PO BOX 1151	LAHAINA HI 96767
25	2-4-6-001-027-0000	ISLANDER INDUSTRIES INC ETAL	ATLANTIS ADVENTURES, LLC	658 FRONT ST #175	LAHAINA HI 96761
26	2-4-6-001-028-0000	PIER I ACTIVITY BOOTH INC ETAL		PO BOX 12488	LAHAINA HI 96761
27	2-4-6-001-029-0000	FURTADO, A D PROPERTIES TR ETAL	ROBERTSON, RONALD CARL	99-061 KOAHA WAY	AIEA HI 96701
28	2-4-6-001-030-0000	STATE OF HAWAII			
29	2-4-6-001-031-0000	LUAKINI MARINE INC ETAL		PO BOX 1326	LAHAINA HI 96761
30	2-4-6-001-032-0000	LINK GEORGE G ETAL	MICHELLE MARINE, LTD	1600 KAPIOLANI BLVD STE 1630	HONOLULU, HI 96814
31	2-4-6-001-033-0000	STATE OF HAWAII			
32	2-4-6-002-013-0000	COUNTY OF MAUI			
33	2-4-6-002-014-0000	STATE OF HAWAII			
34	2-4-6-007-004-0000	COUNTY OF MAUI			
35	2-4-6-008-001-000	TAKEUCHI GEORGE R TRUST	GEORGE R TAKEUCHI TRS	PO BOX 725	LAHAINA HI 96767
36	2-4-6-008-002-0000	MAUI VENTURE CAPITAL CO ETAL		PO BOX 1236	KULA HI 96790

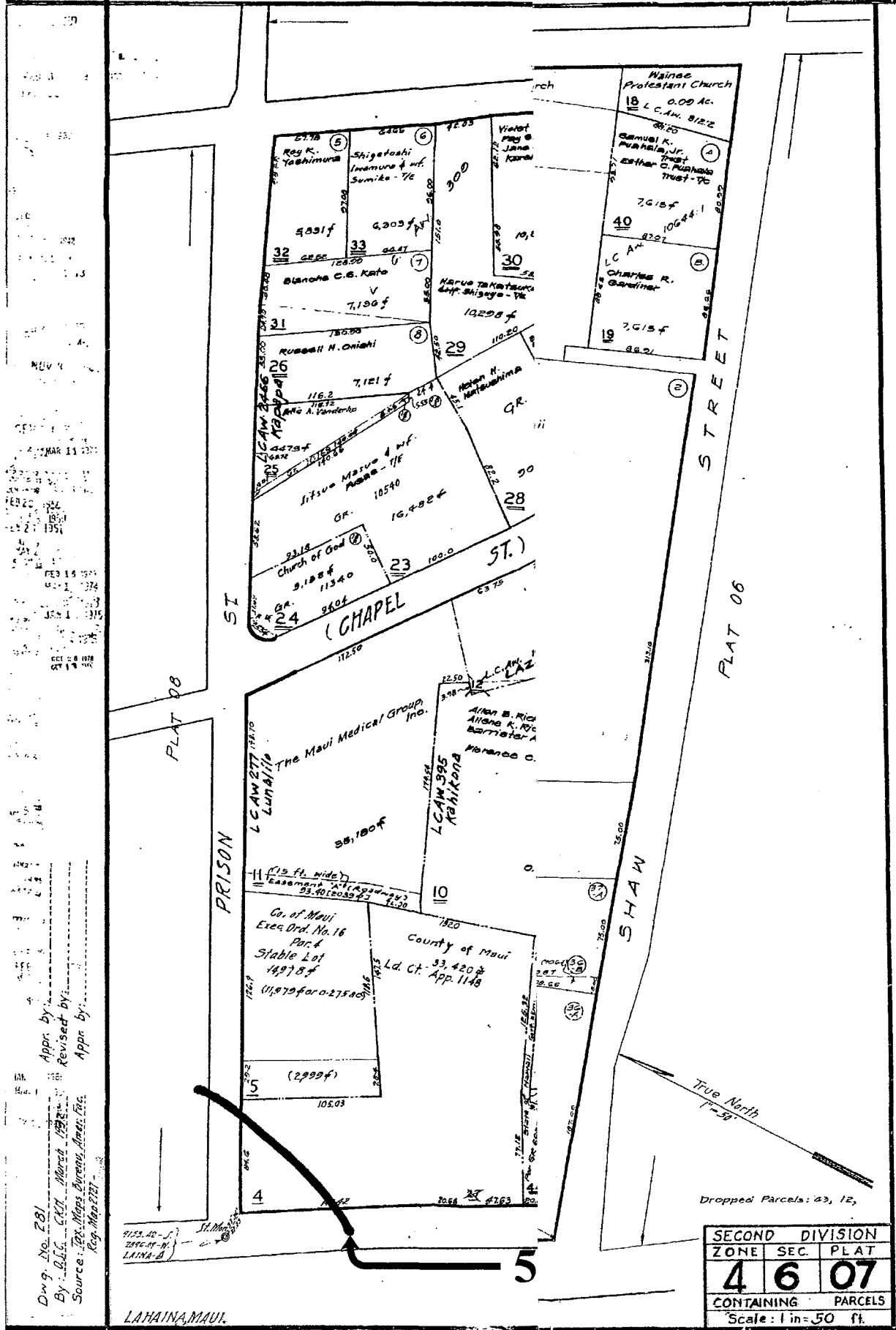
**LIST OF OWNERS/LESSEES WITHIN 500 FEET OF SUBJECT PROPERTY  
FOR  
LAHAINA SMALL BOAT HARBOR COMFORT STATION IMPROVEMENTS**

