

APPENDICES

APPENDIX A EISPN Consultation Letters with Responses

54



DEPARTMENT OF THE ARMY U.S. ARMY CORPS OF ENGINEERS, HONOLULU DISTRICT FORT SHAFTER, HAWAII 96858-5440

REPLY TO ATTENTION OF:

Chris Hart & Partners, Inc. Attn: Jordan Hart, President

115 North Market Street Wailuku, HI 96793 October 8, 2013

Regulatory Branch

POH-2013-00172

RECEIVED

007 10 2013

CHRIS HART & PARTNERS, INC. Landscape Architecture and Planning CC. Junder, Mrtth & Glein

13/029

Dear Mr. Hart:

This is in response to your September 20, 2013 request for the Department of the Army to review and comment on the EISPN for the proposed Piilani Promenade project at TMKs: (2) 3-9-001: 016, 170-174, Kihei, Island of Maui, Hawai'i. We have assigned the project the reference number **POH-2013-00172**. Please cite this reference number in any correspondence with us concerning this project. We have completed our review of the submitted document and have the following comments:

Your proposed project was reviewed pursuant to Section 10 of the Rivers and Harbors Act of 1899 (Section 10) and Section 404 of the Clean Water Act (Section 404). Section 10 requires that a DA permit be obtained for certain structures or work in or affecting navigable waters of the United States (U.S.), prior to conducting the work (33 U.S.C. 403). Navigable waters of the U.S. are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified as navigable by the Honolulu District. In addition, a Section 10 permit is required for structures or work outside this limit if they affect the course, capacity, or condition of the waterbody. Some typical examples of structures or work requiring Section 10 permits within this jurisdictional area include beach nourishment, boat ramps, breakwaters, bulkheads, and dredging.

Section 404 requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including wetlands, prior to conducting the work (33 U.S.C. 1344). For regulatory purposes, the U.S. Army Corps of Engineers (Corps) defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The area of Corps jurisdiction under Section 404 extends to the Mean Higher High Tide Line (MHHTL) or to the Ordinary High Water Mark (OHWM) for navigable waters other than the Pacific Ocean, and to the upland boundary of any adjacent wetlands. Fill material is any material that replaces a jurisdictional aquatic area with dry land or changes the bottom elevation of a waterbody. Fill may be temporary or permanent and often includes, but is not limited to, rock, sand, concrete, and sandbags. Projects involving discharges typically include placement of fill material for homes and landscaping, impoundments, road fills, dams and dikes, culverts, riprap, and beach nourishment. Section 404 also regulates discharges of dredged material incidental to certain activities such as grading, mechanized landclearing, ditching or other excavation activity, and the installation of certain pile-supported structures.

The Corps of Engineers has sole authority to determine if an aquatic feature is/is not a water of the U.S., potentially subject to regulation under Section 10 and/or Section 404. It is unclear at this time if there are any aquatic resources present on the property subject to Corps jurisdiction. Based on the submitted documents, Kulanihako'i Gulch bounds the Southern edge of the property proposed for development. Based on Figure 2, Aerial Location Map, of the submitted document, an unnamed tributary of Kulanihako'i Gulch may be present on the subject property. Please submit further documentation you may have in regards to proposed work in or adjacent to Kulanihako'i Gulch and its tributaries, along with any additional aquatic features that may be present on the property. Please submit drawings as outlined on our website (www.poh.usace.army.mil). Specifically, drawing recommendations must be on 8.5"x11" sheets of paper, show existing and proposed conditions, and show the Mean High Water Mark/Ordinary High Water Mark.

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Thank you for giving us the opportunity to review this proposal and for your cooperation with our regulatory program. Should you have any questions, please contact Kaitlyn Seberger of this office at the above address or telephone 808-835-4300 (FAX: 808-835-4301) or by E-Mail at Kaitlyn.R.Seberger@usace.army.mil. Please be advised you can provide comments on your experience with the Honolulu District Regulatory Branch by accessing our web-based customer survey form at <u>http://per2.nwp.usace.army.mil/survey.html</u>.

Sincerely

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



Mr. George P. Young, P.E. Chief, Regulatory Branch U.S. Army Engineer District, Honolulu Fort Shafter, HI 96858-5440

Dear Mr. Young,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174. POH 2013-00172

Thank you for your letter of October 8, 2013. The proposed project will not involve placement or discharge of dredged and or fill material into the Kulanihakoi Gulch. (Note: the previously proposed Kaonoulu Market Place (POH 2009-00306) planned to discharge stormwater into Kulanihakoi Gulch, and the ARMY required a DA permit at that time, however the project has changed and the new plan will not discharge or effect Kulanihakoi Gulch.)

The Applicant acknowledges that there is a minor unnamed tributary of Kulanihakoi Gulch on the subject property. The Applicant has not been able to further document the tributary as it has no name and does not appear to be a navigable water of the U.S. The tributary is not subject to the ebb and flow of the ocean tide, and does not meet the criteria of a wetland, therefore we anticipate that a DA permit is not required for the proposed project.

On behalf of the Applicant the State Land Use Commission will send your Branch a copy of the forthcoming Draft Environmental Impact Statement (EIS), for further review and comment.

Thank you for participating the in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029

115 N. Market Street, Wailuku, Maui, Hawaii 96793-1717 * Ph 808-242-1955 * Fax 808-242-1956

www.chpmaui.com



OFFICE OF PLANNING STATE OF HAWAII

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

> JESSE K. SOUKI DIRECTOR OFFICE OF PLANNING

 Telephone:
 (808) 587-2846

 Fax:
 (808) 587-2824

 Web:
 http://hawaii.gov/dbedl/op/

No. P-14145

October 23, 2013

RECEIVED

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CHRIS HANT & PARTHERS, INC. Landscape Architecture and Manning CC: Jandan, Burth

+Glenn

13/029

Mr. Jordan E Hart, President Chris Hart & Partners, Inc. 115 North Market Street Wailuku, Hawaii 96793-1717

Dear Mr. Hart:

Subject: Environmental Impact Statement Preparation Notice (EISPN) for Piilani Promenade, Kihei, Maui; TMK: (2) 3-9-001: 016, 170-174

Thank you for the opportunity to review the Piilani Promenade EISPN which proposes the development of a mix of light industrial and business commercial uses, 200 apartment units, and appurtenant on and offsite improvements on approximately 75 acres of land. The Petitioner plans to file for an Amendment of a previously approved Petition for Docket No. A94-706, Kaonoulu Ranch.

The following comments are provided which should be addressed in the forthcoming draft EIS.

 Due to the proposed project's proximity to Kulanihakoi Gulch, there may be coastal nonpoint pollution impacts from the project site. We recommend your review of the *Hawaii Watershed Guidance* (August 2010), which provides a summary and links to management measures that may be implemented to minimize coastal nonpoint pollution impact. Specifically, the sections on Watershed Protection (p.121) and Site Development (p. 122) may be useful when developing the section dealing with drainage in the Draft EIS.

The *Hawaii Watershed Guidance* document can be viewed on-line or downloaded at <u>http://hawaii.gov/dbedt/czm/initiative/nonpoint/HI Watershed Guidance Final.pdf</u>.

2. Additionally, when developing the drainage section of the Draft EIS, specifically with regard to stormwater, please review the Office of Planning's *Stormwater Impact Assessment*, to identify and evaluate information on hydrology (i.e., proximity to drainage ways, stream channels, sensitive ecosystems in receiving waters), stressors (i.e., water quality and pollutants), sensitivity of resources (i.e., aquatic resources and riparian resources), and management considerations.

Mr. Jordan E. Hart Page 2 October 23, 2013

This guidance document will assist in integrating stormwater impact assessment within your review process. The appendices of the guidance document include a list of data resources, best management practice techniques, and a review checklist that may be useful. The *Stormwater Impact Assessment* guidance document can be viewed online or downloaded at

http://files.hawaii.gov/dbedt/op/czm/initiative/stomwater_imapct/final_stormwater_ impact_assessments_guidance.pdf.

3. Land Ownership and Project Applicant. Page 4. The document includes this statement: "The Applicant is the owner of the parcels comprising the project." The Applicant listed on the Executive Summary is Piilani Promenade North LLC, and Piilani Promenade South, LLC. However, page 5 of the EISPN indicates that the Applicant owns parcels 16, 170-174, and further states that the project comprises 75 out of the 88 acres within the Petition area. The remaining 13 acres are owned by Honuaula Partners and are not part of the project area. [Docket No. A94-706 Kaonoulu Ranch]

From previous Land Use Commission actions on this Petition, i.e., Motion to Show Cause hearings, Honuaula Partners proposed to develop the multi-family apartment units on the Petition area. It is not clear from the document whether the studies for this project will also include these apartment uses.

4. <u>Workforce Housing</u>. The EISPN briefly describes that the project will include workforce housing. The Draft EIS should include additional information regarding the breakdown for the number of affordable units and anticipated housing prices. It should be clarified whether the 200 multi-family apartments are within the Honuaula parcel or a new proposal not previously mentioned in A94-706.

Potential impacts and mitigation measures for the 200 apartments proposed for the project area, including traffic and other infrastructure both on and off-site should be included. The Petitioner plans to construct the apartments on two of the parcels encompassing the project area, parcels no. 169 and 16. The Draft EIS should indicate whether additional subdivision actions are proposed for the Petition area.

- 5. <u>Project Schedule</u>. The Draft EIS should include a project timetable for the development and infrastructure. The timetable should also include information on projections for the number of apartment units to be constructed per year and/or the floor area/square footage for each type of use, such as business, commercial, and light industrial.
- 6. <u>Sustainability and Resource Use</u>. The Hawaii State Plan sets out priority guidelines and principles for sustainability, as codified in HRS §226-108, Sustainability. In addition, Act 286, Session Laws of Hawaii 2012, set forth new priority guidelines in the Hawaii State Plan related to climate change adaptation. The Draft EIS should include a section that describes sustainable design and development measures the project will incorporate or consider in development of the project. A commitment to sustainable development practices will support State energy initiatives and the Administration's New

Day priorities to move toward clean energy, energy independence, and a green economy. The Draft EIS should also quantify the current energy use and projected energy requirements of the project, and discuss measures to be taken to reduce energy demand, promote energy efficiency, and to promote use of alternative, renewable energy sources. The Draft EIS should also discuss what measures could be taken to promote the use of alternative transportation modes, including identification of existing or planned county bus service in the area, and how the project will link into planned pedestrian paths and bikeways.

- 7. <u>Access easements</u>. A timeframe for obtaining the access easements and a discussion of progress in acquiring the easements should be provided.
- 8. <u>Previous Actions</u>. The Draft EIS should include a section on previous government permits and actions and approvals obtained previously on the Petition area, including the aforementioned A94-704, and actions leading to the current preparation of this EISPN document.

Specifically, the document should clarify that the original Petition was approved for a light industrial subdivision, and describe in detail the subsequent approvals and project changes that led to the Order to Show Cause proceedings, and the preparation of this EISPN before the Land Use Commission.

- 9. <u>**Traffic.**</u> The Traffic Impact Analysis Report (TIAR) should include all residential units within the Petition area, including the residential units within the Honuaula lot.
- 10. <u>Maps</u>. All maps should be to scale. In addition, if applicable, all maps should include a legend and the North arrow.
- 11. <u>Community Consultation</u>. The Draft EIS should describe any consultation with the community regarding the proposed project.

The Office of Planning looks forward to receiving the Draft EIS for the proposed project. Thank you for the opportunity to review this document. If you have any questions, please contact Lorene Maki of our Land Use Division at (808) 587-2888.

Sincerely,

Mary Ine Korzynki for

Jesse K. Souki Director

c: Land Use Commission



June 23, 2014

Mr. Leo Asuncion, Jr., AICP, Acting Director State of Hawaii, DBEDT Office of Planning PO. Box 2359 Honolulu, Hawaii 96804-2359

Dear Mr. Asuncion,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 23, 2013. In responding to your comments on the EISPN, we would like to note the following.

Comment 1. Due to the proposed project's proximity to Kulanihakoi Gulch, there may be coastal nonpoint pollution impacts from the project site. We recommend your review of the Hawaii Watershed Guidance (August 2010), which provides a summary and links to management measures that may be implemented to minimize coastal nonpoint pollution impact. Specifically, the sections on Watershed Protection (p. 121) and Site Development (p. 122) may be useful when developing the section dealing with drainage in the Draft EIS.

The Hawaii Watershed Guidance document can be viewed on-line or downloaded at http://hawaii.gov/dbedt/czm/initiative/nonpoint/HI Watershed Guidance Final.pdf.

Response 1: The Applicant will review the provided information in preparation of the drainage sections for the forthcoming Draft EIS. Copies of this guidance document have also been provided the appropriate project consultants for their review and consideration.

Comment 2. Additionally, when developing the drainage section of the Draft EIS, specifically with regard to stormwater, please review the Office of Planning's Stormwater Impact Assessment, to identify and evaluate information on hydrology (i.e., proximity to drainage ways,

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Mr. Leo Asuncion, Jr., Acting Director Office of Planning State of Hawaii Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 2 of 5

stream channels, sensitive ecosystems in receiving waters), stressors (i.e., water quality and pollutants), sensitivity of resources (i.e., aquatic resources and riparian resources), and management considerations.

This guidance document will assist in integrating stormwater impact assessment within your review process. The appendices of the guidance document include a list of data resources, best management practice techniques, and a review checklist that may be useful. The Stormwater Impact Assessment guidance document can be viewed online or downloaded at http://files.kawaii.gov/dbedt/op/czm/initiative/stormwater_impact/final_stormwater_impact assessments_guidance.pdf.

Response 2: The Applicant has reviewed the provided Stormwater Impact Assessment information and copies of this guidance document have also been provided to the appropriate project consultants for their review and consideration. The forthcoming Draft EIS will provide information on hydrology, identify sensitive resources, and provide management or mitigation considerations.

Comment 3. Land Ownership and Project Applicant. Page 4. The document includes this statement: "The Applicant is the owner of the parcels comprising the project." The Applicant listed on the Executive Summary is Piilani Promenade North LLC, and Piilani Promenade South, LLC. However, page 5 of the EISPN indicates that the Applicant owns parcels 16, 170-174, and further states that the project comprises 75 out of the 88 acres within the Petition area. The remaining 13 acres are owned by Honua'ula Partners and are not part of the project area. [Docket No. A94-706 Kaonoulu Ranch] From previous Land Use Commission actions on this Petition, i.e., Motion to Show Cause hearings, Honua'ula Partners proposed to develop the multifamily apartment units on the Petition area. It is not clear from the document whether the studies for this project will also include these apartment uses.

Response 3: The Draft EIS and the associated technical studies will include the nonproject apartment uses to be located in the future on the adjacent 13-acre parcel owned by Honua'ula Partners solely for impact analysis and as background information. The Applicant has pending a Motion to Amend before the Land Use Commission, which motion seeks, *inter alia*, to bifurcate and assign a separate Land Use Commission Docket Number that applies solely to the 75 acres owned by Applicant. Any approvals and additional necessary studies for the 13 acres owned by Honua'ula Partners will be handled separately by Honua'ula Partners.

Comment 4. Workforce Housing. The EISPN briefly describes that the project will include workforce housing. The Draft EIS should include additional information regarding the breakdown for the number of affordable units and anticipated housing prices. It should be clarified whether the 200 multi-family apartments are within the Honua'ula parcel or a new proposal not Mr. Leo Asuncion, Jr., Acting Director Office of Planning State of Hawaii Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 3 of 5

previously mentioned in A94-706. Potential impacts and mitigation measures for the 200 apartments proposed for the project area, including traffic and other infrastructure both on and off-site should be included. The Petitioner plans to construct the apartments on two of the parcels encompassing the project area, parcels no. 169 and 16. The Draft EIS should indicate whether additional subdivision actions are proposed for the Petition area.

Response 4: The Draft EIS will include additional information regarding the breakdown for the number of affordable units and anticipated housing prices, as well as the potential impact and mitigation measures related thereto. The 200-multi family units referenced in the EISPN are within Parcel 16, and are different than those planned for the Honua'ula parcel. At some point in the future on the adjacent 13-acre parcel (Parcel 169) owned by Honua'ula Partners there will be additional multi-family units constructed, if Honua'ula Partners determines to proceed with that development.

Comment 5. Project Schedule. The Draft EIS should include a project timetable for the development and infrastructure. The timetable should also include information on projections for the number of apartment units to be constructed per year and/or the floor area/square footage for each type of use, such as business, commercial, and light industrial.

Response 5: To the extent such information is available, the Draft EIS will include a project timetable for development and infrastructure including projections on the number of apartment units to be constructed per year and/or the floor area/square footage for each type of use, such as business, commercial, and light industrial.

Comment 6. Sustainability and Resource Use. The Hawaii State Plan sets out priority guidelines and principles for sustainability, as codified in HRS 5226-1 08, Sustainability. In addition, Act 286, Session Laws of Hawaii 2012, set forth new priority guidelines in the Hawaii State Plan related to climate change adaptation. The Draft EIS should include a section that describes sustainable design and development measures the project will incorporate or consider in development of the project. A commitment to sustainable development practices will support State energy initiatives and the Administration's New Day priorities to move toward clean energy, energy independence, and a green economy. The Draft EIS should also quantify the current energy use and projected energy requirements of the project, and discuss measures to be taken to reduce energy demand, promote energy efficiency, and to promote use of alternative, renewable energy sources. The Draft EIS should also discuss what measures could be taken to promote the use of alternative transportation, modes, including identification of existing or planned county bus service in the area, and how the project will link into planned pedestrian paths and bikeways.

Response 6: The Draft EIS will include a discussion on the new priority guidelines in the Hawaii State Plan related to climate change adaptation. To the extent such information is available; the Draft EIS will provide a section on infrastructure including electrical

Mr. Leo Asuncion, Jr., Acting Director Office of Planning State of Hawaii Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 4 of 5

systems. The Draft EIS will describe energy use, conservation measures and projected electrical demand. The Draft EIS will include a Transportation section which includes a discussion of alternative transportation options and providing connection opportunities from the project to adjacent uses.

Comment 7. Access easements. A timeframe for obtaining the access easements and a discussion of progress in acquiring the easements should be provided.

Response 7: To the extent such information is available; the Draft EIS will include a timetable for obtaining the access easements and a discussion of progress in acquiring the easements.

Comment 8. Previous Actions. The Draft EIS should include a section on previous government permits and actions and approvals obtained previously on the Petition area, including the aforementioned A94-704, and actions leading to the current preparation of this EISPN document. Specifically, the document should clarify that the original Petition was approved for a light industrial subdivision, and describe in detail the subsequent approvals and project changes that led to the Order to Show Cause proceedings, and the preparation of this EISPN before the Land Use Commission.

Response 8: The Draft EIS will include a section on previous government permits and actions and approvals obtained previously on the Petition area, including the aforementioned A94-704, and actions leading to the current preparation of this EISPN document.

Comment 9. Traffic. The Traffic Impact Analysis Report (TIAR) should include all residential units within the Petition area, including the residential units within the Honua'ula lot.

Response 9: The Draft EIS will include a TIAR that analyzes the residential units within the Petition area, as well as, solely for the purposes of impact analysis, the residential units within the 13 acres owned by Honua'ula.

Comment 10. Maps. All maps should be to scale. In addition, if applicable, all maps should include a legend and the North arrow.

Response 10: The Draft EIS will include maps drawn to scale with legend and north arrow included when applicable.

Mr. Leo Asuncion, Jr., Acting Director Office of Planning State of Hawaii Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 5 of 5

Comment 11. Community Consultation. The Draft EIS should describe any consultation with the community regarding the proposed project.

Response 11: The Draft EIS will include a list of consulted community groups.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

lord, AR

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029 NEIL ABERCROMBIE GOVERNOR



Dean H. Seki Comptroller

Maria E. Zielinski Deputy Comptroller

STATE OF HAWAII DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES P.O. BOX 119, HONOLULU, HAWAII 96B10-0119

SEP 2 4 2013

(P)1217.3

Mr. Jordan E. Hart, President Chris Hart & Partners, Inc. 115 North Market Street Wailuku, Hawaii 96793-1717

Dear Mr. Hart:

Subject: Piilani Promenade Environmental Assessment/Environmental Impact Statement Preparation Notice

Thank you for the opportunity to provide comments for the subject project. This project does not impact any of the Department of Accounting and General Services' projects or existing facilities in this area, and we have no comments to offer at this time.

If you have any questions, your staff may call Mr. Alva Nakamura of the Planning Branch at 586-0488.

Sincerely,

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JAMES K. KURATA Public Works Administrator

AN:lnn

c: Mr. Daniel E. Orodenker, Executive Officer, DBEDT-Land Use Commission

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SEP 2 5 2013

CHRIS HAM & PARTNERS, MC Landscape Architecture and Planning CC Jorgton, Chenn Hordt



June 18, 2014

Mr. Dean H. Seki, State Comptroller State of Hawaii Department of Accounting and General Services P.O. Box 119 Honolulu, HI 96810-0119

Dear Mr. Seki,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your comment letter of September 24, 2013 which indicates that the proposed project will not have any effect upon your Department's projects or facilities in the area and that you have no further comments to offer at this time.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charles Jencks, Ownership Representative Mr. Daniel E. Orodenker, DBEDT-LUC Project File 13-029

www.chpmaul.com

NEIL ABERCROMBIE GOVERNOR



GLENN M. OKIMOTO DIRECTOR

Deputy Directors FORD N. FUCHIGAMI RANDY GRUNE AUDREY HIDANO JADINE URASAKI

IN REPLY REFER TO:

HWY-PS 2.6634

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

February 26, 2014

PECEIVED

FEB 27 2014

CHRIS HART & PASTNERS, INC. Landscape Architecture and Planning Brett

13/029

Mr. Jordan E. Hart President Chris Hart & Partners, Inc. 115 North Market Street Wailuku, Hawaii 96793-1717

Dear Mr. Hart:

Subject: Environmental Impact Statement Preparation Notice Piilani Promenade, Kihei, Maui, TMK: (2) 3-9-001:016, 170-174

Thank you for transmitting the subject document for our review of the proposed project to develop a mix of light industrial and business/commercial uses with 200 apartment units on a 75 acre property. The project proposes to improve the intersection of Piilani Highway (State Route 31) with Kaonoulu Street

We will provide our comments to the subject project when we review the revised Traffic Impact Analysis Report (TIAR). Please provide two copies of the revised TIAR to the Highways Division, Planning Branch and one copy to our Maui District Office.

If you have any questions, please contact Gary Ashikawa, Systems Planning Engineer, Highways Division, Planning Branch at (808) 587-6336.

Very truly yours,

Rum G. Jalusti

Alvin A. Takeshita Highways Administrator



June 18, 2014

Mr. Alvin A. Takeshita, Highways Division State of Hawaii, Dept. of Transportation 869 Punchbowl Street Honolulu, HI 96813-5097

Dear Mr. Takeshita,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of February 26, 2014 indicating that your department will provide comments after review of the TIAR. The Applicant will provide two copies of the TIAR to the Highways Division, Planning Branch and one copy to the Maui District Office.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029

115 N. Marker Street, Walluku, Maul. Hawaii 96793-1717 * Ph 808-242-1955 * Fax 808-242-1956

www.chpmaul.com



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

October 15, 2013

LORETTA J. FUDDY, A.C.S.W., M.P.H. DIRECTOR OF HEALTH

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

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OCT 17 2013

CHRIS HART & PARTMERS, INC. Landscape Architecture and Planning Cl. Jordan, Brett &

Glenn 13/02g

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

Dear Mr. Hart:

Subject: **Environmental Assessment/Environmental Impact Statement** Preparation Notice (EISPN) for Piilani Promenade TMK: (2) 3-9-001:016, 170-174

Thank you for the opportunity to review this project. We have the following comments to offer:

- 1. National Pollutant Discharge Elimination System (NPDES) permit coverage maybe required for this project. The Clean Water Branch should be contacted at 808 586-4309.
- 2. Please provide more information on whether the wastewater generated will be discharged into the county sewer or private wastewater treatment plant. If you have any questions, please call Roland Tejano, Environmental Engineer, at 808 984-8232.
- 3. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. The Indoor & Radiological Health Branch should be contacted at 808 586-4700.

It is strongly recommended that the Standard Comments found at the Department's website: http://health.hawaii.gov/epo/home/landuse-planning-review-program/ be reviewed, and any comments specifically applicable to this project should be adhered to.

Mr. Jordon E. Hart October 15, 2013 Page 2

Should you have any questions, please call me at 808 984-8230 or E-mail me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

Fattikitlewshi

Patti Kitkowski District Environmental Health Program Chief

c: EPO



June 18, 2014

Ms. Patti Kitkowski, District Environmental Health Program Chief State of Hawaii Department of Health, Maui District 54 High Street Wailuku, HI 96793

Dear Ms. Kitkowski:

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 15, 2013, the following responses to your numerated comments are provided.

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

Response 1. The Applicant is aware that a NPDES permit is required and will work with the Clean Water Branch to obtain permit coverage for construction-related activities.

Comment 2. Please provide more information on whether the wastewater generated will be discharged into the county sewer or private wastewater treatment plant. If you have any questions please contact Roland Tejano, Environmental Engineer, at 808 984-8232.

Response 2. The wastewater system for the proposed project will connect to the County Sewer system.

Comment 3. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46,

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Ms. Patti Kitkowski, Chief DOH, Maui District Piilani Promenade DEIS June 18, 2014 Page 2 of 2

"Community Noise Control". A noise permit may be required and should be obtained before the commencement of work. The Indoor & Radiological Health Branch should be contacted at 808-586-4700.

Response 3. The development of the proposed project will comply with the applicable provisions of Chapter 11-46, Hawaii Revised Statutes, pertaining to "Community Noise Control".

Unnumbered Comment. It is strongly recommended that the Standard Comments found at the Department's website: http://health.hawaii.gov/epo/home/landuse-plaing-review-program be reviewed, and any comments specifically applicable to this project should be adhered to.

Unnumbered Comment Response. Copies of your letter, which included the website for the Department's Standard Comments have been furnished to the project team for their use during the detailed planning and design phase of the project.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charles Jencks, Ownership Representative Mr. Daniel E. Orodenker, DBEDT-LUC Project File 13-029 NEIL ABERCROMBIE GOVERNOR OF HAWAII



LORETTA J. FUDDY, A.C.S.W., M.P.H. DIRECTOR OF HEALTH

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

September 27, 2013

In reply, please refer to: File:

13-183 Piilani Promenade

Mr. Jordan E. Hart, President Chris Hart & Partners, Inc. 115 North Market Street Wailuku, Hawaii 96793-1717

Dear Mr. Hart:

SUBJECT: Environmental Impact Statement Preparation Notice for Piilani Promenade Maui, TMK: (2) 3-9-001: 016, 170-174

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your letter regarding the above subject. Thank you for allowing us to review and comment on it. The document was routed to the Department of Health's Safe Drinking Water and Wastewater Branches. It was also sent to the Hazard Evaluation and Emergency Response Office and the County of Maui's District Health Office. They will provide specific comments to you if necessary. EPO recommends that you review the Standard Comments found on our website:

http://health.hawaii.gov/epo/home/landuse-planning-review-program/.

You are required to adhere to all Standard Comments specifically applicable to this application.

EPO suggests that you examine the many sources available on strategies to support the sustainable design of communities, including the:

- U.S. Environmental Protection Agency's report, "Creating Equitable, Health and Sustainable Communities: Strategies for Advancing Smart Grants, Environmental Justice, and Equitable Development" (Feb. 2013), http://www.epa.gov/smartgrowth/pdf/equitable-dev/equitable-development-report-508-011713b.pdf;
- U.S. Environmental Protection Agency's sustainability programs: www.epa.gov/sustainability;
- U.S. Green Building Council's LEED program: www.new.usgbc.org/leed; and
- World Health Organization, <u>www.who.int/hia</u>.

The DOH encourages everyone to apply these sustainability strategies and principles early in the planning and review of projects. We also request that for future projects you consider conducting a Health Impact Assessment (HIA). More information is available at <u>www.cdc.gov/healthyplaces/hia.htm</u>. We request you share all of this information with others to increase community awareness on sustainable, innovative, inspirational, and healthy community design.

We wish to receive notice of the environmental assessment's availability when it is completed. We request a written response confirming receipt of this letter and any other letters you receive from DOH in regards to this submission. You may mail your response to: 919 Ala Moana Blvd., Ste. 312, Honolulu, Hawaii 96814. However, we would prefer an email submission to <u>epo@doh.hawaii.gov</u>. We anticipate that our letter(s) and your response(s) will be included in the final document. If you have any questions, please contact me at (808) 586-4337.

Mahalo,

Laura Leialoha Phillips McIntyle, AICP Manager, Environmental Planning Office

c: Mr. Daniel D. Orodenker, Executive Officer, DBEDT

RECEIVED

007 - 3 2013

CHRIS HART & PARTNERS, INC. Landscape Architecture and Planning

CC: Jordan, blenn & Brett



June 18, 2014

Ms. Laura Leialoha Phillips McIntyre, AICP Environmental Planning Office Manager State of Hawaii, Dept. of Health Environmental Planning Office P.O. Box 3378 Honolulu, HI 96801-3378

Dear Ms. Leialoha Phillips McIntyre:

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

We acknowledge the receipt of your letter dated September 27, 2013 and are responding to your comments.

Copies of your letter, including the data sources for the Standard Comments of the Department of Health (DOH) and the strategies and principles for sustainable design, have been furnished to our project team for their use during the detailed planning and design phase of the project.

Besides your Office, we have received comment letters from the following DOH Branches:

- 1. Clean Water Branch (letter dated 9/26/13).
- 2. Safe Drinking Water Branch (letter dated 10/8/13).
- 3. Maui District Health Office (letter dated 10/15/13).
- 4. Wastewater Branch (letter dated 10/24/13).
- 5. Clean Air Branch (letter dated 11/13/13).

In addition to this original letter, a copy will be e-mailed to you at epo@doh.hawaii.gov.

www.chpmaui.com

Ms. Laura Leialoha Phillips McIntyre, AICP, Manager DOH, EPO Piilani Promenade DEIS June 18, 2014 Page 2 of 2

In accordance with Chapter 11-200, Hawaii Administrative Rules pertaining to <u>Environmental Impact Statement Rules</u>, copies of all substantive comments and responses will be included in the Draft EIS, as well as a list of persons and/or agencies that have been consulted and had no comment.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

ENCLOSURES: (6)

- 1. DOH Maui District Health Office comment letter with response
- 2. DOH Clean Water Branch comment letter with response
- 3. DOH Safe Drinking Water Branch comment letter with response
- 4. DOH Wastewater Branch comment letter with response
- 5. DOH Clean Air Branch comment letter with response
- 6. DOH Wastewater Branch comment letter with response

CC: Mr. Charles Jencks, Ownership Representative Mr. Daniel E. Orodenker, DBEDT-LUC Project File 13-029 NEIL ABERCROMBIE GOVERNOR OF HAWAII



STATE OF HAWAII DEPARTMENT OF HEALTH SAFE DRINKING WATER BRANCH 919 ALA MOANA BLVD., ROOM 308 HONOLULU, HI 96814-4920

October 8, 2013

LORETTA J. FUDDY, A.C.S.W., M.P.H. DIRECTOR OF HEALTH

> In reply, please refer to: File: SDWB PillaniPromenade01.docx

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001 1 1 2013

CHRIS HART & PARTNERS, INC. Landscape Architecture and Plenning

Cc: Jurdan, Glenn, - Brott-13/02a

Dear Mr. Hart:

Mr. Jordan E. Hart, President

Wailuku, Hawaii 96793-1717

Chris Hart & Partners, Inc.

115 North Market Street

SUBJECT: PI`ILANI PROMENADE ENVIRONMENTAL ASSESSMENT ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE (EISPN), MAUI, TMK: (2) 3-9-001:016, 170-174

The Safe Drinking Water Branch (SDWB) has reviewed the subject document and has the following comments:

- 1. This project may qualify as a public water system if the project has a master meter from the County of Maui, Department of Water Supply and then sells water to individual units. Federal and state regulations define a public water system as a system that serves 25 or more individuals at least 60 days per year or has at least 15 service connections. All public water system owners and operators are required to comply with Hawaii Administrative Rules (HAR), Title 11, Chapter 20, "Rules Relating to Public Water Systems."
- 2. All new public water systems are required to demonstrate and meet minimum capacity requirements prior to their establishment. This requirement involves demonstration that the system will have satisfactory technical, managerial and financial capacity to enable the system to comply with safe drinking water standards and requirements in accordance with HAR Section 11-20-29.5, "Capacity demonstration and evaluation."
- 3. Projects that propose development of new sources of drinking water serving or proposed to serve a public water system must comply with the terms of HAR Section 11-20-29, "Use of new sources of raw water for public water systems." This section requires that all new public water system sources be approved by the Director of Health prior to its use. Such approval is based primarily upon the submission of a satisfactory engineering report which addresses the requirements set in HAR Section 11-20-29.

Mr. Jordan E. Hart October 8, 2013 Page 2

- 4. The engineering report must identify all potential sources of contamination and evaluate alternative control measures which could be implemented to reduce or eliminate the potential for contamination, including treatment of the water source. In addition, water quality analyses for all regulated contaminants, performed by a laboratory certified by the State Laboratories Division of the State of Hawaii, must be submitted as part of the report to demonstrate compliance with all drinking water standards. Additional parameters may be required by the Director for this submittal or additional tests required upon his or her review of the information submitted.
- 5. All sources of public water systems must undergo a source water assessment which will delineate a source water protection area. This process is preliminary to the creation of a source water protection plan for that source and activities which will take place to protect the source of drinking water.
- 6. Projects proposing to develop new public water systems or proposing substantial modifications to existing public water systems must receive approval by the Director of Health prior to construction of the proposed system or modification in accordance with HAR Section 11-20-30, "New and modified public water systems." These projects include treatment, storage and distribution systems of public water systems. The approval authority for projects owned and operated by a County Board or Department of Water or Water Supply has been delegated to them.
- 7. All public water systems must be operated by certified distribution system and water treatment plant operators as defined by Hawaii Administrative Rules, Title 11, Chapter 25, "Rules Relating to Certification of Public Water System Operators."
- 8. All projects which propose the use of dual water systems or the use of a nonpotable water system in proximity to an existing drinking water system to meet irrigation or other needs must be carefully designed and operated to prevent the cross-connection of these systems and prevent the possibility of backflow of water from the non-potable system to the drinking water system. The two systems must be clearly labeled and physically separated by air gaps or reduced pressure principle backflow prevention devices to avoid contaminating the drinking water supply. In addition backflow devices must be tested periodically to assure their proper operation. Further, all non-potable spigots and irrigated areas should be clearly labeled with warning signs to prevent the inadvertent consumption on non-potable water. Compliance with Hawaii Administrative Rules, Title 11, Chapter 21, "Cross-Connection and Backflow Control" is also required.

Mr. Jordan E. Hart October 8, 2013 Page 3

- 9. All projects which propose the establishment of a potentially contaminating activity (as identified in the Hawai'i Source Water Assessment Plan) within the source water protection area of an existing source of water for a public water supply should address this potential and activities that will be implemented to prevent or reduce the potential for contamination of the drinking water source.
- 10. For further information concerning the application of capacity, new source approval, operator certification, source water assessment, backflow/cross-connection prevention or other public water system programs, please contact the SDWB at (808) 586-4258.
- 11. If you plan to construct a new drainage injection well, or to operate an existing drainage injection well, you are first required to obtain written authorization from the Department of Health's Underground Injection Control (UIC) program. Written authorization is given either by an authorization letter or by a UIC permit, both of which represent the Department's approval to construct or to operate an injection well. Without written authorization, constructing or operating an injection well is a Chapter 23 violation. A Chapter 23 violation may results in a penalty and corrective action.

In order to obtain written authorization, apply for a UIC permit through the epermitting website at https://eha-cloud.doh.hawaii.gov/epermit/View/default.aspx.

If there are any questions, please call Ms. Jennifer Nikaido of the SDWB, Engineering Section, at (808) 586-4258.

Sincerely,

JOANNA L. SETO, P.E., CHIEF Safe Drinking Water Branch

JN:slm

c: EPO #13-183



June 18, 2014

Ms. Joanna L. Seto, P.E., Chief State of Hawaii, Dept. of Health Safe Water Drinking Branch Environmental Management Division 919 Ala Moana Blvd., Room 308 Honolulu, HI 96814 - 4920

Dear Ms. Seto,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 8, 2013 indicating that the Department has no comments.

Comment 1. This project may qualify as a public water system if the project has a master meter from the County of Maui, Department of Water Supply and then sells water to individual units. Federal and state regulations define a public water system as a system that serves 25 or more individuals at least 60 days per year or has at least 15 service connections. All public water system owners and operators are required to comply with Hawaii Administrative Rules (HAR), Title 11, Chapter 20, "Rules Relating to Public Water Systems."

Response 1. A Preliminary Engineering Report (PER) will be included in the Draft EIS. In addition to examining existing infrastructure systems in the project area, including the County water system, the PER will discuss the infrastructure system improvements that are proposed to be implemented for the project.

The <u>Rules Relating to Public Water Systems</u> are set forth in Chapter 11-20, Hawaii Administrative Rules (HAR) and encompasses applicability criteria, performance standards, and compliance measures for public water systems. The Applicant acknowledges that the water system for the proposed project may qualify as a public water system. Notwithstanding this, the proposed water system shall comply with the applicable provisions of Chapter 11-20, HAR

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Ms. Joanna L. Seto, P.E. Chief Safe Drinking Water Branch Comment Response Letter Piilani Promenade EISPN June 18, 2014 Page 2 of 5

should it be deemed a public water system by the Department of Health, Safe Drinking Water Branch (SDWB).

Comment 2. All new public water systems are required to demonstrate and meet minimum capacity requirements prior to their establishment. This requirement involves demonstration that the system will have satisfactory technical, managerial and financial capacity to enable the system to comply with safe drinking water standards and requirements in accordance with HAR Section 11-20-29.5, "Capacity demonstration and evaluation."

Response 2. If the water system for the proposed project is determined to be a public water system by the SDWB, the Applicant will demonstrate that the water system will have sufficient technical, managerial and financial capability to enable the system to comply with safe drinking water standards and requirements in accordance with HAR Section 11-20-29.5, "Capacity Demonstration and Evaluation."

Comment 3. Projects that propose development of new sources of drinking water serving or proposed to serve a public water system must comply with the terms of HAR Section 11-20-29, "Use of new sources of raw water for public water systems." This section requires that all new public water system sources be approved by the Director of Health prior to its use. Such approval is based primarily upon the submission of a satisfactory engineering report which addresses the requirements set in HAR Section 11-20-29.

Response 3. The proposed project plans to connect to the existing County (public) water system. However, if a new source of drinking water becomes necessary, the Applicant will comply with Section 11-20-29, HAR "Use of New Sources of Raw Water for Public Water Systems." The Applicant is also aware that all new public water system sources must be approved by the Director of Health prior to its use.

Comment 4. The engineering report must identify all potential sources of contamination and evaluate alternative control measures which could be implemented to reduce or eliminate the potential for contamination, including treatment of the water source. In addition, water quality analyses for all regulated contaminants, performed by a laboratory certified by the State Laboratories Division of the State of Hawaii, must be submitted as part of the report to demonstrate compliance with all drinking water standards. Additional parameters may be required by the Director for this submittal or additional tests required upon his or her review of the information submitted. Ms. Joanna L. Seto, P.E. Chief Safe Drinking Water Branch Comment Response Letter Piilani Promenade EISPN June 18, 2014 Page 3 of 5

Response 4. Pursuant to Section 11-20-29, HAR, the Applicant acknowledges that an engineering report must be submitted to the SDWB for anyone proposing to use a new, natural water source to supply a public water system. As set forth in Subsection 11-2-29(b)(5), all potential sources of contamination must be identified and control measures for reducing potential contamination must be evaluated. In addition, the Applicant understands that a water quality analysis for all regulated contaminants must be submitted to the SDWB to evidence compliance with all drinking water standards.