37	2-4-6-008-003-0000	PENTAGRAM LAHAINA ETAL	HI CIMM'S INC DBA BURGER KING #2887	620 N BRAND BLVD #6TH FLR	GLENDAL CA 91203
38	2-4-6-008-004-0000	TANAKA LLC ETAL	MARIE ROBSON	640 FRONT ST #2	LAHAINA HI 96761
39	2-4-6-008-005-0000	WHALER'S WHARF LTD ETAL		PO BOX 817	LAHAINA HI 96767
40	2-4-6-008-006-0000	HAWAII CONFERENCE FOUNDATION ETAL		15 CRAIGSIDE PL	HONOLULU HI 96817
41	2-4-6-008-007-0000	LAHAINA RESTORATION FND ETAL		120 DICKENSON ST	LAHAINA HI 96761
42	2-4-6-008-008-0000	YAMAFUJI TODD TRUSTEE ETAL		647 LUAKINI ST	LAHAINA HI 96761
43	2-4-6-008-012-0000	PENTAGRAM CORPORATION ETAL	HI CIMM'S INC. DBA BURGER KING #2887	620 N BRAND BLVD #6TH FLR	GLENDAL CA 91203
44	2-4-6-008-047-0000	MATSUMOTO SUKEICHI TRUST ETAL	MATSUMOTO, PAUL	3765 L HONOAPIILANI RD #206	LAHAINA HI 96761
45	2-4-6-008-047-0000	MATSUMOTO SUEKICHI TRUST		263 LAHAINALUNA RD	LAHAINA HI 96761
46	2-4-6-008-047-0000	LEE JAMES		PO BOX 4006	LOS ANGELES CA 90028
47	2-4-6-008-047-0000	LEE CHRISTY	LEONARD, CHRISTY I	9730 NE 141ST CT	BOTHELL WA 98011
48	2-4-6-008-047-0000	LEE AARON	WOODLAKE APARTMENTS	11400 N E 132ND ST APT E-204	ASHFORD WA 98304
49	2-4-6-008-048-0000	AJI LLC		317 N MISSION ST	WENATCHEE WA 98807
50	2-4-6-008-049-0000	KUWADA JEFFREY T TRUST ETAL		870 PAKELE PLACE	WAILUKU HI 96793
51	2-4-6-008-053-0000	AJI LLC		317 N MISSION ST	WENATCHEE WA 98807
52	2-4-6-008-054-0000	ITO ERNEST T		5631 HALEPA PL	HONOLULU HI 96821
53	2-4-6-008-064-0000	BRANTLEY HOWARD W TRUSTEE ETAL		1115 SALVADOR ST	COSTA MESA CA 92626
54	2-4-6-008-067-0000	WHALERS WHARF LTD ETAL		PO BOX 817	LAHAINA HI 96767

**LIST OF OWNERS/LESSEES WITHIN 500 FEET OF SUBJECT PROPERTY  
FOR  
LAHAINA SMALL BOAT HARBOR COMFORT STATION IMPROVEMENTS**

55	2-4-6-008-068-0000	WHALERS WHARF LTD ETAL		PO BOX 817	LAHAINA HI 96767
56	2-4-6-008-069-0000	WHALERS WHARF LTD ETAL		PO BOX 817	LAHAINA HI 96767
57	2-4-6-008-070-0000	WHALERS WHARF LTD ETAL		PO BOX 817	LAHAINA HI 96767
58	2-4-6-008-071-0000	WHALERS WHARF LTD ETAL		PO BOX 817	LAHAINA HI 96767
59	2-4-6-008-071-0000	TERAGUCHI, FUMIKO TRUST		3368 ALOHEA AVE	HONOLULU HI 96816
60	2-4-6-008-071-0000	TERAGUCHI, KENNETH T		1786 BRENTWOOD DR	IDAHO FALLS ID 83402
61	2-4-6-008-072-0000	WHALERS WHARF LTD ETAL		PO BOX 817	LAHAINA HI 96767
62	2-4-6-008-086-0000	HP BALDWIN LTD ROADWAY			
63	2-4-6-008-088-0000	LAHAINA RESTORATION FDN ETAL		120 DICKENSON STREET	LAHAINA HI 96761





Dwg. No. 281  
 Appr. by: [Signature]  
 Revised by: [Signature]  
 Appr. by: [Signature]  
 Source: Tax Maps Bureau, Maui, Inc.  
 Reg. Map 2727

LAHAINA, MAUI

SECOND DIVISION		
ZONE	SEC.	PLAT
4	6	07
CONTAINING PARCELS		
Scale: 1 in = 50 ft.		