Comment 5. All sources of public water systems must undergo a source water assessment which will delineate a source water protection area. This process is preliminary to the creation of a source water protection plan for that source and activities which will take place to protect the source of drinking water.

Response 5. The Applicant acknowledges that all public water system sources are subject to a source water assessment which will delineate a water source protection area.

Comment 6. Projects proposing to develop new public water systems or proposing substantial modifications to existing public water systems must receive approval by the Director of Health prior to construction of the proposed system or modification in accordance with HAR Section 11 - 20-30, "New and modified public water systems." These projects include treatment, storage and distribution systems of public water systems. The approval authority for projects owned and operated by a County Board or Department of Water or Water Supply has been delegated to them.

Response 6. The Applicant understands that any new public water system must be approved by the Director of Health before construction can commence pursuant to Section 11-20-30, HAR pertaining to "New and Modified Public Water Systems".

Comment 7. All public water systems must be operated by certified distribution system and water treatment plant operators as defined by Hawaii Administrative Rules, Title 11, Chapter 25, "Rules Relating to Certification of Public Water System Operators."

Response 7. If deemed a public water system by the SDWB, the water system for the proposed project will be operated by qualified personnel in accordance with Title 11, Chapter 5, HAR entitled "Rules Relating to Certification of Public Water System Operators".

Ms. Joanna L. Seto, P.E. Chief Safe Drinking Water Branch Comment Response Letter Piilani Promenade EISPN June 18, 2014 Page 4 of 5

Comment 8. All projects which propose the use of dual water systems or the use of a non-potable water system in proximity to an existing drinking water system to meet irrigation or other needs must be carefully designed and operated to prevent the cross-connection of these systems and prevent the possibility of backflow of water from the non-potable system to the drinking water system. The two systems must be clearly labeled and physically separated by air gaps or reduced pressure principle backflow prevention devices to avoid contaminating the drinking water supply. In addition backflow devices must be tested periodically to assure their proper operation. Further, all non-potable spigots and irrigated areas should be clearly labeled with warning signs to prevent the inadvertent consumption on non-potable water. Compliance with Hawaii Administrative Rules, Title 11, Chapter 21, "Cross-Connection and Backflow Control" is also required.

Response 8. The Applicant understands that separate drinking water and nonpotable systems need to be carefully designed and operated to prevent any crossconnections and potential backflow and that the dual system must be clearly labeled and physically separated to avoid drinking water contamination. The design and operation of this dual water system must comply with the provisions of Title 11, Chapter 21, entitled "Cross-connection and Backflow Control".

Comment 9. All projects which propose the establishment of a potentially contaminating activity (as identified in the Hawai'i Source Water Assessment Plan) within the source water protection area of an existing source of water for a public water supply should address this potential and activities that will be implemented to prevent or reduce the potential for contamination of the drinking water source.

Response 9. The Applicant acknowledges that all projects within a water source protection area that propose a potentially contaminating activity could affect an existing water source for a public water supply and that appropriate measures will need to be undertaken to prevent or reduce the potential for contamination of the drinking water source.

Comment 10. For further information concerning the application of capacity, new source approval, operator certification, source water assessment, backflow/cross- connection prevention or other public water system programs, please contact the SDWB at (808) 586-4258.

Response 10. Copies of the SDWB comment letter and contact information have been provided to the Applicant and the appropriate project consultants for their use if additional information is needed.

Ms. Joanna L. Seto, P.E. Chief Safe Drinking Water Branch Comment Response Letter Piilani Promenade EISPN June 18, 2014 Page 5 of 5

Comment 11. If you plan to construct a new drainage injection well, or to operate an existing drainage injection well, you are first required to obtain written authorization from the Department of Health's Underground Injection Control (UIC) program. Written authorization is given either by an authorization letter or by a UIC permit, both of which represent the Department's approval to construct or to operate an injection well. Without written authorization, constructing or operating an injection well is a Chapter 23 violation. A Chapter 23 violation may results in a penalty and corrective action.

Response 11. The Applicant is not proposing to construct an injection well or operate an existing injection well as part of the proposed project.

Thank you for participating in the environmental review process. Please feel free to call Mr. Brett Davis at (808) 242-1955 or email Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029 NEIL ABERCROMBIE GOVERNOR OF HAWAII



LORETTA J. FUDDY, A.C.S.W., M.P.H. DIRECTOR OF HEALTH

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

September 26, 2013

Mr. Jordan E. Hart President 115 North Market Street Wailuku, Hawaii 96793-1717

Dear Mr. Hart:

In reply, please refer to: EMD/CWB

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RECEVED

SEP 27 2013

CHRIS HART & PARTNERS, INC. Landscape Architecture and Planning

CC. Indan Broch

-+Glenn 13/529

SUBJECT: Comments on the Environmental Impact Statement Preparation Notice (EISPN) for the Piilani Promenade TMK: (2) 3-9-001:016, 170-174 Kihei, Island of Maui, Hawaii

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your letter, which was received in our office on September 18, 2013, requesting comments on your project. The DOH-CWB has reviewed the subject document and offers these comments. Please note that our review is based solely on the information provided in the subject document and its compliance with the Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at:

http://health.hawaii.gov/epo/files/2013/05/CWB-standardcomment.pdf.

- 1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
- 2. You may be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. To request NPDES permit coverage, you must submit the CWB

Mr. Jordan E, Hart September 26, 2013 Page 2

Individual NPDES Form through the e-Permitting Portal and the hard copy certification statement with \$1,000 filing fee. Please open the <u>e-Permitting Portal</u> website at: <u>https://eha-cloud.doh.hawaii.gov/epermit/View/home.aspx</u>. You will be asked to do a one-time registration to obtain your login and password. After you register, click on the Application Finder tool and locate the "CWB Individual NPDES Form." Follow the instructions to complete and submit this form.

3. If your project involves work in, over, or under waters of the United States, it is highly recommend that you contact the Army Corp of Engineers, Regulatory Branch (Tel: 438-9258) regarding their permitting requirements.

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

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

If you have any questions, please visit our website at: <u>http://health.hawaii.gov/cwb/</u>, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,

In Wong

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

GH:rh

c: Mr. Daniel E. Orodenker, DBEDT-LUC

NEIL ABERCROMBIE OVERNOR OF HAWA

Mr. Jordan E. Hart

115 North Market Street

Wailuku, Hawaii 96793-1717

President

Dear Mr. Hart:



LORETTA J. FUDDY, A.C.S.W., M.P.H. DIRECTOR OF HEALTH

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

October 9, 2013

. OCT 1 1 2013

CHRIS HART & PARTHERS, INC. Landscape Architectura and Planning

CC: Judan, Glenn + Bred

13/229

Comments on the Environmental Impact Statement Preparation SUBJECT: Notice (EISPN) for the Piilani Promenade TMK: (2) 3-9-001:016, 170-174 Kihei, Island of Maui, Hawaii

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your letter, which was received in our office on September 18, 2013, requesting comments on your project. The DOH-CWB has reviewed the subject document and offers these comments. Please note that our review is based solely on the information provided in the subject document and its compliance with the Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at:

http://health.hawaii.gov/epo/files/2013/05/CWB-standardcomment.pdf.

- 1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
- 2. You may be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. To request NPDES permit coverage, you must submit the CWB

In reply, please refer to: EMD/CWB

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Mr. Jordan E, Hart October 9, 2013 Page 2

Individual NPDES Form through the e-Permitting Portal and the hard copy certification statement with \$1,000 filing fee. Please open the <u>e-PermittingPortal</u> website at: <u>https://eha-cloud.doh.hawaii.gov/epermit/View/home.aspx</u>. You will be asked to do a one-time registration to obtain your login and password. After you register, click on the Application Finder tool and locate the "CWB Individual NPDES Form." Follow the instructions to complete and submit this form.

3. If your project involves work in, over, or under waters of the United States, it is highly recommend that you contact the Army Corp of Engineers, Regulatory Branch (Tel: 438-9258) regarding their permitting requirements.

Pursuant to Federal Water Pollution Control Act [commonly known as the "Clean Water Act" (CWA)], Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may <u>result</u> in any discharge into the navigable waters..." (emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40 of the Code of Federal Regulations, Section 122.2; and Hawaii Administrative Rules (HAR), Chapter 11-54.

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

If you have any questions, please visit our website at: <u>http://health.hawaii.gov/cwb/</u>, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,

Danyl Lund men And

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

GH:rh

c: Mr. Daniel E. Orodenker, DBEDT-LUC



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

Dear Mr. Wong:

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of September 26, 2013 and for a copy of the letter dated October 9, 2013. We have provided the following responses to your numerated comments.

Comment 1. Any project and its potential impacts to State waters must meet the following criteria: a. Antidegradation policy (HAR, Section 11-54-1 .I), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected. b. Designated uses (HAR, Section 11 -54-3), as determined by the classification of the receiving State waters. c. Water quality criteria (HAR, Sections 1 1-54-4 through 1 1-54-8).

Response 1. The proposed project will comply with the applicable provisions of Chapter 11-54, Hawaii Administrative Rules (HAR) entitled <u>Water Quality</u> <u>Standards</u> and Chapter 11-55, HAR titled <u>Water Pollution Control</u>.

The proposed project will also be developed in accordance with the standards set forth by:

- a. Section 11-54-1.1, HAR (General Policy of Water Quality Antidegradation).
- b. Section 11-54-3, HAR (Classification of Water Uses).

Mr. Alec Wong, P.E., Chief DOH,CMB Piilani Promenade DEIS June 18, 2014 Page 2 of 3

c. The water quality criteria set forth in Sections 11-54-4 through 11-54-8, HAR.

Comment 2. You may be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR, Chapter 11-55). An application for an NPDES individual permit must be submitted at least 180 calendar days before the commencement of the discharge. To request NPDES permit coverage, you must submit the CWB Individual NPDES Form through the e-Permitting Portal and the hard copy certification statement with \$1,000 filing fee. Please open the e-Permitting Portal website at: https://eha-cloud.doh.hawaii.gov/epermiWiew/home.aspx. You will be asked to do a one-time registration to obtain your login and password. After you register, click on the Application Finder tool and locate the "CWB Individual NPDES Form." Follow the instructions to complete and submit this form.

Response 2. The Applicant acknowledges that a National Pollutant Discharge Elimination System (NPDES) is required for discharges into Class A or Class 2 State waters.

- a. Prior to the commencement of construction, an application for an NPDES permit for storm water associated with construction activities will be submitted to the Clean Water Branch (CWB) for review and approval.
- b. No dewatering activities are anticipated at this time. However, if such work is required, an application for a NPDES permit for dewatering activities will be submitted to the CWB for review and approval.
- c. If necessary, an application for an NPDES permit for hydro-testing water effluent will be submitted to the CWB for review and approval.
- d. An application for an NPDES permit for storm water associated with industrial activity will be submitted to the CWB for review and approval as required.

Comment 3. If your project involves work in, over, or under waters of the United States, it is highly recommend that you contact the Army Corp of Engineers, Regulatory Branch (Tel: 438-9258) regarding their permitting requirements. Pursuant to Federal Water Pollution Control Act [commonly known as the "Clean Water Act" (CWA)], Paragraph 401 (a)(l), a Section 401 Water Quality Certification (WQC) is required for "[any applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may result in any discharge into the navigable waters ..." (emphasis added). The term

Mr. Alec Wong, P.E., Chief DOH,CMB Piilani Promenade DEIS June 18, 2014 Page 3 of 3

"discharge" is defined in CWA, Subsections 5O2(16), 502(12), and 502(6); Title 40 of the Code of Federal Regulations, Section 122.2; and Hawaii Administrative Rules (HAR), Chapter 11-54.

Response 3. The U.S. Army Corps of Engineers was provided with a copy of the EISPN as part of the consultation process for the preparation of the Draft EIS.

Comment 4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 WQC are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

Response 4. Notwithstanding other permit requirements, the Applicant understands that all project-related discharges must comply with the State's Water Quality Standards as set forth in Chapter 11-54, HAR.

Thank you participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charles Jencks, Ownership Representative Mr. Daniel E. Orodenker, DBEDT-LUC Project File 13-029 NEIL ABERCROMBIE SOVERNOR OF HAWAI



LORETTA J. FUDDY, A.C.S.W., M.P.H. DIRECTOR OF HEALTH

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

November 13, 2013

Mr. Jordan E. Hart President Chris Hart & Partners, Inc. 115 North Market Street Wailuku, Hawaii 96793-1717

Dear Mr. Hart:

SUBJECT: **Environmental Impact Statement Preparation Notice** Piilani Promenade, Kihei, Maui

The project must comply with all applicable Air Pollution Control Permit conditions and requirements. To have a determination made on whether your proposed project would require an air pollution control permit, please contact the Engineering Section of the Clean Air Branch at (808) 586-4200.

111 A significant potential for fugitive dust emissions exists during all phases of construction. The activities must comply with the provisions of Hawaii Administrative Rules, §11-60.1-33 on Fugitive Dust. We encourage the contractor to implement a dust control plan as described in your document in order to comply with the fugitive dust regulations. The plan, which does not require approval by the Department of Health, may include the dust control measures identified in your document and may add other measures including the following:

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

If you have any questions, please contact Mr. Barry Ching of the Clean Air Branch at (808) 586-4200.

Sincerely,

Not S. April

NOLAN S. HIRAI, P.E. Manager, Clean Air Branch

In reply, please refer to: 13-970A CAB

RECEIVED

MOV 18 2013

CHRIS HART & PARTNERS, INC. Landscape Architecture and Planning CC: Jurplan, glenn. A Mrcht 13/029



Mr. Nolan S. Hirai, Acting Manager State of Hawaii, Dept. of Health Clean Air Branch P.O. Box 3378 Honolulu, HI 96801-3378

Dear Mr. Hirai,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your comment letter of November 13, 2013. Please be assured that the proposed project will comply with the applicable provisions of Chapter 60.1, Hawaii Administrative Rules pertaining to <u>Air Pollution Control</u> and that dust control measures will be implemented during construction as required by Section 11-60.1-33, HAR (Fugitive Dust).

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029 NEIL ABERCROMBIE OVERNOR OF HAWAII



LORETTA J. FUDDY, A.C.S.W., M.P.H. DIRECTOR OF HEAT TH

In reply, please refer to:

File:

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

October 24, 2013

LUD-2 3 9 001 016 etc-ID1469 EISPN Piilani Promenade		
2013 OCT 28 A 9:30	LAND USE CON HISSION STATE OF H AWAII	

Mr. Jordan E. Hart, President Chris Hart & Partners, Inc. 115 North Market Street Wailuku, Hawaii 96793-1717

Dear Mr. Hart:

Subject: Environmental Impact Statement Preparation Notice for Piilani Promenande, Kaonoulu Ranch, Subdivision No. 2 451 Kaonoulu Street, Kihei, Maui 96753 TMK (2) 3-9-001: 016, 170-174

Thank you for allowing us the opportunity to review the subject document which requests comments on the Environmental Impact Statement Preparation Notice for the Pillani Promenande project. We have the following information and comments for the subject document.

The Piilani Promenade project is located in the critical wastewater disposal area as determined by the Maui County Wastewater Advisory Committee. Wastewater treatment and disposal have not been adequately addressed in the subject document; therefore, we cannot offer any substantial comments. If a County or Private sewer connection is not available, domestic wastewater generated by the project shall be handled by wastewater systems that comply with our chapter 11-62, Hawaii Administrative Rules, "Wastewater Systems".

We encourage the developer to connect to the County sewer service system if possible and utilize recycled water for irrigation and other non-potable water purposes such as dust control, open spaces or landscaping areas.

Should you have any questions, please contact Mr. Mark Tomomitsu of my staff at telephone (808) 586-4294 or fax (808) 586-4300.

Sincerely.

SINA PRUDER, P.E., CHIEF Wastewater Branch

LM/MST:Imj

Ms. Laura McIntyre, DOH-Environmental Planning Office (13-183 C: Mr. Roland Tejano, DOH-WWB's Maul Staff , Mr. Daniel E. Orodenker, Executive Officer



Mr. Sina Pruder, P.E., Chief State of Hawaii, Dept. of Health Wastewater Branch P.O. Box 3378 Honolulu, HI 96801-3378

Dear Mr. Pruder,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 24, 2013. In responding to your comments on the EISPN, we would like to note the following.

The Draft EIS will include a Preliminary Engineering Report which will examine the existing County wastewater system serving the project area and discuss proposed sewer system improvements which would provide for the collection and disposal of wastewater generated by the proposed project.

R-1 effluent, a by-product of the Kihei Wastewater Treatment Facility, is used for irrigation purposes by various users in the Kihei area that have access to this reclaimed water.

The existing R-1 network consists of a 1.0 million gallon storage reservoir and distribution lines that convey the reclaimed water to the Elleair Golf Club, Kalama Park, and along the North-South Collector Road alignment to Pi`ikea Street. Provisions for future R-1 connectivity will be examined during the detailed planning and design phase of the proposed project.

Mr. Sina Pruder, P.E. Chief Dept. of Health Wastewater Branch Comment Response Letter Piilani Promenade EISPN June 18, 2014 Page 2 of 2

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

(15/6

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029 NEIL ABERCROMBIE GOVERNOR OF HAWAH



WILLIAM J. AILA, JR. CHAIRPERSON BOARD OF LAND AND NATURAL RESOURCES COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES LAND DIVISION

POST OFFICE BOX 621 HONOLULU, HAWAII 96809

October 25, 2013

Chris Hart & Partners, Inc. Attention: Mr. Jordan E. Hart, President 115 N. Market Street Wailuku, Hawaii 96793

State of Hawaii Department of Business, Economic Development & Tourism Land Use Commission Attention: Mr. Daniel E. Orodenker, Executive Officer P.O. Box 2359 Honolulu, Hawaii 96804-2359

Dear Mr. Hart & Mr. Orodenker;

SUBJECT: Pi'ilani Promenade

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments previously sent you on October 22 and October 23, 2013, enclosed are comments from the Commission on Water Resource Management on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely

Russell Y. Tsuji Land Administrator

Enclosure(s) cc: Central Files

RECENCED

OCT 2 9 2013

CHBIS HABI & PARTNERS, INC. Landscape Architecture and Planning CC: Jordan, BML 191000

NEIL ABERCROMBIE GOVERNOR OF HAWAII		WILLIA KAY LORETTA J. MIL JON	LIAM J. AILA CHAIRPEASON M D. BALFO MANA BEAN FUDDY, A.C TON D. PAV IATHAN STA D YAMAMUI	ur, Jr. Ier .s.w., M.p.H. Yao Arr
	STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES COMMISSION ON WATER RESOURCE MANAGEMENT P.O. BOX 621 HONOLULU, HAWAII 96809 October 22, 2013			
TO: FROM:	Russell Tsuji, Administrator Land Division William M. Tam, Deputy Director Commission on Water Resource Management	JAND & SOURCES HAWAH	PM 2:09	VED VISION

SUBJECT: Piilani Promenade Commercial and Multi-Family Residential EIS Prep Notice Piilani, Maui

FILE NO.: N/A

TMK NO.: (2) 3-9-001:016, 170-174 Kihei, Maui

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at http://www.hawaii.gov/dlnr/cwrm.

Our comments related to water resources are checked off below.

1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

- 3. We recommend coordination with the Hawaii Department of Agriculture (HDOA) to incorporate the reclassification of agricultural zoned land and the redistribution of agricultural resources into the State's Agricultural Water Use and Development Plan (AWUDP). Please contact the HDOA for more information.
- 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at <u>http://www.usgbc.org/leed</u>. A listing of fixtures certified by the EPA as having high water efficiency can be found at http://www.epa.gov/watersense/.
- 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at http://hwwaii.gov/dbedt/czm/initiative/lid.php.
- 6. We recommend the use of alternative water sources, wherever practicable.
- 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <u>http://energy.hawaii.gov/programs/achieving-efficiency/green-business-program</u>

Russell Tsuji, Administrator Page 2 October 22, 2013

8.	We recommend adopting landscape irrigation conservation best management practices endorsed by the
Landscape Industry Council of Hawaii. These practices can be found online at	
	http://landscapehawaii.org/_library/documents/lich_irrigation_conservation_bmps.pdf

9. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM:

Additional information and forms are available at http://hawaii.gov/dlnr/cwrm/info_permits.htm.