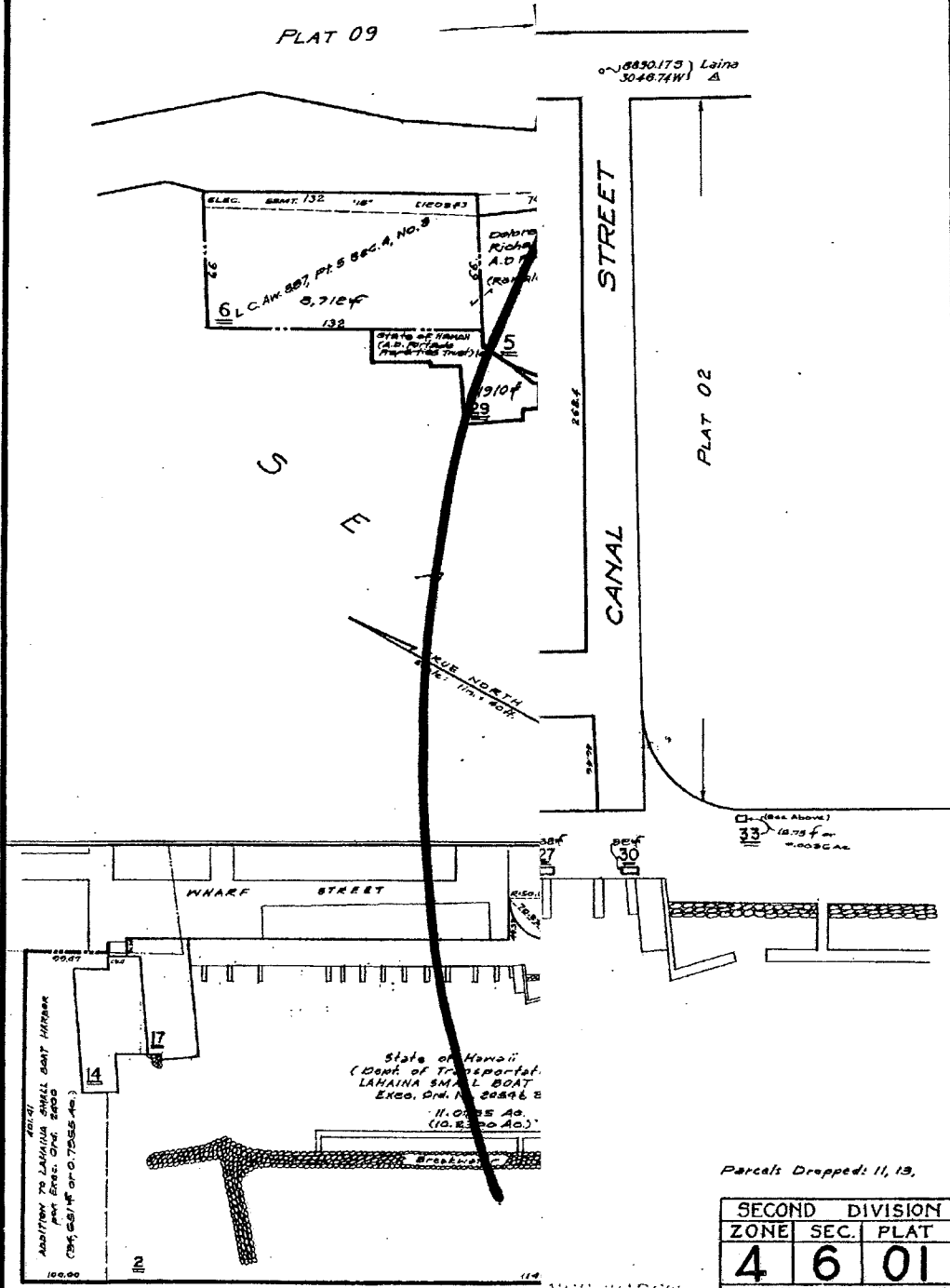
PRINTED



SEP 26 1947  
 APR 12 1950  
 MAY 25 1956  
 JUN 14 1959  
 JUL 14 1959  
 AUG 20 1959  
 SEP 14 1959  
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 JUN 2 9 1968  
 JUL 2 9 1968  
 DEC 1 9 1968  
 JAN 7 1969  
 FEB 7 1969  
 MAR 7 1969  
 APR 7 1969  
 MAY 7 1969  
 JUN 7 1969  
 JUL 7 1969  
 AUG 7 1969  
 SEP 7 1969  
 OCT 7 1969  
 NOV 7 1969  
 DEC 7 1969  
 JAN 25 1969