10. The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit is required prior to use of water. The Water Use Permit may be conditioned on the requirement to use dual line water supply systems for new industrial and commercial developments.

- 11. A Well Construction Permit(s) is (are) required before any well construction work begins.
- 12. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.
- 13. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- 14. Ground water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- 15. A Stream Channel Alteration Permit(s) is (are) required before any alteration(s) can be made to the bed and/or banks of a stream channel.
- 16. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is (are) constructed or altered.
- 17. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- 18. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

OTHER:

The project expects water service from Maui County Department of Water Supply (MDWS), whose potable water sources are in water management areas with limited supply. While MDWS allocations are near the limit of the sustainable yield, MDWS has extended service through its conservation savings. Alternative sources are highly recommended.

If there are any questions, please contact Charley Ice at 587-0218.



Mr. William M. Tam, Deputy Director State of Hawaii Department of Land and Natural Resources Commission on Water Resource Management PO Box 621 Honolulu, HI 96809

Dear Mr. Tam:

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 22, 2013, our responses to your numerated comments are provided below.

Comment 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

Response 1. Copies of the Draft EIS will be furnished to the Maui Planning Department and Maui Department of Water Supply (DWS) so that information about the proposed project can be incorporated into the County's Water Use and Development Plan.

Comment 4. We recommend that water efficient fixtures be installed and water efficient practices implemented throughout the development to reduce the increased demand on the area's freshwater resources. Reducing the water usage of a home or building may earn credit towards Leadership in Energy and Environmental Design (LEED) certification. More information on LEED certification is available at htt~://www.usubc.oru/leed. A listing of fixtures certified by the EPA as having high water efficiency can be found at http://www.epa.gov/watersense/.

www.chpmaui.com

Mr. William M. Tam, D. Director DLNR, CWRM Response Letter Piilani Promenade DEIS June 18, 2014 Page 2 of 3

Response 4. The Applicant has reviewed the EPA website and will implement water efficient practices wherever possible to reduce the demand on water resources as a result of the proposed project.

Comment 5. We recommend the use of best management practices (BMP) for stormwater management to minimize the impact of the project to the existing area's hydrology while maintaining on-site infiltration and preventing polluted runoff from storm events. Stormwater management BMPs may earn credit toward LEED certification. More information on stormwater BMPs can be found at <u>http://hawaii.gov/dbedt/czm/initiative/lid.php</u>.

Response 5. Best Management Practices prepared in accordance with Maui County Code, Chapter 20.08 (*Soil Erosion and Sedimentation Control*) will be submitted to the Maui Department of Public Works for review and approval prior to the issuance of grubbing and grading permits. In addition, since site work for the project will exceed one acre, a National Pollutant Discharge Elimination System Permit will be obtained from the Hawaii Department of Health's Clean Water Branch for the discharge of storm water associated with construction activities.

Comment 6. We recommend the use of alternative water sources, wherever practicable.

Response 6. Alternative water sources will be considered for use to the extent that they are available and practicable.

Comment 7. We recommend participating in the Hawaii Green Business Program, that assists and recognizes businesses that strive to operate in an environmentally and socially responsible manner. The program description can be found online at <u>http://energy.hawaii.gov/programs/achieving-efficiency/green-business-program</u>.

Response 7. The Applicant has reviewed the Hawaii Green Business Program and is considering participation in the program.

Comment 8. We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawaii. These practices can be found online at <u>http://landscapehawaii.org/library/documents/lich irrigation conservation_bmps.pdf</u>

Response 8. The proposed project will include a water and energy efficient landscaping irrigation system designed to conserve water.

Mr. William M. Tam, D. Director DLNR, CWRM Response Letter Piilani Promenade DEIS June 18, 2014 Page 3 of 3

Other Comment 1. The project expects water service from Maui County Department of Water Supply (MDWS). Whose potable water sources are in water management areas with limited supply. While MDWS allocations are near the limit of sustainable yield, MDWS has extended service through its conversation savings. Alternative sources are highly recommended.

Other Comment Response 1. The Applicant is open to exploring alternative water sources based on availability and feasibility. However, preliminary meetings with the Department of Water Supply have determined that the proposed project will connect to the existing County water system.

Thank you again, for providing us with your letter. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charles Jencks, Ownership Representative Mr. Daniel E. Orodenker, DBEDT-LUC Project File 13-029 NEIL ABERCROMBIE GOVERNOR



KATHRYN S. MATAYOSHI SUPERINTENDENT

STATE OF HAWAI'I DEPARTMENT OF EDUCATION

P.O. BOX 2360 HONOLULU, HAWAI`I 96804

OFFICE OF SCHOOL FACILITIES AND SUPPORT SERVICES

October 23, 2013

Mr. Jordan E. Hart, President Chris Hart & Partners, Inc. 115 North Market Street Wailuku, Hawaii 96793-1717

Dear Mr. Hart:

The Department of Education (DOE) is responding to your request for comments on the Pi`ilani Promenade project's Environmental Assessment/Environmental Impact Statement Preparation Notice (EISPN).

The DOE reviewed the EISPN and has only one concern at this point, we have not had any discussions with the developers of the project.

Pi`ilani Promenade North LLC and Pi`ilani Promenade South LLC, acknowledge their proposed project will be required to pay school impact fees. The school impact fee law, Chapter 302A-1601, Hawaii Revised Statutes (HRS), requires any developer of 50 or more residential units to have a written agreement with the DOE before the issuance of building permits, subdivision approval, and condominium property regime approval.

The EISPN states the applicant will coordinate with the DOE to determine the appropriate measure to be taken as required by Section 302A-1603(b), however that is the section that identifies the types of projects exempt from the law. We do not believe the Promenade project qualifies as an exempt project.

The DOE would like to know whether the project is located on lands formerly categorized as being in the Makawao Judicial District. That has bearing on which school impact fee cost area the project is in. Other details such as the acreage of the housing area and the size of the units would also be helpful.

If you have any further questions, please contact Heidi Meeker of the DOE's Facilities Development Branch at (808) 377-8301.

Respectfully,

Kenneth G. Maden Public Works Manager Planning Section.

KGM:jmb

c: Daniel E. Orodenker, Executive Officer, State Land Use Commission

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CHRIS HART & PARTY 13 196. Landscape Architecture and Landscape

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER



Mr. Kenneth G. Masden II, Public Works Manager Planning Section State of Hawaii, Department of Education P.O. Box 2360 Honolulu, HI 96804

Dear Mr. Masden,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 23, 2013. In responding to your comments on the EISPN, we would like to note the following.

The Applicant acknowledges that there has not been discussion with the DOE on the proposed project. The Applicant is still designing the residential component of the project and will coordinate with DOE in the near future. The Applicant will enter into an agreement with the Department of Education (DOE) before the issuance of building permits, subdivision approval.

The EISPN mistakenly referenced Section 302A-1603(b) and we concur that the project does not qualify as exempt.

The Piilani Promenade project site contains land located within both the Makawao and Wailuku Judicial Districts. The District line bisects the project site diagonally. The residential component of the project will be located on lands in both the Wailuku and Makawao Districts. The Applicant will provide a detailed list of the number and size of the units as the site plan is refined and prior to an agreement with the DOE.

115 N. Market Street, Walulau, Maul, Hawaii 96793-1717 * Ph 808: 242: 1955 * Ko. 808-242: 1950

www.chpmaui.com

Mr. Kenneth G. Masden, II Public Works Manager Planning Section Dept. of Education Comment Response Letter Piilani Promenade EISPN June 18, 2014 Page 2 of 2

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029 NEIL ABERCROMBIE GOVERNOR OF HAWAII



WILLIAM J. AILA, JR. CHAIRPERSON DOARD OF LAND AND NATURAL RESOURCES COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES LAND DIVISION

> POST OFFICE BOX 621 HONOLULU, HAWAII 96809

> > October 23, 2013

Chris Hart & Partners, Inc. Attention: Mr. Jordan E. Hart, President 115 N. Market Street Wailuku, Hawaii 96793

State of Hawaii Department of Business, Economic Development & Tourism Land Use Commission Attention: Mr. Daniel E. Orodenker, Executive Officer P.O. Box 2359 Honolulu, Hawaii 96804-2359

Dear Mr. Hart & Mr. Orodenker;

SUBJECT: Pi'ilani Promenade

Thank you for the opportunity to review and comment on the subject matter. In addition to the comments previously sent you on October 22, 2013, enclosed are comments from the Engineering Division on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji Land Administrator

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DCT 2.8 2013

CHRIS HAPP & PAPTINERS, INC. Landscape Architecture and Planning CC: Jovelan, pratt 2-Glenn

Enclosure(s) cc: Central Files

13/029

NEIL ABERCROMBIE GOVERNOR OF HAWAD		WILLIAM J. Charrei Board of land and an Commission on water re	AILA, JR. ' ISON TURAL RESOUR SOURCE MANAG	Ces iement
	STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES LAND DIVISION			
State of Hawaii	POST OFFICE BOX 621 HONOLULU, HAWAII 96809	·• 7*	102	a •
	September 19, 2013	DEPT. O STATE	3 OCT 23	RECE AND DI
	MEMORANDUM			VE
TO: FR ' FROM: SUBJECT: LOCATION:	DLNR Agencies: Div. of Aquatic Resources Div. of Boating & Ocean Recreation X Engineering Division Div. of Forestry & Wildlife Div. of State Parks X Commission on Water Resource Management Office of Conservation & Coastal Lands X Land Division – Maui District X Historic Preservation Rusself Y. Tsuji, Land Administrator Pi'ilani Promenade Kihei, Island of Maui; TMK: (2) 3-9-001:016, 170-174	AND & SOURCES HAWAN	NM 9: 117	/EO //S/ON *135EP 20 PHO142 ENVINEERING
APPLICANT:	Pi'ilani Promenade North LLC & Pi'ilani Promenade So	outh LLC		

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by October 21, 2013.

Only one (1) copy of the CD is available for your review in Land Division office, Room 220.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

• . •

() We had	ve no objections.
() We had	ve no comments.
(7) Comm	ients are attached.
Signed: Print Name: Date:	Carty S/Chang, Chief Engineer

cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES ENGINEERING DIVISION

LM/LydiaMorikawa REF.:PiilaniPromenadeEISPN Maui: 610 COMMENTS

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

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

- () Mr. Mario Siu Li at (808) 768-8098 or Ms. Ardis Shaw-Kim at (808) 768-8296 of the City and County of Honolulu, Department of Planning and Permitting..
- () Mr. Frank DeMarco at (808) 961-8042 of the County of Hawaii, Department of Public Works.
- () Ms. Carolyn Cortez at (808) 270-7813 of the County of Maui, Department of Planning.
- () Mr. Stanford Iwamoto at (808) 241-4884 of the County of Kauai, Department of Public Works.

- () The applicant should include water demands and infrastructure required to meet project needs. Please note that projects within State lands requiring water service from the Honolulu Board of Water Supply system will be required to pay a resource development charge, in addition to Water Facilities Charges for transmission and daily storage.
- () he applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update

() Additional Comments:

() Other:

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Y S CHANG, CHIEF ENGINEER Signed Date



Mr. Carty S. Chang, Chief Engineer State of Hawaii Department of Land and Natural Resources Engineering Division P.O. Box 621 Honolulu, HI 96809

Dear Mr. Chang,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 23, 2013 which transmitted the comments of the Department's Engineering Division. As indicated by their comments, the Project Site is located in flood Zone D (areas of undetermined flood hazard where flooding is possible) and flood Zone X (areas determined to be outside the 0.2 percent annual chance floodplain). It was also noted that the National Flood Insurance Program does not have any regulations for developments within flood Zones D and X.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charles Jencks, Ownership Representative Mr. Daniel E. Orodenker, DBEDT-LUC Project File 13-029

115 N. Market Street, Walluku, Maui, Hawaii 96793-1717 * Ph 808-242-1955 * Fax 808-242-1956

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NEIL ABERCROMBIE GOVERNOR OF HAWAII



WILLIAM J. AILA, JR. CHARPIPASON DOARD OF LAND AND NATURAL RESOURCES MINISSION ON WATER RESOURCE MANAGEMENT

çò

STATE OF HAWAII DEPARTMENT OF LAND AND NATURAL RESOURCES LAND DIVISION

> POST OFFICE BOX 621 HONOLULU, HAWAII 96809

> > October 22, 2013

Chris Hart & Partners, Inc. Attention: Mr. Jordan E. Hart, President 115 N. Market Street Wailuku, Hawaii 96793

State of Hawaii Department of Business, Economic Development & Tourism Land Use Commission Attention: Mr. Daniel E. Orodenker, Executive Officer P.O. Box 2359 Honolulu, Hawaii 96804-2359

Dear Mr. Hart & Mr. Orodenker;

SUBJECT: Pi'ilani Promenade

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

At this time, the DLNR has no comments to offer on the subject matter. If you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

Russell Y. Tsuji Land Administrator

cc: Central Files



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

Dear Mr. Tsuji,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 22, 2013 which notes that the Land Division has provided copies of the EISPN to various Divisions within the Department for their review and comment.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E, Hart, President

CC: Mr. Charles Jencks, Ownership Representative Mr. Daniel E. Orodenker, DBEDT-LUC Project File 13-029

www.chpmaui.com

ALAN M. ARAKAWA Mayor KYLE K. GINOZA, P.E. Director MICHAEL M. MIYAMOTO Deputy Director



COUNTY OF MAUI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

2200 MAIN STREET, SUITE 100 WAILUKU, MAUI, HAWAII 96793

October 24, 2013

TRACY TAKAMINE, P.E. Solid Waste Division ERIC NAKAGAWA, P.E. Wastewater Reclamation Division

RECEIVED

OCT 2 5 2013

CHRIS HART & PARTNERS, INC. Landscape Archliecture and Planning (CI Jondan, Brich + Glenn

131029

Mr. Jordan Hart Chris Hart & Partners, Inc. 115 North Market Street Wailuku, Hawaii 96793

Dear Mr. Hart:

SUBJECT: PI'ILANI PROMENADE ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE (EISPN) TMK (2) 3-9-001:016, 170-174, KIHEI

We reviewed the subject application and have the following comments:

- 1. Solid Waste Division comments:
 - a. Solid waste issues are addressed.
- 2. Wastewater Reclamation Division (WWRD) comments:
 - a. Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.
 - b. Provide discussion and calculations (sewer impact study) to substantiate that the existing wastewater system is adequate to serve this project.
 - c. Wastewater contribution calculations are required before building permit is issued.
 - d. Developer shall pay assessment fees for treatment plant expansion costs in accordance with ordinance setting forth such fees. The property is located in Kihei Sewer Service Area 3.
 - e. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

- f. Show or list minimum slope of new sewer laterals.
- g. Plans should show the installation of a single service lateral and advanced riser for each lot. Any request for waiver of this requirement shall be made submitted in writing for approval by WWRD.
- h. Property sewer service manholes will be required near the property line for all commercial projects at the time of building permit application.
- i. Indicate on the plans the ownership of each easement (in favor of which party). Note: County will not accept sewer easements that traverse private property.
- j. Commercial kitchen facilities within the proposed project shall comply with pre-treatment requirements (including grease interceptors, sample boxes, screens etc.)
- k. Non-contact cooling water and condensate should not drain to the wastewater system.
- I. Provide an estimation of how much wastewater (gpd) will be generated from the development of the lots of the subject subdivision.
- m. Provide information on the proposed wastewater system improvements and how the wastewater from the subject subdivision will be discharged.
- n. Provide a 20 foot easement along Piilani Highway for future sewer transmission line.
- o. Provide 10,000 s.f. lot in the southwest corner of the development for future wastewater pump station.
- p. Provide for sewer connection for future development of adjacent parcel TMK (2) 3-9-001:034.

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

Sincerely,

Muhaf A. Allegent

KYLE K. GINOZA, P.E. Director of Environmental Management



Mr. Kyle K. Ginoza, P.E., Director County of Maui, Department of Environmental Management 200 South High Street Wailuku, HI 96793

Dear Mr. Ginoza:

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 24, 2013. The responses to your comments are as follows.

Wastewater Reclamation Division

Comment a. Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.

Response a. The Applicant acknowledges that the wastewater system capacity cannot be ensured until the issuance of the building permit.

Comment b. Provide discussion and calculations (sewer impact study) to substantiate that the existing wastewater system is adequate to serve this project.

Response b. The proposed project is estimated to generate 114,000 gallons of wastewater per day. It is anticipated that the Kihei Wastewater Reclamation Facility will have ample treatment capacity to accommodate the proposed project. Additionally during the building permit application review process, construction drawings and calculations for the project's wastewater system will be submitted to the WWRD for review.

115 N. Market Street, Wailuku, Maui, Hawali 96793-1717 * Ph 808-242-1955 * Fax 808-242-1956

www.chpmaui.com

Mr. Kyle K. Ginoza, P.E., Director DEM Response Letter Piilani Promenade DEIS June 18, 2014 Page 2 of 5

Comment c. Wastewater contribution calculations are required before building permit is issued.

Response c. Wastewater contribution calculations will be submitted to the WWRD for their review as part of the building permit application review process.

Comment d. Developer shall pay assessment fees for treatment plant expansion costs in accordance with ordinance setting forth such fees. The property is located in Kihei Sewer Service Area 3.

Response d. The assessment fee for treatment plant expansion costs will be submitted in accordance with Chapter 14.34, Maui County Code (MCC) pertaining to Wastewater Assessment Fees for Facility Expansion and the Collection/Transmission System Upgrade for the Kihei Regional Wastewater Treatment System.

Comment e. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.

Response e. The Applicant is the developer and will fund any necessary off-site improvements to collection system and wastewater pump stations pursuant to Chapter 14.34, MCC.

Comment f. Show or list minimum slope of new sever laterals.

Response f. The minimum slope of all new sewer laterals will be shown on the construction drawings that are submitted as part of the building permit application review process.

Comment g. Plans should show the installation of a single service lateral and advanced riser for each lot. Any request for waiver of this requirement shall be made submitted in writing for approval by WWRD.

Response g. Single service laterals and advanced risers for each of the developable lots shall be shown on the construction drawings. The Applicant also understands that any waiver from this requirement must be made in writing and is subject to WWRD approval.

Mr. Kyle K. Ginoza, P.E., Director DEM Response Letter Piilani Promenade DEIS June 18, 2014 Page 3 of 5

Comment h. Property server service manholes will be required near the property line for all commercial projects at the time of building permit application.

Response h. For commercial projects, the Applicant acknowledges that sewer service manholes are required near the property line at the time the building permit applications are submitted.

Comment i. Indicate on the plans of ownership of each easement (in favor of which party). Note: County will not accept sewer easements that traverse private property.

Response i. The ownership of each easement shall be shown on the construction drawings. In addition, the Applicant acknowledges that the County will not accept sewer easements that traverse private property.

Comment j. Commercial kitchen facilities within the proposed project shall comply with pretreatment requirements (including grease interceptors, sample boxes, screens etc.).

Response j. Should any commercial kitchen facilities be developed with the project area, commercial kitchen users must comply with pre-treatment requirements (including grease interceptors, sample boxes, screens etc.).

Comment k. Non-contact cooling water and condensate should not drain to the wastewater system.

Response k. The Applicant acknowledges that non-contact cooling water and condensate cannot drain into the wastewater system.

Comment 1. Provide an estimation of how much wastewater (gpd) will be generated from the development of the lots of the subject subdivision.

Response 1. The Draft EIS includes a Preliminary Engineering Report (PER) which estimates the daily wastewater flow that the proposed project is expected to generate is 114,000 gpd.

Comment m. Provide information on the proposed wastewater system improvements and how the wastewater from the subject subdivision will be discharged.

Mr. Kyle K. Ginoza, P.E., Director DEM Response Letter Piilani Promenade DEIS June 18, 2014 Page 4 of 5

> **Response m.** The PER will include information about how the wastewater system for the proposed project will connect to the County sewer system for conveyance to the Kihei Wastewater Reclamation Facility. The proposed development will connect to the existing County sewerage system at a point approximately 1,400 feet west of project site at the intersection of Kaonoulu and Alulike Streets, makai of Piilani Highway, where the County's sewer system has sufficient capacity to accept the wastewater generated by the project. A 2,600 ft. long gravity sewer mainline consisting of 8 and 10-inch diameter pipe will extend eastward along Kaonoulu Street and across Piilani Highway from this connection point to the Piilani Promenade project site.