33 State of Hawaii  
 (Sawbird, Chertiers, Inc.)  
 Rev. Plat. 11-85-1615  
 0.0056 Ac.

# 500-FOOT LIMITS



DWG. No. 135  
 By: D.S.G.  
 Source: The First Butte

ADDITION TO LAHAINA SMALL BOAT HARBOUR  
 per Encl. Ord. 2487  
 (24,581 sq. ft. or 0.7556 Ac.)

State of Hawaii  
 (Dept. of Transportat.)  
 LAHAINA SMALL BOAT  
 Harb. Ord. No. 20546  
 11.0235 Ac.  
 (10,2300 Ac.)

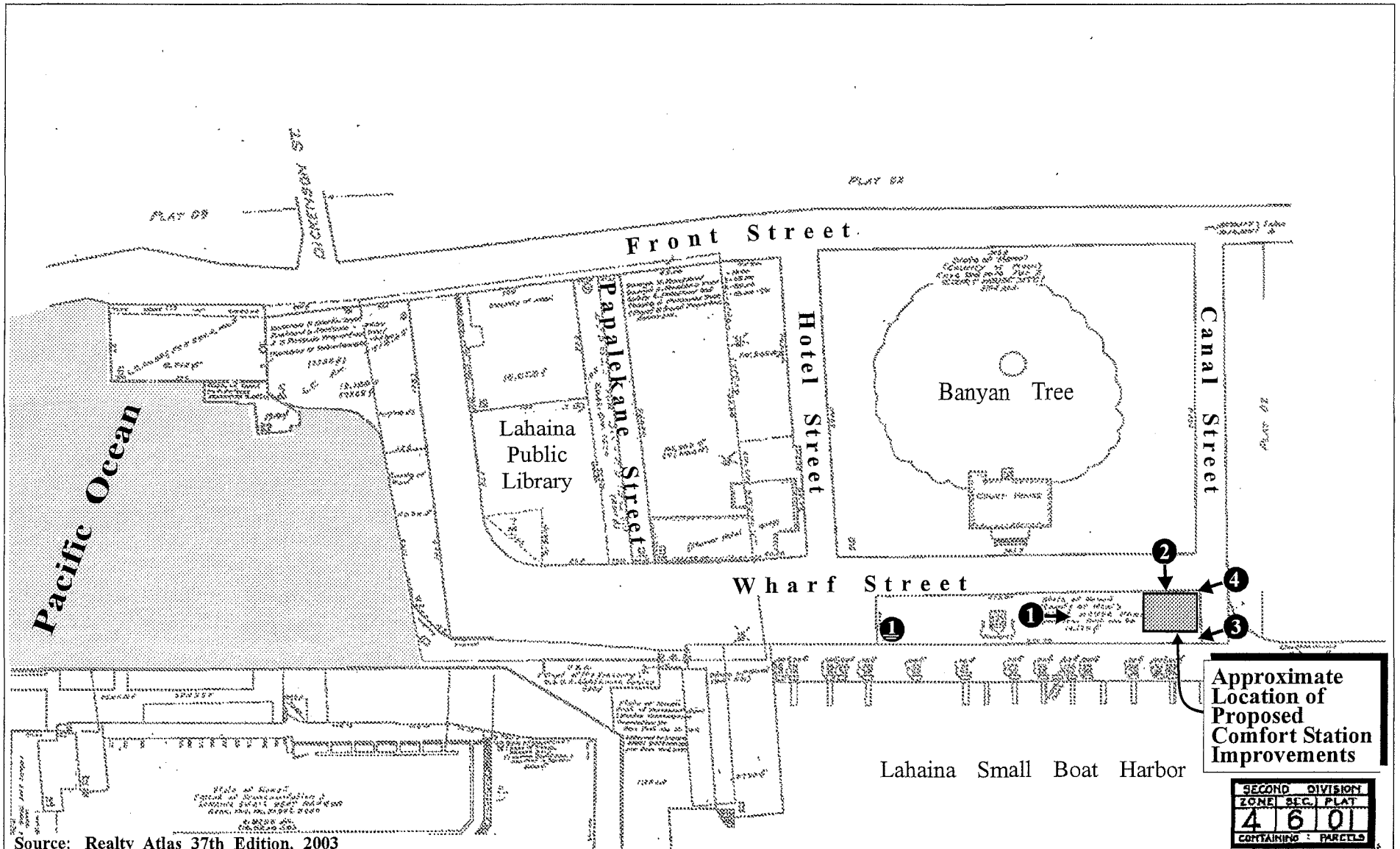
Parcels Dropped: 11, 13,

SECOND DIVISION		
ZONE	SEC.	PLAT
4	6	01
CONTAINING 1 PARCELS		
Scale: 1 in = 40 ft.		

LAHAINA, MAUI

INSE... NCE SHEET... TO CHANGE

## **9. SITE PHOTOGRAPHS**



# Proposed Lahaina Small Boat Harbor Comfort Station Improvements Photographic Reference Map

NOT TO SCALE



Prepared for: State of Hawaii, Dept. Of  
Land and Natural Resources

MUNEKIYO & HIRAGA, INC.



**Photo No. 1: South View**

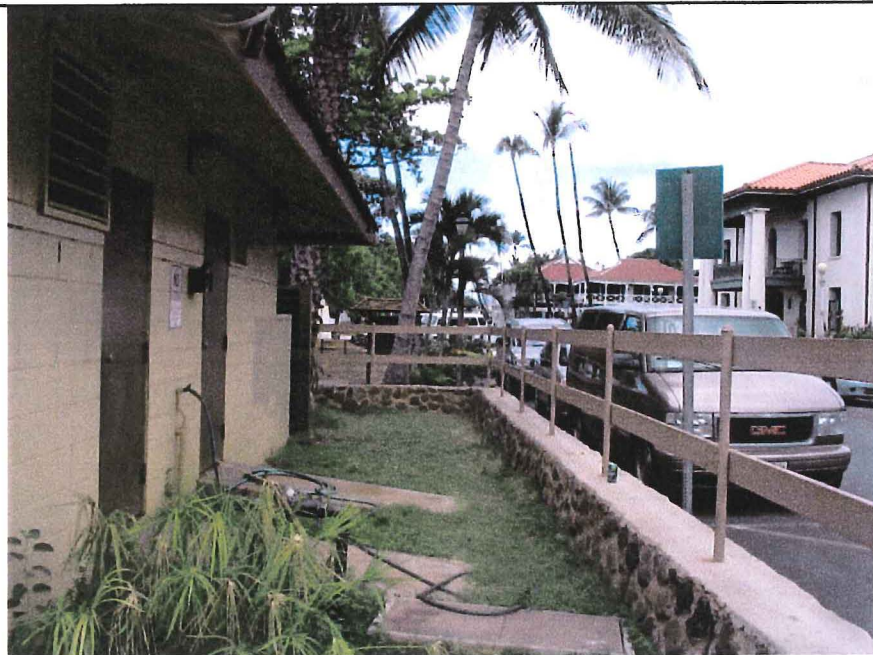


**Photo No. 2: West View**





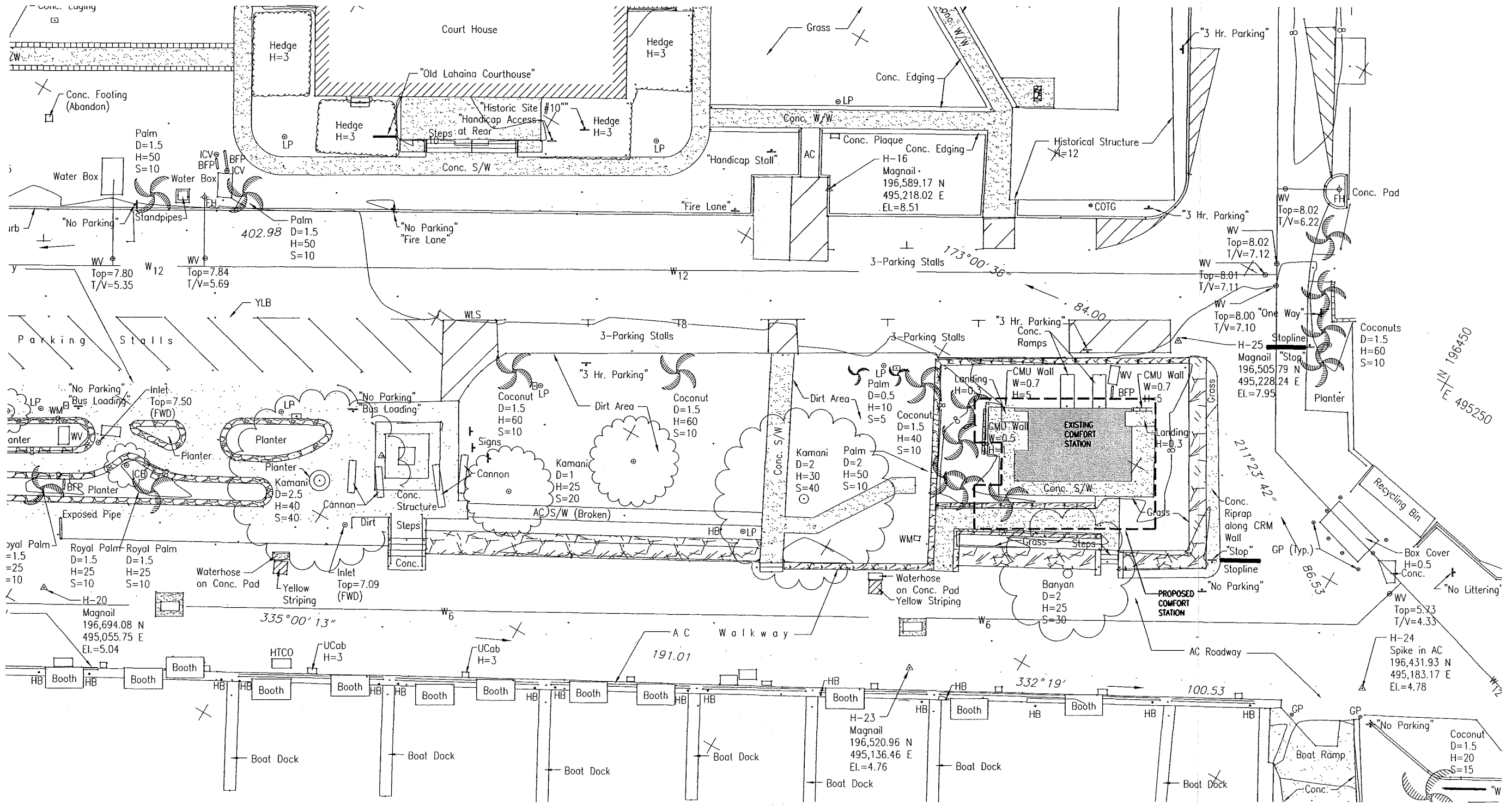
**Photo No. 3: North View**



**Photo No. 4: North View**

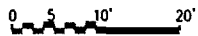
**10. PRELIMINARY  
DEVELOPMENT PLANS**





**EXISTING SITE PLAN**

Scale: 1" = 10'-0"