Comment n. Provide a 20 foot easement along Piilani Highway for future sewer transmission line.

Response n. The Applicant met with the Department on May 6, 2014 to discuss the location of a wastewater pump station and easement. The Applicant is committed to working with the department to coordinate the ideal location to provide a 10,000 square foot lot for a future wastewater pump station.

Comment o. Provide 10,000 s.f. lot in the southwest corner of the development for future wastewater pump station.

Response o. As mentioned, the Applicant met with the Department on May 6, 2014 to discuss the location of a wastewater pump station and easement. The Applicant is committed to working with the department to coordinate the ideal location to provide a 10,000 square foot lot for a future wastewater pump station.

Comment p. Provide for sewer connection for future development of adjacent parcel TMK (2) 3- 9-001:034.

Response p. The Applicant will provide a sewer connection for the future development of adjacent parcel TMK (2) 3-9-001:034.

Mr. Kyle K. Ginoza, P.E., Director DEM Response Letter Piilani Promenade DEIS June 18, 2014 Page 5 of 5

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

RD

Jordan E. Hart, President

CC: Mr. Charles Jencks, Owner Representative Mr. Daniel E. Orodenker, DBEDT-LUC Project File 13-029 ALAN M. ARAKAWA Mayor

DAVID C. GOODE Director

ROWENA M. DAGDAG-ANDAYA Deputy Director



GLEN A. UENO, P.E., P.L.S. Development Services Administration

CARY YAMASHITA, P.E. Engineering Division

BRIAN HASHIRO, P.E. Highways Division CC: Junun, glinn

200 SOUTH HIGH STREET, ROOM NO. 434, WAILUKU, MAUI, HAWAII 96793 Telephone: (808) 270-7845 • Fax: (808) 270-7955

COUNTY OF MAUL

DEPARTMENT OF PUBLIC WORKS

October 15, 2013

131051

Brett

Mr. Jordan E. Hart, President CHRIS HART & PARTNERS, INC. 115 North Market Street Wailuku, Maui, Hawaii 96793-1717

Dear Mr. Hart:

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE FOR PIILANI PROMENADE; TMK: (2) 3-9-001:016, 170-174

We reviewed the subject application and have the following comments:

- 1. The applicant shall be responsible for all required improvements as required by Hawaii Revised Statutes, Maui County Code and rules and regulations.
- 2. As applicable, construction plans shall be designed in conformance with Hawaii Standard Specifications for Road and Bridge Construction dated 2005 and Standard Details for Public Works Construction, 1984, as amended.
- 3. As applicable, worksite traffic-control plans/devices shall conform to Manual on Uniform Traffic Control Devices for Streets and Highways, 2009.

Please call Rowena M. Dagdag-Andaya at 270-7845 if you have any questions regarding this letter.

AVID C. GOODE

Director of Public Works

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CET 2 3 2013

DCG:RMDA:ls

xc: Highways Division

Engineering Division S:\LUCA\CZM\piilani_promenade_eis_prep_39001016_170_thru_174_ls.wpd CHRIS HART & PARTNERS, INC. Landscape Architecture and Planning



Mr. David Goode, Director County of Maui, Department of Public Works 200 South High Street Room No 434 Wailuku, HI 96793

Dear Mr. Goode,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 15, 2013. The responses to your numerated comments are as follows.

Comment 1. The applicant shall be responsible for all required improvements as required by Hawaii Revised Statutes, Maui County Code and rules and regulations.

Response 1. The Applicant will provide all required improvements as required by the Hawaii Revised Statutes, the Maui County Code and all other applicable rules and regulations.

Comment 2. As applicable, construction plans shall be designed in conformance with Hawaii Standard Specifications for Road and Bridge Construction dated 2005 and Standard Details for Public Works Construction, 1984, as amended.

Response 2. The construction plans for the proposed project will be designed in accordance with the preceding standards and specifications as applicable.

Mr. David C. Goode, Director DPW Response Letter Piilani Promenade DEIS June 18, 2014 Page 2 of 2

Comment 3. As applicable, worksite traffic-control plans/devices shall conform to Manual on Uniform Traffic Control Devices for Streets and Highways, 2009.

Response 3. The Applicant will provide worksite traffic-control plans/devices that conform to the Manual on Uniform Traffic Control Devices for Streets and Highways, 2009.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charles Jencks, Owner Representative Mr. Daniel E. Orodenker, DBEDT-LUC Project File 13-029 ALAN M. ARAKAWA Mayor



GLENN T. CORREA Director

BRIANNE SAVAGE Deputy Director

(808) 270-7230 FAX (808) 270-7934

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

October 21, 2013

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

Dear Mr. Hart:

SUBJECT: ENVIRONMENTAL ASSESSMENT/ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE (EISPN) FOR THE PIILANI PROMENADE, TMK: (2) 3-9-001:016, 170-174

Thank you for the opportunity to review the Environmental Impact Statement Preparation Notice for the subject project. The Piilani Promenade project is subject to parks and playgrounds assessment requirements pursuant to Section 18.16.320, Maui County Code. The applicant should coordinate discussion with our Department on how these requirements will be satisfied.

Please feel free to contact me or Karla Peters, CIP Coordinator, at 270-7981, should you have any questions.

Sincerely,

Ovand Sa

GLENN T. CORREA Director of Parks and Recreation

c: Brianne Savage, Deputy Director Robert Halvorson, Chief of Planning and Development Daniel E. Orodenker, State of Hawaii Land Use Commission

GTC:RH:kp



 Mr. Glenn T. Correa, Director County of Maui, Department of Parks & Recreation 700 Hali'a Nakoa Street, Unit 2 Wailuku, HI 96793

Dear Mr. Correa,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your comment letter of October 21, 2013. In response to your comments, the Applicant will meet with the Parks Department to discuss how the parks and playgrounds assessment requirements for the proposed project can be satisfied in accordance with Section 18.16.320, Maui County Code.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charles Jencks, Owner Representative Mr. Daniel E. Orodenker, DBEDT-LUC Project File 13-029

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JEFFREY A. MURRAY CHIEF

ROBERT M. SHIMADA DEPUTY CHIEF

COUNTY OF MAUI DEPARTMENT OF FIRE AND PUBLIC SAFETY FIRE PREVENTION BUREAU

313 MANEA PLACE + WAILUKU, HAWAII 96793 (808) 244-9161 + FAX (808) 244-1363

September 30, 2013

To : Mr. Jordan E. Hart Chris Hart & Partners, Inc. 115 North Market Street Wailuku, HI 96793

Re : Piilani Promenade Environmental Impact Statement Preparation Notice (EISPN) Wailea Ike Drive, Wailea (2) 2-1-008: 121 Portion

Dear Brett:

Thank for the allowing the Department of Fire and Public Safety the opportunity to comment on the referenced subject. At this time, our office provides the following comments:

- Water supply for fire protection and access roads for fire apparatus access shall meet the requirements for the designated land-use and shall be in place prior to approval of building permits.
- Our office reserves the right to comment on all proposed buildings for this project during the building permit review process when fire department access, water supply for fire protection, and life safety requirements for each structure shall be addressed.

If there are any questions or comments, please feel free to contact me at 244-9161 ext. 23.

Sincerely,

Paul Haake Captain, Fire Prevention Bureau

Cc: Land Use Commission – Dept. of Business, Economic Development & Tourism Mr. Daniel E. Orendenker – Executive Officer

OCT - 2 2013 CHRIS HART & PARTNERS, INC. Landscape Architecture and Planning CC: Jordan

RECEIVED

13/029



June 18, 2014

Mr. Paul Haake, Captain County of Maui, Department of Fire and Public Safety Fire Prevention Bureau 313 Manea Street Wailuku, HI 96793

Dear Captain Haake,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your Department's letter of September 30, 2013. The responses to your comments are as follows.

Comment 1. Water supply for fire protection and access roads for fire apparatus access shall meet the requirements for the designated land-use and shall be in place prior to approval of building permits.

Response 1. The Applicant will provide water supply for fire protection and the required access roads prior to approval of building permits.

Comment 2. Our office reserves the right to comment on all proposed buildings for this project during the building permit review process when fire department access, water supply for fire protection, and life safety requirements for each structure shall be addressed.

Response 2. The Applicant acknowledges that all buildings that are proposed for the project will be reviewed during the building permit review process to ensure that fire department access, water supply, and life safety requirements for each structure are addressed.

115 N. Market Street, Wailuku, Maui, Hawaii 96793-1717 * Ph 808-242-1955 * Fax 808-242-1956

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Mr. Paul Haake, Captain Fire Prevention Bureau Response Letter Piilani Promenade DEIS June 18, 2014 Page 2 of 2

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

42

Jordan E. Hart, President

CC: Mr. Charles Jencks, Owner Representative Mr. Daniel E. Orodenker, DBEDT-LUC Project File 13-029



ALAN M. ARAKAWA Mayor JO-ANN T. RIDAO Director JAN SHISHIDO Deputy Director

35 LUNALILO STREET, SUITE 102 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7351 • FAX (808) 270-6284

September 24, 2013

RECEIVED

SEP 3 0 2013

CHRIS HART & PARTNERS, INC. Landscape Architecture and Planning

CC: Jonan, Brett Gun

13/051

Mr. Jordan E. Hart, President Chris Hart & Partners, Inc. 115 North Market Street Wailuku, HI 96793-1717

Dear Mr. Hart:

Subject: Environmental Impact Statement Preparation Notice (EISPN) for Pi'ilani Promenade of Maui, Hawaii. TMK's (2) 3-9-001:016, 170-174

Thank you for the opportunity to review the Environmental Impact Statement Preparation Notice for the subject property. Based on our review, we have determined that the subject project is subject to Chapter 2.96, Maui County Code that a Residential Workforce Housing agreement is required with the Department of Housing and Human Concerns. At the present time, the Department has no additional comments to offer.

Please call Mr. Veranio Tongson Jr. of our Housing Division at 270-1741 if you have any questions.

Sincerely,

Nayde V. Ohiro

WAYDE T. OSHIRO Housing Administrator

cc: Director of Housing and Human Concerns Land Use Commission



June 18, 2014

Mr. Wayde T. Oshiro, Housing Administrator County of Maui, Department of Housing and Human Concerns 35 Lunalilo St. Suite 102 Wailuku, HI 96793

Dear Mr. Oshiro,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your comment letter of September 24, 2013. The Applicant acknowledges that the proposed project is subject to Chapter 2.96, Maui County Code. As such, the Applicant will work with the Department of Housing and Human Concerns to coordinate and prepare a Residential Workforce Housing agreement for the project.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charles Jencks, Owner Representative Mr. Daniel E. Orodenker, DBEDT-LUC Project File 13-029

www.chpmaui.com

ALAN M. ARAKAWA Mayor



JO ANNE JOHNSON-WINER Director MARC 1. TAKAMORI Deputy Director Telephone (808) 270-7511

DEPARTMENT OF TRANSPORTATION

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

September 20, 2013

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

Subject: Piilani Promenade

Dear Mr. Hart,

Thank you for the opportunity to comment on this project. We have no comments to make at this time.

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

Sincerely,

Jo/Anne Johnson Winer

Director

RECEIVED

SEP 2.6 2013

CHRIS HART & PARTNERS, INC. Landscape Architecture and Planning Cli Jordan Glenn + Brett

13/029



June 18, 2014

Mrs. JoAnne Johnson Winer, Director County of Maui Department of Transportation 200 South High Street Wailuku, HI 96793-2155

Dear Mrs. Johnson Winer,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your comment letter of September 20, 2013 indicating that the department does not have any comments on the EISPN at this time.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

Cc: Mr. Charles Jencks, Owner Representative Mr. Daniel E. Orodenker, DBEDT-LUC Project File 13-029

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Kihei Community Association "Working together to shape our Community's future" RECEIVED

OCT 2 1 2013

CHRIS HART & PARTNERS, INC. Landscape Architecture and Planning CC: Jordan, Brotta

Jornan, Brott Glean 13/029

State of Hawaii, Land Use CommissionDepartment of Business, Economic Development and TourismState of HawaiiP.O. Box 2359Honolulu, HI 96804-2359

Jordan Hart Chris Hart and Partners 115 N. Market Street Wailuku, HI 96793

Piilani Promenade North LLC and Piilani Promenade South LLCC/O Sarofim Realty Advisors8115 Preston Rd, Ste 400Dallas Texas 75225

Subject: Docket No. A94-706/Ka'ono'ulu Ranch

Environmental Impact Statement Preparation Notice (EISPN) - Pi'lani Promenade; TMK 3-9-01:16 and 170-174

Gentlemen,

The Kihei Community Association has reviewed the subject EISPN and provides our comments in Enclosure 1.

We are especially concerned that the Note under the Community Plan Amendment section of the Entitlements and Approvals is incorrect. This proposed project has never been determined by the County to be consistent with the Kihei-Makena Community Plan. Zoning for an industrial park was determined to be consistent with the Community Plan, based on the Environmental review for the previous Industrial Park project. A proposed project similar to this one, was cleared for zoning, but never reviewed for consistency with the Community Plan.

This is a new project, so the process must require that the Community Plan be updated to reflect the proposed project, as was done with the original project. Furthermore, as identified in our comments, the changes to the Community Plan are not just to the land use map, but also to many of the textual requirements in the Goals, Objectives and Policies section of the

plan with which this project is not in compliance. Then the Zoning must be changed to ensure consistency with the Community Plan and the Final EIS.

We appreciate being involved during the early consultation process and look forward to continuing as a consulting agency in this process.

Sincerøly, Mike Moran

President

Copy to: Mayor Arakawa Council member Couch



Kihei Community Association "Working together to shape our Community's future"

KCA Comments on the EIS Preparation Notice for Pi'ilani Promenade October 14, 2013

The Kihei Community Association (KCA) would like to submit comments on the following sections of the Pi'ilani Promenade EISPN dated August 15, 2013 and released on September 23, 2013.

II. Affected Environment, Potential Impacts and Mitigation Measures A. Physical Environment 5. Flora and Fauna

The EISPN states that the project site is vacant land with minimal vegetation.

Please include in the draft EIS that this signifies limited rainfall at the site, and therefore the applicant's landscape design shall emphasize drought tolerant vegetation to limit irrigation required.

10. Visual Resources

The EISPN states that the site offers views of the Pacific Ocean, Molokini Crater, Ko'olawe, Lanai, the West Maui Mountains, and Haleakala.

Please include in the draft EIS that the applicant will design the development to take advantage of and enhance these views that are crucial to our tourist industry and therefore to our economy.

B. SocioEconomic Environment

3. Economy

The EISPN states that the County faces a challenge to increase living wage jobs and that development will increase long-term permanent employment.

Please include in the draft EIS an analysis of the potential jobs created by the project and identify potential mitigations that the applicant can use to provide long term employment that will maximize living wage jobs compared to the typical minimum-wage retail positions.

C. Public Services

6. Public Transportation

The EISPN states that the applicant will coordinate with the County on construction of future Maui bus stops.

Please include in the draft EIS potential mitigations that the applicant will include such as completely off-road bus turnouts or full-size bus stops within their site design.

D. Infrastructure

1. Roadways The EISPN states that the Traffic Impact Analysis Report (TIAR) that was prepared previously will be revised.

The TIAR should define the current traffic conditions without the project. It should then provide a cumulative traffic projection and its impacts from the fully developed project and all the Kihei road systems both existing and proposed from the fully developed project. The traffic analysis for the fully developed project should include the traffic from all of the approved developments to date and those that would be likely in the next 20 years.

The TIAR should at least include the following approved developments: The Makena Developments (3700+/- units), Honua'ula, Wailea Resort, Maui Research and Technical Park, Kihei Downtown Center, Kihei High School, Honua'ula Affordable Housing, Kihei Mauka, North Kihei Housing, Kaiwahine Village, PulehuNui Industrial Area, Entitled South Maui Infill Projects, and Partly Entitled South Maui Infill Projects.

The traffic Impact Analysis should assume the complete up country highway and include mitigation required for the improvement of the intersections of Kaonoulu Street and the Piilani Highway and of Kaonoulu Street and South Kihei Road.

Please nelude in the HAR the mitigation that the design of roadways within the development as well as public roads impacted by the development will meet the Hawaii State criteria for Complete Streets (providing for pedestrian and bicycle traffic in addition to motorized vehicles), the Kihei Road Design Standards* and the Green Streets criteria.**

Analyze roadway intersections with the intent to use roundabouts and mini roundabouts in lieu of signalized and stop sign intersections to conform to with Kihei-Makena Community Plan goals and implementing actions for a pedestrian oriented, walkable community.

Analyze the compliance of the project with the following section of the Kihei Design Guidelines:

Pedestrian and Community Safety and De-emphasis of the Automobile

New developments shall provide measures for pedestrian and biking safety and deemphasize the automobile. Roadway standards have been developed by the KCA for use in new developments that provide for a narrowing of roadway widths thereby reducing traffic speed and creating a smaller scale and sense of place suitable for small towns and neighborhoods, (The complete Roadway Standards are available upon request). All roadways shall have street shade trees and planted separations between walkways and the street curbs. Roadways shall incorporate tree planted bulb out areas where parallel parking is included. Neighborhood roads should provide connectivity to adjacent neighborhoods. Crosswalks through roadways should be slightly elevated as a table; a change in texture and color from asphalt is preferred. Neighborhood developments should not place garage door entrances in front yards near the streetscape and should incorporate front porches and/or high visibility of streetscape from homes. Privacy walls at streetscape are discouraged.***

2. Utilities

The EISPN states that potential impacts to utilities will be analyzed in a Preliminary Engineering Report.

Please include in the draft EIS the mitigation that all utilities on or crossing the site will be placed underground.

3. Drainage

The EISPN states that the draft EIS will analyze existing site conditions and anticipated changes in storm-water runoff.

This project will result in less ground for the percolation of storm water into the ground water. The drainage from this project will likely contribute to additional flooding in North Kihei. The existing 100 yr flood flow from the flood channel serving the project causes downstream flooding, silt flow into the ocean, and damage to the ocean reefs and ecological systems.

Please discuss the cumulative effects per the Hawaii State Office of Planning document Stormwater Impact Assessments from the storm runoff and propose mitigation to lessen the impacts downstream and the summary of actions stipulated in the South Maui Watershed Plan II.****

Please analyze the compliance of the project with the following section of the Kihei Design Guidelines:

Open Space Drainage Ways and Flood Control

Major natural drainage ways shall remain undeveloped with a significant buffer to provide for visual open space and connectivity of neighborhoods to beaches, parks, schools, and commercial areas for pedestrians and bikers. Drainage ways left in a natural state or with native vegetation will aid in abating the serious flood problem that Kihei faces as a result of uncontrolled development. Detention and/or retention basins that may be required for maintaining the control of on-site runoff generated from proposed developments shall be substantially completed in their construction and improved with landscape and native vegetation prior to significant clearing, grubbing, grading, and building construction on the site. ***

4. Water

The EISPN states that the draft EIS will analyze current water source and transmission requirements for the proposed project.

Please include in the report the cumulative impact of all identifiable future developments be included, specifically for Kihei High School and for Maui Technology Park additions. This development along with other increases in water demand in Kihei will cause further degradation of our aquifers with increased salinity. The mitigation for the rising salinity levels should be addressed.

In order to protect our water supply with new development, this project should consider as part of its mitigation the utilization of wastewater for irrigation.

III Relationship to Governmental Plans, Policies and Controls D. Kihei-Makena Community Plan

The EISPN states that the applicant is considering applying for a Community Plan Amendment.

The Note under the Community Plan Amendment section of the Entitlements and Approvals is incorrect. This proposed project has never been determined by the County to be consistent with the Kihei-Makena Community Plan. Zoning for an industrial park was determined to be consistent with the Community Plan, based on the Environmental review for the previous Industrial Park project. A proposed project similar to this one, was cleared for zoning, but never reviewed for consistency with the Community Plan.

Since the previously proposed project did not comply with several conditions of the previous LUC approval, this is now a different project.