747 AMANA STREET  
SUITE 216  
HONOLULU, HI 96814  
PH. (808) 945-7882  
FAX. (808) 946-2563

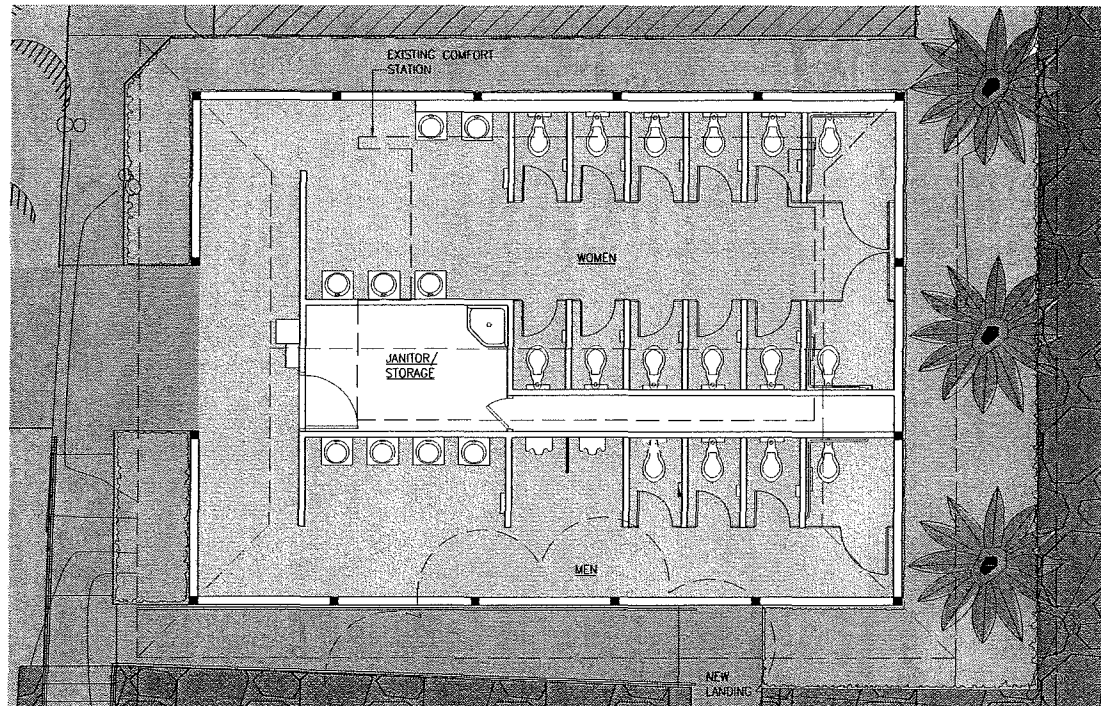
ARCHITECTURE  
ENGINEERING  
PLANNING  
CONSTRUCTION MANAGEMENT

**LAHAINA BOAT HARBOR  
PROPOSED COMFORT STATION REPLACEMENT**

STATE OF HAWAII  
DEPARTMENT OF LAND  
& NATURAL RESOURCES

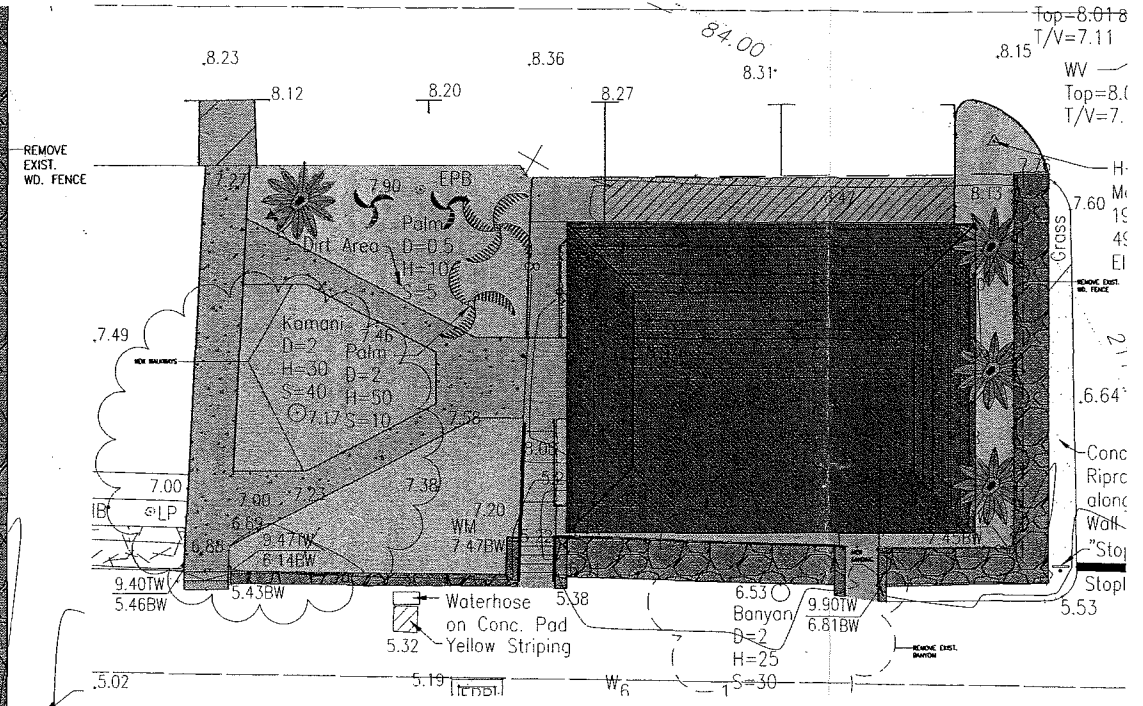
Sheet **1e**

Date: NOV. 2004



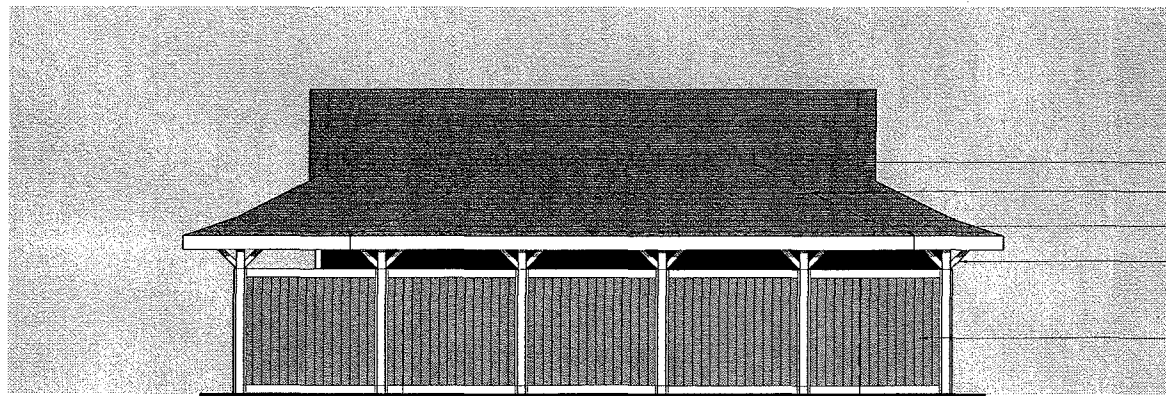
**COMFORT STATION FLOOR PLAN**

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



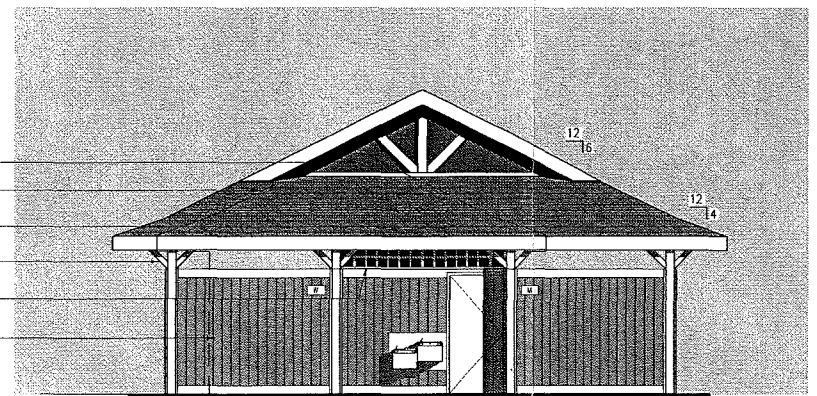
**SITE PLAN**

Scale: 1/8" = 1'-0"



**EAST AND WEST ELEVATIONS**

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



**NORTH ELEVATION**

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



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CONSTRUCTION MANAGEMENT

**LAHAINA BOAT HARBOR  
PROPOSED COMFORT STATION REPLACEMENT**

STATE OF HAWAII  
DEPARTMENT OF LAND  
& NATURAL RESOURCES

Sheet **2**

Date: NOV. 2004

**11. PRELIMINARY  
LANDSCAPE PLAN**

## **12. COLORED RENDERING**





- Proposed Relocated Existing Coconut Palm
- Existing Kamani Tree
- Proposed 3 Loulu Palms
- Existing Palms