Please note that the EIS must consider it in that light. Furthermore, since this is a new project, the process will require that the Community Plan be updated to reflect the proposed project, as was done with the original project. Then the Zoning must be changed to ensure consistency with the Community Plan.

Please include in the draft EIS either specific plans to change the project land use to comply with the Kihei-Makena Community Plan or, if the project land use is to be as proposed, to apply for an amendment to the Community Plan and to apply for a change in zoning from Light Industrial to the proposed Commercial and Residential uses.

The Kihei-Makena Community Plan now states:

Environment

Implementing Actions

k. Provide for limited expansion of light industrial services in the area south of Ohukai and mauka of Pi'ilani Highway... These areas should limit retail business or commercial activities to the extent they are accessory or provide service to predominate light industrial use.

The proposed design does not meet these requirements. New design guidelines should be developed as part of the Community Plan amendment.

The published Kihei Design Guidelines currently support this type of development as follows:

Commercial and High Density Developments

Developments should orient building fronts toward the streetscape with parking in the rear or side of buildings away from the streetscape and pedestrian access ways. Wide sidewalks at streetscapes with ample canopy on buildings should be incorporated. Streetscapes and sidewalks should include benches and shade trees. Buildings should have a comfortable scale relationship with the streetscape and sidewalks. Buildings at streetscapes are preferred to be three stories maximum with a massing progression of setting back the third level from the lower two. Mixed use buildings are highly encouraged in order to integrate the residential community into commercial neighborhoods. There should be transition in scale of buildings and their appearance as commercial areas meet residential areas. Commercial zoned lots adjacent to residential shall be limited to two stories and incorporate residential style massing and detailing. Village type commercial areas encouraging pedestrian activity and walk ability within the community are given preference. Signage and building design should be geared toward the pedestrian and slow speed traffic not high speed traffic.***

- * http://www.getfitkauai.com/pdf/Hawaii_Complete_Streets_report_Dec-2011.pdf
- ** http://www.lowimpactdevelopment.org/greenstreets/
- *** http://www.gokihei.org/wp-content/nploads/2010/04/general-planning-guidelines-rev2.pdf
- **** http://www.mauiwatershed.org/project/



KIHEI COMMUNITY ASSOCIATION POSITION STATEMENT ADDRESSING SOUTHWEST MAUI'S WATER SUPPLY

KCA is concerned about the integrity and sustainability of Maui's water supply and in particular Southwest Maui's water supply. In Southwest Maui development proceeds with no new water resources identified. Our present usage of water sources exceeds our ability to sustain the water supply; therefore, it is KCA's position that timely action needs to be undertaken as soon as practical. Items to address:

- 1. Update Maui County's 23 year old Water Use and Development Plan (WUPD) to be in touch with current circumstances, expected future demand and the effects of a changing (drier) climate.
- 2. Increase utilization of "waste water" in Southwest Maui as well as other areas of Maui.
- 3. Complete the Southwest Maui (Kihei) storm drain master plan. Attempt to capture storm runoff for use as water supply and/or to recharge our aquifers.
- 4. Develop and implement a water conservation plan for new development as well as existing uses.
- 5. Restrict new development that will cause further degradation of our aquifers with increased salinity and remediate the causes of rising salinity levels.
- 6. Continue to monitor salinity levels in our aquifers and take specific actions to stabilize them for the benefit of current and future users.

KCA's position is based on the following assumptions and facts:

- Southwest Maui is essentially a desert without its own independent water supply. Its water needs are currently met by access to water from the West Maui aquifer system.
- Southwest Maui sits on top of the Kamaole aquifer, a brackish aquifer at lower elevations. Confidence in its sustainable yield estimation is categorized at the lowest level of certainty.
- Salinity levels in the West Maui aquifer system have been rising consistently over a long period of time based on credible data provided by the USGS.
- Southwest Maui and other parts of the Hawaiian Islands have been in prolonged drought. Rainfall over the Hawaiian Islands has been in decline since 1978. This spring, 2013, rainfall in Maui County was the lowest recorded in modern history.

- Maui County's Water Use and Development Plan (WUPD) is 23 years old and is no longer a relevant planning document, both in terms of the current situation and the expected future.
- Significant development of Southwest Maui land looms both in terms of already approved developments and significant new developments, including expansion of the R&T Park, construction of a new high school, and development of the 88 acre Kaonoulu Industrial Park property, Makena Resort, and Honua'ula.

Mike Moran for KCA www.gokihei.org kca@gokihei.org



June 23, 2014

Mr. Mike Moran, President Kihei Community Association P.O. Box 662 Kihei, HI 96753

Dear Mr. Moran,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Pi`ilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 14, 2013. In response to your enumerated comments we would like to note the following.

Comment 1. Please include in the draft EIS that this signifies limited rainfall at the site, and therefore the applicant's landscape design shall emphasize drought tolerant vegetation to limit irrigation required.

Response 1. The Applicant is aware that the project site receives limited rainfall. The landscape design for the project will utilize drought-tolerant plant species and other water conservation measures. In addition the project will be using non-potable water for all irrigation uses.

Comment 2. Please include in the draft EIS that the applicant will design the development to take advantage of and enhance these views that are crucial to our tourist industry and therefore to our economy.

Response 2. The Draft EIS will include a section on Visual Resources. The proposed project will be designed to be mindful of open space views on the *mauka* side of Pi`ilani Highway. Building height limits for the Pi`ilani Promenade will be limited to 60 feet.

Comment 3. Please include in the draft EIS an analysis of the potential jobs created by the

Mr. Mike Moran, President Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 2 of 6

project and identify potential mitigations that the applicant can use to provide long term employment that will maximize living wage jobs compared to the typical minimum-wage retail positions.

Response 3. The Draft EIS will include an Economic Impact Analysis and Public Fiscal Assessment which will quantify the effect the proposed project is expected to have on the local and State economy.

Comment 4. Please include in the draft EIS potential mitigations that the applicant will include such as completely off-road bus turnouts or full-size bus stops within their site design.

Response 4. The Draft EIS will include a section on Public Transportation to address the location of public transportation within the Pi`ilani Promenade project site. In connection with the future occupancy and use of the project, the Applicant will meet with the Maui Dept. of Transportation to discuss the possibility of establishing bus stops within the project site.

Comment 5. The TIAR should define the current traffic conditions without the project. It should then provide a cumulative traffic projection and its impacts from the fully developed project and all the Kihei road systems both existing and proposed from the fully developed project. The traffic analysis for the fully developed project should include the traffic from all of the approved developments to date and those that would be likely in the next 20 years. The TIAR should at least include the following approved developments: The Makena Developments (3700+/- units), Honua'ula, Wailea Resort, Maui Research and Technical Park, Kihei Downtown Center, 'Kihei High School, Honua'ula Affordable Housing, Kihei Mauka, No& Kihei Housing, Kaiwahine Village, Pulehu Nui Industrial Area, Entitled South Maui Infill Projects, and Partly Entitled South Maui Infill Projects.

The traffic Impact Analysis should assume the complete upcountry highway and include mitigation required for the improvement of the intersections of Kaonoulu Street and the Pi`ilani Highway and of Kaonoulu Street and South Kihei Road.

Please include in the TIAR the mitigation that the design of roadways within the development as well as public roads impacted by the development will meet the Hawaii State criteria for Complete Streets (providing for pedestrian and bicycle traffic in addition to motorized vehicles), the Kihei Road Design Standards* and the Green Streets criteria.** Analyze roadway intersections with the intent to use roundabouts and mini roundabouts in lieu of signalized and stop sign intersections to conform to with Kihei-Makena Community Plan goals and implementing actions Mr. Mike Moran, President Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 3 of 6

for a pedestrian oriented, walkable community.

Response 5. The Draft EIS for the Pi ilani Promenade will include a TIAR for the proposed project. The TIAR will include an analysis of existing conditions and projected traffic impacts from the proposed project and surrounding developments. The Draft EIS will also describe the proposed pedestrian and bicycle network.

Comment 6. Analyze the compliance of the project with the following section of the Kihei Design Guidelines:

New developments shall provide measures for pedestrian and biking safety and deemphasize the automobile. Roadway standards have been developed by the KCA for use in new developments that provide for a narrowing of roadway widths thereby reducing traffic speed and creating a smaller scale and sense of place suitable for small towns and neighborhoods, (The complete Roadway Standards are available upon request). All roadways shall have street shade trees and planted separations between walkways and the street curbs. Roadways shall incorporate tree planted bulb out areas where parallel parking is included Neighborhood roads should provide connectivity to adjacent neighborhoods: Crosswalks through roadways should be slightly elevated as a table; a change in texture and color from asphalt is preferred Neighborhood developments should not place garage door entrances in front yards near the streetscape and should incorporate front porches and or high visibility of streetscape from homes. Privacy walls at streetscape are discouraged. ***

Response 6. The Draft EIS will analyze and discuss the proposed project in relation to the above-referenced section of the Kihei Design Guidelines.

Comment 7. Please include in the draft EIS the mitigation that all utilities on or crossing the site will be placed underground.

Response 7. All onsite utility systems serving the Piilani Promenade will be placed underground.

Comment 8. Please discuss the cumulative effects per the Hawaii State Office of Planning document Storm Water Impact Assessments from the storm runoff and propose mitigation to lessen the impacts downstream and the summary of actions stipulated in the South Maui Watershed Plan II.****

Mr. Mike Moran, President Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 4 of 6

Response 8. The Draft EIS will describe the cumulative and secondary impacts of the proposed project including storm water runoff.

Comment 9. Please analyze the compliance of the project with the following section of the Kihei Design Guidelines:

Open Space Drainage Ways and Flood Control Major natural drainage ways shall remain undeveloped with a significant buffer to provide for visual open space and connectivity of neighborhoods to beaches, parks, schools, and commercial areas for pedestrians and bikers. Drainage ways left in a natural state or with native vegetation will aid in abating the serious flood problem that Kihei faces as a result of uncontrolled development. Detention and/or retention basins that may be required for maintaining the control of on-site runoff generated from proposed developments shall be substantially completed in their construction and improved with landscape and native vegetation prior to significant clearing, grubbing, grading, and building construction on the site. ***

Response 9. Kulanihakoi Gulch lies south of and adjacent to the project site. This large, natural drainageway will remain in its existing state and no water will be diverted or discharged into the gulch. Underground drainlines and detention basins will control and capture onsite runoff generated from the proposed development. The underground detention basins will be constructed concurrently with other major infrastructure systems for the project.

Comment 10. Please include in the report the cumulative impact of all identifiable future developments be included, specifically for Kihei High School and for Maui Technology Park additions. This development along with other increases in water demand in Kihei will cause further degradation of our aquifers with increased salinity. The mitigation for the rising salinity levels should be addressed.

Response 10. The Draft EIS will include a section on cumulative impacts and will discuss the cumulative effect that readily identifiable future development could have on water source and availability.

Comment 11. Please include in the draft EIS either specific plans to change the project land use to comply with the Kihei-Makena Community Plan or, if the project land use is to be as proposed, to apply for an amendment to the Community Plan and to apply for a change in zoning from Light Industrial to the proposed Commercial and Residential uses.

Mr. Mike Moran, President Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 5 of 6

k. Provide for limited expansion of light industrial services in the area south of Ohukai and mauka of Pi'ilani Highway. These areas should limit retail business or commercial activities to the extent they are accessory or provide service to predominate light industrial use.

The proposed design does not meet these requirements. New design guidelines should be developed as part of the Community Plan amendment. 'The published Kihei Design Guidelines currently support this type of development as follows:

Commercial and High Density Developments:

Developments should orient building fronts toward the streetscape with parking in the rear or side of buildings away from the streetscape and pedestrian access ways. Wide sidewalks at streetscapes with ample canopy on buildings should be incorporated Streetscapes and Sidewalks should include benches and shade trees. Buildings should have a comfortable scale relationship with the streetscape and sidewalks. Buildings at streetscapes are preferred to be three stories maximum with a massing progression of setting back the third level from the lower two. Mixed use buildings are highly encouraged in order to integrate the residential community into commercial neighborhoods. There should be a transition in scale of buildings and their appearance as commercial areas meet residential areas. Commercial zoned lots adjacent to residential shall be limited to two stories and incorporate residential style massing and detailing. Village type commercial areas encouraging pedestrian activity and walk ability within the community are given preference. Signage and building design should be geared toward the pedestrian and slow speed traffic not high speed traffic. ***

Response 11. Your comments regarding the Kihei Makena Community Plan ("KMCP") are duly noted. The Maui Planning Department has been consulted as part of the environmental review process for the preparation of the Draft EIS. The Planning Department is also expected to comment on the project's conformance to the Kihei-Makena Community Plan. The forthcoming Draft EIS will include an analysis of how the proposed project meets the goals and objectives, and complies with the KMCP, including those sections cited in your letter. In addition, the Draft EIS will discuss, as a possible alternative, the amendment of the KMCP in the "unresolved issues" section of the Draft EIS.

As will be more extensively discussed in the Draft EIS, the Piilani Promenade supports the Kihei Design Guidelines. The project's non-vehicular transportation strategy includes: 1) compact and mixed-use development patterns, 2) integrating pedestrianoriented streets, street trees, sidewalks, and traffic calming, 3) both striped and separated bike lanes in appropriate locations, 4) supporting connectivity to adjacent developments including Kihei High School and land uses *makai* of Piilani Highway. Mr. Mike Moran, President Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 6 of 6

In addition, transportation demand management measures include: 1) encouraging alternate work schedules and off-peak hours for employment generators; 2) supporting park and ride, ridesharing, carpooling and van pooling; and 3) the Applicant will meet with the Maui Dept. of Transportation to discuss the possibility of establishing bus stops within the project site.

Thank you again, for providing us with your letter. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029 I've been a resident of Maui for well over 20 years and have lived on Ahaaina Way, 1 block makai of Piilani Highway and a few blocks north of Kaonoulu... for 12 years. I am dismayed at the thought of a huge project disrupting this, primarily, residential neighborhood. This is not "light industrial" and minimal commercial use. I'm even more troubled by the fact that Kihei-Makena Community Plan, which, I understand, has legal precedence, can easily be thrown away and not even be discussed or considered. It must be dealt with as it is an integral part of this process. And --- when will the input of the community be considered???

Also – using 13 acres to build 250 "affordable housing" units, that was supposed to be part of the Wailea 670 project? And not taking that into consideration in the environmental study???? WRONG!!! NOT PONO! SAD!

What is being forced upon Kihei --- Maui – and our environment is NOT PONO! Forget water – there won't be any. Forget our ocean – and the impact of runoff. Forget the traffic and horrendous congestion it will cause. Remember the flooding in Kahana – with those developments?? Light industrial use would not cause these problems. (I think that was understood with the original permits ...which now mean nothing!)

YOU MUST make amending the Kihei-Makena Community Plan and the 13 acres proposed for Wailea 670 affordable housing (far from Wailea) part of your discussions!

AND NOW - FOR THE REST OF THE STORY!!

I've owned a business in Kihei for 22 years. We have Longs shopping center – Azeka shopping centers and many other shops on South Kihei Rd. THIS WILL HAVE A DIRECT NEGATIVE IMPACT ON EXISTING BUSINESSES..

You MUST take all the correct steps to be sure that due process is observed!

Thank you, Lila Sherman 172 Ahaaina Way Kihei.



June 19, 2014

Ms. Lila Sherman 172 Ahaaina Way Kihei, HI 96753

Dear Ms. Sherman,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your e-mail of October 23, 2013 providing comments on the proposed project. In responding to your comments, we would like to note the following.

A copy of the Draft EIS will be provided to you when it becomes available. The Draft EIS will evaluate potential impacts to the environment, including those identified in your letter, and will also include a discussion of the Kihei-Makena Community Plan.

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or e-mail Brett at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029

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CHURS MARL & PARTYCERS, INC.

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South Maui Citizens for Responsible Growth 4320 E. Waiola Loop Kihei, Hawaii 96753 <u>hydem001@hawaii.rr.com</u> (808) 344-3358

October 14, 2013

Applicant:
Pi'ilani Promenade North LLC & Pi'ilani Promenade South LLC
c/o Sarofin Realty Advisors
8115 Preston Road, Suite 400
Dallas, Texas 75225

Accepting Authority: Land Use Commission Department of Business & Economic Development State of Hawaii P.O. Box 2359 Honolulu, Hawaii 96804-2359

Consultant: Chris Hart & Partners, Inc. Attn: Jordan Hart 115 North Market Street Wailuku, Hawaii 96793

> Re: EISPN for Pi'ilani Promenade TKM: (2) 3-9-001: 016, 170-174

Dear Sirs and Madams,

South Maui Citizens for Responsible Growth (SMCRG) submits the following comments to the Environmental Impact Statement Preparation Notice (EISPN) for Piilani Promenade dated August 14, 2013. In addition, a series of questions are posed that are attached for which SMCRG seeks answers as part of the environmental review process.

1. The Proposed Action described in the EISPN does not comply with the 1998 Kihei Makena Community Plan (KMCP); the KMCP has the Force and Effect of Law and must be amended if the Proposed Action is to Proceed; All LUC Decisions and Orders Must Conform to the Hawaii State Plan (HRS 205-16); The Hawaii State Plan Includes County General and Community Plans

A. The KMCP Speaks to this Property

The KMCP speaks to the subject property in three instances, twice directly and once indirectly.

(1) The Land Use Map Attached to the KMCP designates the property "LI."

"LI" is defined on page 55 of the KMCP as follows: "Light Industrial (LI) This is for warehousing, light assembly, service and craft-type industrial operations." The definition is narrow and specific and does not include other uses, such as those proposed by PPN and PPS such as business and retail services and multi-family housing.

Other appropriate land uses are defined in the community plan that would accommodate the Proposed Action, such as "Business Commercial (B)" for the PPS parcels and "Project District (PD)" for the PPN parcel. However, the Applicant would have to seek and obtain a community plan amendment to gain such a conforming land use designation for its land.

Specific land use maps are required elements of every community plan. "For community plan areas on the island of Maui, a designation of specific land uses within the urban and rural growth areas" is mandated by Maui County Code section 2.80.070.E.8. Once land uses are embedded in community plans, they can only be changed by ordinance: "The county shall adopt revisions to the general plan by ordinances." (Maui County Charter Section 8-8-6.) The Maui County Code defines an explicit for amending community plans. Because PPN and PPS propose to use the subject property differently from that described in the community plan land use map, the owners must seek to amend the plan thereby

(1) giving citizens an opportunity to voice their concerns and/or support for the amendment and

(2) affording the county council an opportunity to assess the benefits and detriments of such an amendment, then

(a) to reject a proposed land use amendment,

(b) approve a proposed plan amendment with conditions, or

(c) approve a plan amendment outright.

(2) The Text of the KMCP Specifically Restricts the Subject Property to Narrowly Defined Light Industrial Use

The KMCP states the following about the property now owned by PPN and PPS:

"Provide for limited expansion of light industrial services in the area south of Ohukai and *mauka* of Pi'ilani Highway, as well as limited marine-based industrial services in areas next to Ma'alaea Harbor. Provide for moderate expansion of light industrial use in the Central Maui Baseyard, along Mokulele Highway. These areas should limit retail business or commercial activities to the extent that they are accessory or provide service

to the predominate light industrial use. These actions will place industrial use near existing and proposed transport arteries for the efficient movement of goods." (KMCP, p. 16, paragraph k.)

The Proposed Action described in the EISPN calls for PPS to develop its portion of the property into 100% retail use; PPN proposes to develop its property into 200 multi-family units, business commercial uses and a small portion for light industrial use. (See Figure 4.) These uses are at odds with the Land Use Map and the light industrial use clearly articulated for the property in the community plan.

(3) The KMCP Calls for Development of Commercial Services in Four Distinct Districts, All *Makai* of Pi'ilani Highway.

The KMCP states the following about development of commercial services in the Kihei area:

"Develop commercial services at the following locations to meet community needs:

1) North Kihei, between the existing South Kihei Road, Pi'ilani Highway and Uwapo Road.

2) A central business and commercial center for Kihei clustered about the South Kihei Road/Road "C" intersection.

3) In existing commercially zoned areas along South Kihei Road in the vicinity of Kalama Park.