- Existing Banyan Tree Fronting Harbor Walk
- Proposed Comfort Station
- Proposed Pathways and Lawn Area

**VIEW FROM COURTHOUSE**



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 HONOLULU, HI 96814  
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 FAX. (808) 946-2563

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 CONSTRUCTION MANAGEMENT

**LAHAINA BOAT HARBOR  
 PROPOSED COMFORT STATION REPLACEMENT**

STATE OF HAWAII  
 DEPARTMENT OF LAND  
 & NATURAL RESOURCES

**13. NOTICE OF  
PUBLIC HEARING**

MAUI PLANNING COMMISSION

TO: OWNERS/LESSEES

DATE: \_\_\_\_\_

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

- 1. Tax Map Key: 4-6-01:01
- 2. Street Address: Wharf Street, Lahaina  
(Location Map Attached)
- 3. Community Plan: PK Zoning: Historic District No. 1
- 4. Proposed Development: Demolition of the existing 6-stall comfort station to make way for the construction of a new 18-stall comfort station and related site accessibility improvements and landscaping.

THIS SECTION TO BE COMPLETED BY THE PLANNING DEPARTMENT:

Public Hearing Date: \_\_\_\_\_

Time: \_\_\_\_\_

Place: \_\_\_\_\_

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

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


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

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

Information relative to the application is available for review at the Planning Department, 250 South High Street, Wailuku, Maui, Hawaii, Telephone (808) 270-7735; toll-free from Molokai 1-800-272-0117, Extension 7735; and toll-free from Lanai 1-800-272-0126, Extension 7735.

State of Hawaii, Department of Land and Natural Resources

Name of Applicant



Signature

P. O. Box 373

Honolulu, Hawaii 96809

Address

(808) 587-0230

Telephone

Munekiyo & Hiraga, Inc.

Name of Applicant's Agent, if applicable



Signature

305 High Street, Suite 104

Wailuku, Hawaii 96793

Address

(808) 244-2015

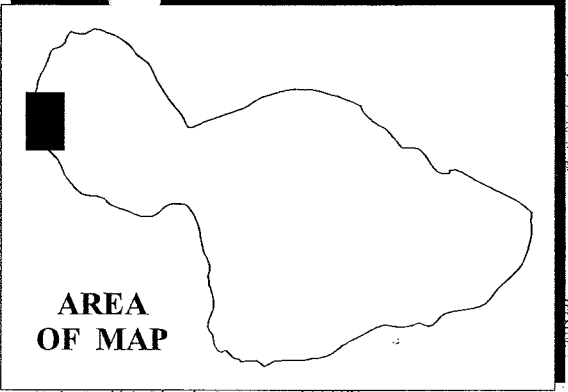
Telephone



Pacific Ocean

Wahikuli Wayside Park

To Kaanapali



AREA OF MAP

Mala

Puunoa Pt.

Lahaina

Approximate Location of Proposed Comfort Station Improvements

# Proposed Lahaina Small Boat Harbor Comfort Station Improvements Regional Location Map



Prepared for: State of Hawaii, Dept. Of Land and Natural Resources

MUNEKIYO & HIRAGA, INC.

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