4) Along South Kihei Road opposite the Kama'ole beach parks." (KMCP, pp. 17-18.)

All four locations are *makai* of Pi'ilani Highway. The zones represent the community's desire to create community centers and avoid sprawl. The development described in the EISPN violates this key community plan concept and would necessarily lead to commercial sprawl to the detriment of the community and the wishes of its citizens that is imbedded in a lawfully adopted county ordinance that is law.

B. The KMCP Has the Force and Effect of Law and Must be Amended if the Development is to Proceed

The Hawaii Supreme Court said the following about the KMCP in *Gatri v. Blane*:

"The KMCP was adopted after extensive public input and enacted into law by the Maui County Council on July 17, 1985 as an amendment to section 2.80.050 of the Maui County Code. It is part of the general plan of Maui County. Therefore, it has the force and effect of law and a proposed development which is inconsistent with the KMCP may not be awarded an SMA permit without a plan amendment."

The county has erroneously contended, and continues to contend, that *Gatri* only applies to properties subject to SMA rules and regulations. The words of the court quoted above are without this reservation, however. Furthermore, in a subsequent case, *Leone v*.

County of Maui, 128 Hawaii 183, decided in 2012, the Hawaii Circuit Court of Appeals stated the following about the 1998 KMCP with respect to property *not* subject to SMA rules and regulations:

"In the second issue before it, the supreme court held that the . . . Community Plan was adopted after extensive public input and enacted into law by the Maui County Council as an amendment to section 2.80.050 of the Maui County Code", "[i]t is part of the general plan of Maui County," and, [t]therefore, it has the force and effect of law Accordingly, the supreme count has determined that the Community Plan before us is a legislative enactment, with the full force and effect of law."

And, at footnote 8 to the opinion, the *Leone* court stated the following:

"We note that the developer in *GATRI* sought an SMA minor use permit for a proposed "development" under the CZMA, 88 Hawai'(at 109–10, 962 P.2d at 368–69. Here, by contrast, the proposed use-the construction of single-family residences-is not considered a "development" under the CZMA unless the authority finds a cumulative impact or significant environmental effects. HRS § 205A–22. Although the CZMA does not expressly require consistency for proposed land uses that are not considered "developments," the Maui County Code (MCC) renders the Community Plan binding on all county officials. MCC 2.80B.030(B) (2006). Under the express language of the code, neither the director nor the Planning Commission may approve land uses that are inconsistent with the Kihei–Makena Community Plan. *Id.; see also Pomo v. Malakai Ranch. Ltd.*, 119 Hawai'i 164, 192, 194 P.3d 1126, 1154 (App.2008) ("Under the MCC, before the [Department of Public Works and Waste Management] or any other county agency issues a permit, the agency must ensure that the project in question adheres to the specifications of the general plan and community plans of Maui County"), *abrogated on other grounds by County of Hawai'i v. Ala Loop Honeowners*, 123 Hawai'i 391, 235 P.3d 1103 (2010); *see also* MCC 19.04,015(A) (1991) (purpose of zoning is to regulate land usage in accordance with general and community plans); MCC 19.510.040(A)(4)(b) (1991) (change of zoning must comply with community plan)."

While *Gatri* and *Leone* are alone dispositive of the issue (both cases involved the KMCP *and* the County of Maui was a party to both actions), support for the lawful effect of the community plan is equally found in other quarters.

First, and as pointed out in both cases, the KMCP is literally the law of Maui County (Ordinance #2641; see Maui County Code section 2.80B.070.) Section 2.80B.070 of the Maui County Code also requires county agencies to prepare status reports "on its implementation and *enforcement* of the community plans" (Emphasis added.) Enforcement is consistent with certitude and lawfulness and is inconsistent with the KMCP being merely suggestive as the county erroneously maintains.

Second, adoption of community plans is encased in the county charter: Section 8-8-5 of the Maui County Charter speaks to the need to create a general and community plans that "shall set forth, in detail, land uses within the community plan regions of the county." Revisions to community plans, which are part of the county general plan, are to be amended by ordinances. (Maui County Charter, 8-8-6.1.) So, it takes an ordinance to amend an ordinance.

Third, the Maui County Code provides a process for amendment of community plans, consistent with the Charter. There would be no need for such a process if community plans are mere guidelines to be brushed aside at the will of the executive branch of local government, as the county maintains.

For all the above reasons, the proposed development cannot proceed unless the KMCP is amended to permit what would be a radical departure from the existing, lawful community plan.

C. All LUC Decisions and Orders Must Conform to the Hawaii State Plan (HRS 205-16); The Hawaii State Plan Includes County General and Community Plans; PPN's and PPS's Proposed Property Uses Violate the KMCP and therefore Violate the Hawaii State Plan.

HRS 205-16 states: "No amendment to any land use district boundary *nor any other action by the land use commission* shall be adopted unless such amendment or other action conforms to the Hawaii state plan." (Emphasis added.)

The Hawaii State Plan includes county general plans. (See, for instance, State of Hawaii's Office of Planning's website description of the statewide planning system; also see HRS 226-58, which is part of the Hawaii State Planning Act.)

The KMCP is part of Maui County's General Plan. (Maui County Charter Section 8-8-5. subsection 6: "The community plans generated through the citizen advisory councils and adopted by the planning commission, council and mayor, are part of the general plan."

For these reasons, the LUC cannot accept any EIS, nor may it issue any order in this case, inconsistent with the explicit language of the KMCP that requires development of the land owned by PPN and PPS into a light industrial park.

2. The Proposed Action Described in the EISPN is Inconsistent with Light Industrial Zoning; a Change in Zoning is Required

The EISPN erroneously states "The proposed project will be developed in accordance with the requirements of the M-1 Light Industrial District." (EISPN, p. 16.) This is an impossibility because, according the Maui County Code and common sense, light industrial zones are designed to contain mostly typical light industrial uses:

"19.24.010 Purpose and Intent. The M-1 light industrial district is designed to contain **mostly** warehousing and distribution types of activity, and permits most compounding, assembly, or treatment of articles or materials with the exception of heavy manufacturing and processing of raw materials. Residential uses are excluded except for dwelling units located above okr below the first floor and apartments." (Emphasis added.)

Since PPS intends to develop its two parcels entirely into business and commercial uses (Figure 4), these uses clash with the Purpose and Intent clause contained in Maui County Code section 19.24.010. This is particularly true when one considers that zoning *must be consistent* with community plans and the KMCP specifically reserves the subject property for typical light industrial uses narrowly defined at page 55 of the plan.

While PPN's Proposed Action does potentially include a small area for light industrial use, it represents approximately 1/6th of the parcel that also includes multi-family housing and business and commercial uses that are inconsistent with the KMCP and M-1 zoning as defined as "mostly" customary light industrial uses. Words in statutes and ordinances are to be given their usual meaning. "Mostly" is defined in Webster's New World College Dictionary, Fourth Edition, as "1 for the most part, 2 chiefly; principally 3 usually; generally". The uses proposed by PPS and PPN's fail this simple test.

3. The Proposed Action is Inconsistent with the Countywide Policy Plan

A. Smart Growth v. Sprawl

The Countywide Policy Plan calls for Smart Growth (p. 21) and eschews sprawl (p. 20), yet the development proposed by PPN and PPS represents just the opposite: it would destroy the community plan's directive to aggregate commercial services in four distinct area of Kihei, all of which are *makai* of Pi'ilani Highway, thereby eroding the community's effort to create a much-needed sense of place.

B. Core Principles

The Proposed Action, if developed in absence of the amendment process outlined in the Maui County Code, would also deny the people a voice reserved to them by law. This would violate several core principles articulated in the Countywide Policy Plan, such as:

- "Engagement and empowerment of Maui County residents" (p. iii), meaning that citizens have the right, minimally, to be heard in the community plan amendment process;
- "community-based decision making" (p. 79), meaning that people not only have a right to a say in the development of their community but their voice is deemed useful and important;
- ensuring that "laws, policies, and regulations are internally consistent and effectuate the intent of the General Plan" (p. 80), which entails enforcement of community plans since they are part of the county general plan; and
- "Strengthen the enforcement of County, State, and Federal land use laws" (p. 80), an acknowledgement of the importance of the rule of law.

C. Good Government

We have already seen the county embrace the proposed Pi'ilani Shopping Center projects that were recently found in violation of three provisions of the state's Land Use Commission's 1995 Order, and the County continues to assert that the KMCP is merely suggestive of where and what kind of development should proceed, even in the face of two court cases that say just the opposite, not to mention the wording of the Maui County Charter, the Maui County Code and Ordinance #2641 that create processes for adoption and amendment of community plans. By side-stepping well-defined legal processes specifically designed to engage the citizenry, people are left discouraged, sensing that

local government is bought, whether true or not. Democracy is a delicate thing, largely dependent on assiduous application of the rule of law and fair dealing.

4. Economic Analysis Must Extend Beyond Discussion of Short Term Construction Jobs and Tax Revenue Arising From the Proposed Development

Any economic analysis done for the proposed development must include impact on existing retail shops and shopping centers, both in Kihei and central Maui. Vacancies abound in the nearby Azeka shopping centers, Kamaole Shopping Center, Kukui Mall, Wailea Town Center, Wailea Gateway Center, Wailea Shopping Center, and the Queen Kaahumanu Shopping Center. Experts predict that online shopping will continue to take greater portions of retail sales from brick and mortar stores in the future. How will this trend affect retail store and shopping center health? How will the development of the new Target store and the large A&B Park in Puunene/Kahului affect the south Maui commercial real estate market and existing retailers and shopping centers? Are retail sales ever-expandable simply by addition of more retail space, or is demand bounded by other factors? This needs to be explored and explained, particularly in light of the glut of vacant retail space existing in the area and the potential for real economic harm should the proposed development cannibalize retail sales and lessees from existing, ailing shopping centers and retailers.

Additionally, any economic analysis must assess the Proposed Action's impact on south Maui's ability to realize the explicit commercial concentration scheme identified in the KMCP.

- Will the addition of another commercial center outside the four identified zones lead to lower rents and greater vacancy rates among existing stores and shopping centers, making it difficult, if not impossible, to develop much needed town centers *makai* of the highway?
- Will commercial real estate values fall throughout south Maui if the community cannot realize the development design embedded in the KMCP? Many modern community planning experts believe that towns with a sense of place (i.e., lively downtowns that are walk-able and bike-able) produce greater real estate and economic value than those that are without. If south Maui cannot achieve the vision described in the KMCP, what will the economic effect be?
- Finally, does a government's inability to implement a community plan according to law inevitably lead to lower economic outcome? Is this the concept behind the Countywide Policy Plan's statement that good governance includes the ability to effectuate the General Plan and laws, county policies and regulations governing land use? What are the negative economic consequences when local governments will not implement lawfully created community plans?

5. Safe Routes to School Need to Be Developed for Mauka Residences

The proposed development includes construction of 200 multi-family housing units that will undoubtedly be home to school-aged children. The same is true for Honua'ula's 250 proposed workforce housing units in addition to children already living in neighborhoods *mauka* of Pi'ilani Highway. The proposed development does not provide a safe route for these children to get from their homes to the new high school or to nearby elementary and intermediate schools. In fact, the only way to get from existing *mauka* and proposed neighborhoods is by means of Pi'ilani Highway, a high speed roadway with inadequate bike lanes and no sidewalks. Accordingly, discussion of schools must extend beyond just school fees and include how south Maui youth living in the proposed development's housing will safely get to and from school. Additionally, consideration should be given to ways to create connectivity between and among PPN's and PPS's properties, Honua'ula's proposed housing and existing *mauka* neighborhoods. Currently, none is proposed. Is this good community design and the best Maui County can do, or is this just all the developer wants to do to achieve its singular economic goals?

Assessment of the proposed development against criteria defined by the federal Safe Routes to School program should be undertaken, and mitigation strategies implemented to protect our children from injury or death on the highway. Furthermore, because walking and biking to school promotes overall health, will the proposed development's automobile-centricity contribute to ever-growing obesity rates that in turn produces higher incidences of diabetes, heart disease, loss of productivity, elevated health care costs and incumbent negative impact on quality of life? What are these additional burdens on the community?

6. Elimination of the Kaonoulu Gulch

The proposed development includes elimination of a natural gulch that traverses the subject properties. Gulches are natural features of the land that could be saved and incorporated into the project plan for the benefit of generations to come. Impact inherent in the loss of this natural feature should be assessed, mitigated or avoided.

7. The Project Background is Incomplete

The project background described at pages 4 and 5 of the EISPN is insufficient because it does not speak to the whole history of the project that began as a 123-lot light industrial park described in the Land Use Commission's 1995 Order.

The property owners, Pi'ilani Promenade North, LLC (PPN), and Pi'ilani Promenade South, LLC (PPS), were recently found in violation of the 1995 LUC Order for (a) failure to develop the property as represented to the Land Use Commission, (b) failure to construct a frontage road as ordered, and (c) failure to file annual reports with the Land Use Commission, the State Office of Planning and the County of Maui Planning Department.

Acknowledgement of these violations is critical to understanding the current situation.

8. Specific Questions

A. Pedestrian Safety and Walk-ability

1. Honua'ula Partners (HP) plans to build 250 workforce housing units on its parcel adjacent to the parcels owned by Piilani Promenade North, LLC (PPN) and Piilani Promenade, LLC (PPS). By access to readily available demographic and other public data:

(a) How many school age children are estimated to reside in the proposed 250 workforce housing units to be built by HP?

(b) How many school age children are estimated to reside in the 200 apartments proposed to be built by PPN?

(c) How many school age children currently live in neighborhoods *mauka* of Piilani Highway at this time?

(d) Describe where these children (those currently living in *mauka* neighborhoods as well as those anticipated to live in HP's 250 units and PPN's 200 apartments, referred to collectively as "The Children" hereafter) are expected to attend school, including elementary, middle and high school; indicate the number of The Children expected to attend each of these schools based on answers above.

(e) Describe the routes The Children are expected to take to get to and from each of these schools? Please provide a map showing the expected routes.

(f) What percent of The Children do you estimate will get to and from the abovementioned schools by automobile?

(g) What percent of The Children do you estimate will get to and from the above mentioned schools by walking, biking or other means of transport other than by a motorized vehicle?

(h) Do you believe The Children currently living in neighborhoods *mauka* of Piilani Highway have, or in the case of those living in HPs and PPN.s units, will have, Safe Routes to School as defined by the federal Safe Routes to School Program?

(i) If any of The Children will not have Safe Routes to School as defined, what steps should be taken to give these youth safe routes to school?

(j) Does walking and biking to school, assuming safe means to do so, improve children's health (see U.S Centers for Disease Control and the U.C.L.A. school of public health studies and recommendations)? If so, what steps can be taken to encourage increased walking and biking to the schools mentioned above?

(k) Are the bike lanes on Piilani Highway immediately adjacent to the property (north and south of the land owned by PPN and PPS) in keeping with best bike lane practices and design? If not, how do they differ from best practices?

(1) Do the traffic and bike lanes immediately south of the PPN's and PPS's property narrow at the bridge? Does this narrowing pose any safety concern for walkers and bikers of all ages? See attached photograph.

(a) If so, why?

(b) What steps can be taken to mitigate the danger posed to those seeking to walk along the highway in this location to get to and from the development other than by automobile?

(m) What percent of retail sales emanating from PPN's and PPS's shopping centers are expected to derive from those accessing the shopping centers by automobile (as opposed to walking and biking).

(n) If walking to and from PPN's and PPS's development for any reason could be increased, would there be a positive effect on public health? What steps can be taken to improve the likelihood of walking and biking to and from PPN's and PPS's developments?

(o) Are you familiar with any walking and biking measurement tools that could be employed to assess the walk-ability and bike-ability of the developments proposed by PPN and PPS?

(1) What are these tools?

(2) Have you used them to score the proposed developments?

(3) What are the scores and how do they compare to best practices?

(p) Do studies show that neighborhoods and developments that have enhanced walking and biking capabilities have greater economic value?

B. Economic Impact

1. Given that the proposed development includes regional shopping complexes, what is the anticipated geographic catchment area for the Applicants' Project?

2. Identify the number and names of shopping centers within the catchment area of the shopping centers proposed by PPN and PPS.

3. What is the square footage of each of the above shopping centers?

4. What are the known or estimated vacancy rates of each of these competing shopping centers?

5. What impact will PPN's and PPS's shopping centers have on shopping centers located within the proposed development's catchment area?

a. What percent of expected retail sales arising from the Pi'ilani Projects' shopping centers are estimated or likely to be entirely new sales that will not cannibalize sales that would otherwise be made by existing shopping centers and retailers in the Projects' catchment area?

b. What percent of expected retail sales arising from the Applicant's proposed shopping centers are estimated or likely to be cannibalized from existing shopping centers and retailers in the development's catchment area?

c. With respect to cannibalized sales, what impact will this have on existing shopping centers and retailers in the Pi'ilani Projects' catchment area?

6. What percent of space within the shopping center proposed by PPS is planned or expected to be occupied by "Big Box" national retailers?

7. What economic effect will Big Box retailers have on existing local businesses and shopping centers located with the development's catchment area?

8. Does Big Box sales revenue re-circulate in a community different from that generated by local retailers? How are they different and why? Is there a recirculation formula that quantifies this difference and if so, what does it reveal? Is the different recirculation positive or negative for the local economy and community?

9. Are the wages, salaries and benefits typically earned by an employees of Big Box retail stores equal to income earned by small business owners?

(a) If it is different, what is the expected impact Big Box stores will have on the incomes of local retailers within the Projects' catchment area?

10. Studies show that online retail sales have steadily increased over time in the recent past and that the percentage of "Etail" is expected to grow considerably in the near future? Assuming this trend continues, what impact will this have on the need for more brick and mortar retail space in south Maui?

11. Are retail sales ever expandable and largely dependent on how many square feet of shopping space exists in a community, or is the retail market bounded and governed by other factors?

(a) What factors govern the quantity of retail sales that can be expected to arise from a given community?

(b) Does an industry standard predict how much retail space any given community can support? If so, how much retail space can south Maui support given all factors known to the Applicant, taking into account demographic trends, existing retail space, existing retail space and expected new retail development?

(c) Have you calculated the total amount of retail space existing on Maui at this time? If so, what is it?

(d) Have you calculated the amount of retail space that is anticipated to be added to Maui in the next 5 years, taking into consideration, without limitation, the multitude of centers currently opening in Kahului and Wailuku (e.g., Target, Safeway, Foodland, Longs Drug, Times Market, etc.) If so, what is the amount of additional square footage? How will this affect the success of the shopping centers proposed by PPN and PPS?

12. If the retail shopping centers proposed to be developed by PPN and PPS have a negative effect on existing shopping centers and retailers in Kihei and Wailea

(a) Would one of the expected negative effects be less tax revenue arising from existing south Maui shopping centers and retailers? Can you quantify the amount of this lost revenue, both in terms of lost sales tax, lower real estate values and consequent real property tax revenue accruing to local state government authorities?

(b) Would it have a negative effect on employment in the area? Please explain.

(c) Would it have negative impact economic success of existing family owned businesses in the development's catchment area?

l4. The 1998 Kihei Makena Community Plan (KMCP) restricts commercial growth to four distinct acres of Kihei *makai* of Piilani Highway..

(a) Do you acknowledge that the property owned by PPN and PPS *not* within one of these four zones?

(b) What is your understanding why the KMCP restricts commercial growth to four areas *makai* of Piilani Highway? Does the Applicant's Consultant have first hand knowledge of south Maui's need and desire to create viable and vibrant downtowns? Are PPN's and PPS's proposed developments consistent with this key community objective?

(c) If Kihei cannot achieve aggregation of commercial activity within the four areas designated *makai* of Piilani Highway as stated in the lawful Kihei Makena Community Plan, what will the likely economic and social effects be?

C. Smart Growth

1. Is it generally correct that sprawling communities produce less economic value than those that have vibrant downtowns and a "sense of place"?

2. Would you agree that the term "urban sprawl" includes, in part, the concept of development of new shopping centers on the outskirts of existing towns?

3. Are PPN's and PPS's projects on the outskirts of Kihei town, located in scrub ranchland and away from existing Kihei commercial centers and infrastructure, such as access to county water, county wastewater treatment, etc.

4. Aren't the shopping centers proposed by PPN and PPS largely automobile-centric and automobile-dependent? Can this be mitigated to bring the proposed projects into compliance with the Maui County General Plan, the Countywide Policy Plan, modern planning concepts and best community design practices?

D. Water

1. What is the source of potable water for the project?

2. If it is the Kamaole aquifer,

(a) What is the sustainable yield of the Kamaole aquifer?

(b) What is the state's level of confidence in the sustainable yield of the Kamaole aquifer?

(c) Is the sustainable yield calculation the same regardless of where a well is drilled in the Kamaole aquifer, for instance in north Kihei versus South Maui? If not, how it is the sustainable yield different in north Kihei compared to areas in south Maui?

(d) Are existing wells currently using the Kamaole aquifer for water?

i. If so, how many?

ii. Where are these existing wells located?

iii. What is the current peak draw by all these existing wells?

iv. Based on CWRM data and reports on file with the state, what is the peak draw, expressed in MGD, by the three Wailea golf courses and when does it occur during the calendar year?

v. Based on historical well use reports submitted to the CWRM by Makena Resort, what was the peak draw by the Makena golf courses, expressed in MGD, and when did that peak draw occur?

vi. Will the draw by other existing wells have any impact on the capacity of the Kamaole aquifer to serve as the source of water for the Project for the foreseeable future? If not, why not? If so, please explain how they interrelate.

3. Aside from current users of the Kamaole aquifer, what other projects in the development pipeline that are known to the Applicant have expressed intent to rely upon the Kamaole aquifer for potable water? How many MGD do they proposed to use?

(a) Identify each known development, such as Honua'ula, the Research and Technology Park, etc.

(b) How many gallons of water per day does each of the above developments estimate will be drawn from the Kamaole aquifer to support their developments?

(c) Will the expected draw from these developments impact the availability of water for the Project to be drawn from the Kamaole aquifer? What will the impact be?

(d) Combining peak water draw from (1) the Kamaole aquifer, including historical usage by the Makena golf courses, and (2) with all other users in development who propose to obtain potable water from the Kamaole aquifer, what is the total expected peak draw from the Kamaole aquifer?

4. Will you use catchment as a water source for the project? If so,

(a) What is the expected amount of water that can be obtained through catchment?

(b) Is catchment available year-round?

i. If not available year-round, will catchment be available during dry months when peak draw upon the Kamaole aquifer is at its greatest?

5. Is the sustainable yield of the Kamaole aquifer the same in the winter months as it is in the summer months?

(a) Is an average sustainable yield the best measure of an aquifer's capacity or is seasonality of production and draw a better measure of sustainability?

6. Will the Project re-use wastewater emanating from the Project? If so,

(a) How will wastewater be re-used and how?

(b) Will the Project connect to the county's wastewater facility?

(c) If the Project's wastewater will not be treated at the county facility, where will it be treated?

7. What water conservation measures will be ingrained in the project?

8. If the Kamaole aquifer is insufficient to meet the water needs of the Project, what other source of water will be used?

9. Will potable water be readily available to the Project without some form of desalination? If not,

(a) What method of desalination will be used?

(b) Will residue from the desalination process be generated and if so, how will it be disposed of?

(c) Where will the desalination facility be located?

(d) When will the desalination facility be constructed in relationship to the overall Project plan?

10. Do you agree with the DLNR, the USGS and the University of Hawaii that rainfall in the Islands has been trending lower in recent past decades and that rainfall is expected to continue to decline in the future?

(a) If not, identify the data and information that supports your view that rainfall is not declining in the Hawaiian islands?

(b) If you agree that rainfall is declining, what impact will a drier climate have on the Kamaole aquifer and its reliability to serve as the source of potable water for the Project?

11. Have any test wells been drilled on the Project to determine the capacity of the Kamaole aquifer at the project site to serve the proposed development? If so,

(a) Has a well production assessment been made in terms of water quantity and quality?

(b) If well projection data is available, what does it show?

(c) If a test well has not been drilled, how will you determine the ability of the Kamaole aquifer at the project site to meet the water needs of the proposed development?

12. What are the projected water needs of (a) the proposed project in total and (b) of each of part, expressed in terms of MGD or fractions thereof?

13. Will draw from the Kamaole aquifer proposed by the Project have an affect on near-shore water quality and/or aquatic life? If so, what will that effect be?

(a) Is the flow of water from the mountain to the ocean part of the natural water cycle in the Hawaiian Islands?

E. Traffic

1. Which developments depicted in the attachment hereto should be included in the traffic study for the proposed development? If any should not be included, why not?

2. Given automobile speed, the degree of separation of the state highway from bike paths and the narrowing of the roadway and bike lanes at the bridge immediately south of the Project, is the Piilani Highway at and adjacent to the Project site safe for, and supportive of, pedestrians and bicycles uses? Is it safe?

(a) If not, what remediation is necessary and/or appropriate to make the highway safe for walking and biking to and from the development?

F. Zoning

1. What percent of leasable/useable square footage is anticipated to be used for typical light industrial uses by PPS as defined in Maui County Code section 19.24.010 as warehousing, distribution, compounding and assembly, and treatment of articles?

2. What percent of leasable/useable square footage is anticipated to be used for typical light industrial uses by PPN as defined in Maui County Code section 19.24.010 as warehousing, distribution, compounding and assembly, and treatment of articles?

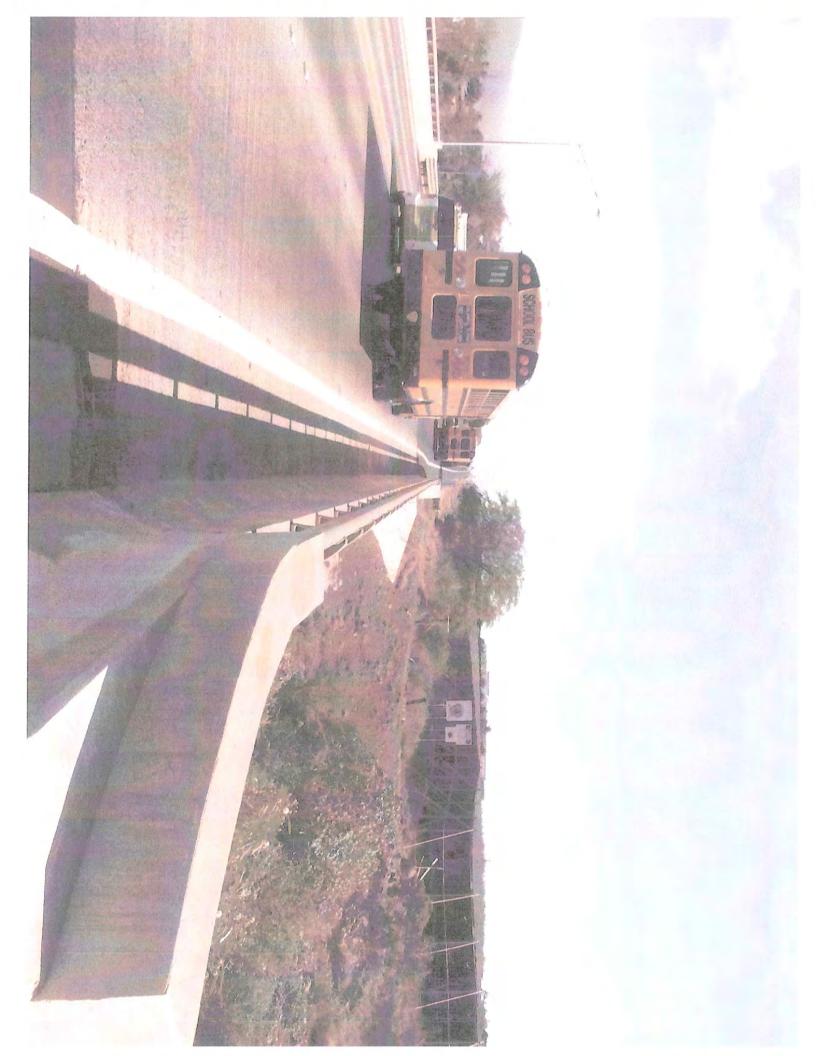
3. Is it certain/iron-clad that some portion of the development's leasable/useable square footage in either PPN's or PPS's project will be developed into typical light industrial use?

(a) If so, what percent of square footage is certain, without later deletion, to be developed into typical light industrial use as defined in Maui County Code section 19.24.010?

(b) If none of the space within PPN's and PPS's developments ultimately contain warehousing, distribution, compounding and assembly, and treatment of articles uses, is M-1 zoning appropriate for the developments?

Respectfully Submitted,

Mark G. Hyde, President, South Maui Citizens for Responsible Growth



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	North-South Collector Road	Mauka Hwy parallel to Pillani Mokulele Hwy to Maui Meadows	HIGHWAY S	Other PARTLY-Entitled South Maui Infill Projects	Other FULLY-Entitled South Maui Infill Projects	PulehuNui Industrial Area on Mokulele Highway	Kaiwahine Village	North Kihe' Housing (A&B)	Kihei Mauka (Haleakala Ranch)	Honua'ula Affordable Housing	Piilani Shopping Malls	Kihei High School	Kihei Downtown Center (Krausz)	Maui Research + Tech Park - Major Added development	Wailea Resort (A&B)	Wailea 670 (Honua'ula)	Makena - Mauka Lands	Makena - North Golf Course area	Makena - Rezoned in Dec-20080	Makena Resort - Hotel + Coastal	South Maui Projects (South to North)		POTENTIAL SOUTH MAU
\$200+			Cost	7	7	561 or 639	9.2	94.3	583	13.1	68.2	77.2	27.44	411	1,500 W/ 933 ZONED		684.5	350,9	603,3	152.4	ACRES		
The easy part has been done: EIS completed and design work done. The costs have significantly escalated and there seems to be no likely source. Furthermore the need for this hwy, has been greatly reduced with the completed 4 lanes for Haleakala, Mokulele and Pillani Highways. Rather than helping South Maui, this route may bring more upcountry traffic into the area.	Some segments are completed, but there would be a need to take a number of properties by 'emminent domain' and the county+state have been reluctant to do this. The County's Public Works Dept. Is now initiating a study on how to complete this road.	This route is on the Maui Island Plan as being a "Transit Corridor". If each development is required to put in its segment, the route will not be useable until ALL the segments are finished. Furthermore, there are no funds for the route nor mechanism to get the whole route built at once.	COMMENTS	1,350	1,262	7 Probably none	120	600	1,500	250	Possibly 200	o	All units will be in hotel.	1,250 + Ohanas + 150 Hotel Units	3,860 Residential (PLUS Hotel units)	1,150 on-site	intention of going that high.	3,758 units, but they have no	owners, they could have a maximum of	According to Makena Resort's	Potential Housing UNITS	ZIS	DEVELOPMENT
			ATS AND P	w/less than four units.	The two unit counts are underestimates and	Much development could be allowed	0	None	Commercial with no square footage limit	0	777	215,000 ft ²	150 room hotel + 263,753 ft ² commercial	2,000,000 ft ² Offices, Retail + Light industrial	238,390 ft2 more commercial. Notice of new 200 room hotel.	100,000 ft ² commercial			Commercial buildings.	Hotels and Shops	Non-Residential Buildings	m	1
			PROJECT	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	Not Yet	YES	YES	YES	Maui Island Plan UGB	ENTI	SEPT 17, 2013
			STATUS	YES	YES	86 acres applied for	YES	YES	Not Yet	NO. Light Industrial	YES Light Industrial	YES	YES	NOT YET. Oct-2013 LUC	YES	YES	Not Yet	Not Yet	YES	YES	State Land Use URBAN	TLEME	NOTE
			1 - 1	?	YES	561 acres in Project District	YES	Not Yet	Not Yet	NO. Light Industrial	Yes Light Industrial	Not Yet. Planning Commission approval; soon to County Council.	Not Yet.	Not Yet	YES	YES	Not Yet		YES	YES	Kihei-Makena Community Plan	NTS (Is the	and DISCLAIMER
			ing that S	?	YES	Not Yet	YES	Not Yet	Not Yet	~	M1 Light Industrial	Planning 1 approval; nty Council.	Not Yet	Not Yet	YES	Partial	Not Yet	Not Yet	YES	YES	Zoning	(Is the project entitled?)	Compiled
			outh Kihei R	Not Yet	۲	NO Need	NO Need	Not Yet	NO Need	NO Need	NO Need	NO Need	Not Yet	NO Need	Not Yet	NO Need	NO Need	NO Need	Still Needed	Still Needed	SMA	ntitled?)	from multiple so ore, please veri
	ain' and the county+state have been reluctant to do this. The County's Public Works Dept. Is now		(Assumming that South Kihei Road along the coast cann't be widend further.)	The County's Long-range Planning Division recognizes that there are already many PARTIALLY ENTITLED units and projects in South Maui.	The County's Long-range Planning Division recognizes that there are already many FULLY ENTITLED units and projects in South Maul.	Multiple owners including Hawaiian Homelands, State and private. No agreement among owners on what should be developed here. Community Plan calls for a mix of recreational, government and industrial.	120 Affordable Units in 15 multi-family buildings.	Designated for 600 units within the Maui Island Plan Urban Growth Boundary.	Designated for 1,500 units within the Maui Island Plan Urban Growth Boundary.	when they got their 1995 Urban Land USe + 1998 County Light industrial community Man and Zoning. Also the housing seems to be incompatible with the State Land Use designation of "Light Industrial".	The land owners are preparing an Environmental impact Statement. The County and State LUC must decide how to handle any new effort by the new developer to avoid complying with the original representations	Needs to get County Council Community Plan amendment and zoning charge and complete traffic plan. Needs to provide an over or under passfor Plilani Hwy. Planned for 1,650 students and 206 staff.	The project needs to complete an updated traffic plan before going to the Planning Commission and County Council for a Community Plan amendment, zoning change and SMA review. 1,199 parking stalls.	EIS already accepted. Project will be before State LUC in Oct-2013 to reclassify 253 acres from the agricultural to urban district, and then in 2014 to Planning Commission and County Council for Kihei- Makena Community Plan amendment and zoning approvals. 750 Single Family + 500 Multi-Family Units.	A recent EIS indicated plans for an additional 1,150 residences, 660 hotel units, + 238,390 ft ² commercial in Wailea by 2022. At its original 1973 approval, Wailea promised the County to provide 1/3 of its units for workforce housing and internal transportation within the resort.	Project would have1,400 units (1,150 on-site + 260 in North Kinel), however there is no Project District phase 2 approval. Its EIS has been chalenged and the developer is in negotiations with those challenging the EIS	Various past/present owners have indicated that this large parcel will eventually be developed, but for the near-term this could be a sliding scale ag sub-division with 34 lots.	The owners gained County Council approval to include this acerage within the Maui Island Plan's Urban Growth boundary. Part of this parcel includes the Makena North Golf course.	These lands were rezoned to comply with the owner's request. After weeks of testimony the lands were re- zoned for significant development, but with 44 important conditions.	Short-term: Convert existing 310 room hotel into 55 luxury condos; construct many large cottages and a new 70 room hotel; Longer-term: build an retail area and many condos along the coast.	PROJECT STATUS AND COMMENTS		NOTE and DISCLAIMER: Compiled from multiple sources with an effort made to be accurate. Please let me know if there are errors that need correction. dickmaver@earthlink.net Furthermore, please verify numbers and comments with Maui County and Hawaii State agencies and the respective developer.



June 23, 2014

South Maui Citizens for Responsible Growth 4320 E. Waiola Loop Kihei, HI 96753

Dear Mr. Hyde,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your email letter of October 23, 2013. The following responses to your comments are provided below:

1. The Proposed Action described in the EISPN does not comply with the 1998 Kihei Makena Community Plan (KMCP); the KMCP has the Force and Effect of Law and must be amended if the Proposed Action is to Proceed; All LUC Decisions and Orders Must Conform to the Hawaii State Plan (HRS 205-16); The Hawaii State Plan Includes County General and Community Plans

Response 1: Your comments regarding the Kihei Makena Community Plan ("KMCP") are duly noted. The Maui Planning Department has been consulted as part of the environmental review process for the preparation of the Draft EIS. The Planning Department is also expected to comment on the project's conformance to the Kihei-Makena Community Plan. The forthcoming Draft EIS will include an analysis of how the proposed project meets the goals and objectives, and complies with the KMCP, including those sections cited in your letter. In addition, the Draft EIS will discuss, as a possible alternative, the amendment of the KMCP in the "unresolved issues" section of the Draft EIS.

2. The Proposed Action Described in the EISPN is Inconsistent with Light Industrial Zoning; a Change in Zoning is Required

Response 2: Your comments regarding the Maui County Zoning are duly noted. The

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South Maui Citizens for Responsible Growth Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 2 of 5

Maui Planning Department has been consulted as part of the environmental review process for the preparation of the Draft EIS. The Planning Department is also expected to comment on the project's conformance with the Maui County Zoning. The forthcoming Draft EIS will include an analysis of the project's compliance with the Maui County Zoning Ordinance. The proposed mix of Apartment, Retail, Commercial and

Light Industrial uses are permitted uses under Chapter 19.24, M-1 Light Industrial District zoning; therefore we do not anticipate that a change in zoning will be required

for the proposed project. However, if the Planning Department 's review of the DEIS indicates that a CIZ is necessary, the Applicant will seek the appropriate zoning change.

3. The Proposed Action is Inconsistent with the Countywide Policy Plan

Response 3: The forthcoming Draft EIS will include an analysis of how the proposed project conforms to the goals polices and implementing actions of the County Wide Policy Plan.

The Piilani Promenade is utilizing smart growth planning techniques that will help to reduce automobile trips and associated pollution. The design will help to minimize automobile trips by providing employment, goods, services and housing within walking or biking distance of each other. The Piilani Promenade has a unified pedestrian and bicycle system within the project and will provide opportunities for connections to its existing and future surrounding uses.

The Applicant has begun the environmental review process, which will engage Maui County residents and allows the public to provide comment on the project.

4. Economic Analysis Must Extend Beyond Discussion of Short Term Construction Jobs and Tax Revenue Arising From the Proposed Development

Response 4: The forthcoming Draft EIS will include an extensive Market Study, Economic Impact Analysis and Public Fiscal Assessment of the proposed Piilani Promenade. The Assessment report will determine the demand in the Maui and Kihei-Makena commercial, industrial and residential real estates sectors. In addition the report will estimate the specific effects on the local economy as a result of the proposed project and will quantify the estimated gross tax receipts, public costs, and net benefits.

5. Safe Routes to School Need to Be Developed for Mauka Residences

Response 5: The applicant supports the safe routes to school program and the project's non-vehicular transportation strategy includes supporting connectivity to adjacent developments including Kihei High School and land uses *makai* of Pi`ilani Highway.

South Maui Citizens for Responsible Growth Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 3 of 5

6. Elimination of the Kaonoulu Gulch

Response 6: The forthcoming Draft EIS and the associated Preliminary Engineering Report will include a description of the proposed drainage improvement and the anticipated impacts of the proposed development.

7. The Project Background is Incomplete. The project background described at pages 4 and 5 of the EISPN is insufficient because it does not speak to the whole history of the project that began as a 123-lot light industrial park described in the Land Use Commission's 1995 Order. The property owners, Pi'ilani Promenade North, LLC (PPN), and Pi'ilani Promenade South, LLC (PPS), were recently found in violation of the 1995 LUC Order for (a) failure to develop the property as represented to the Land Use Commission, (b) failure to construct a frontage road as ordered, and (c) failure to file annual reports with the Land Use Commission, the State Office of Planning and the County of Maui Planning Department. Acknowledgement of these violations is critical to understanding the current situation.

Response 7: The forthcoming Draft EIS will have a more extensive discussion of the project background, including the proceedings before the Land Use Commission noted in your letter.

8. Specific Questions

A. Pedestrian Safety and Walk-ability

Response 8a: The project's non-vehicular transportation strategy includes: 1) compact and mixed-use development patterns, 2) integrating pedestrian-oriented streets, street trees, sidewalks, and traffic calming features, 3) both striped and separated bike lanes in appropriate locations, and 4) supporting connectivity to adjacent developments including Kihei High School and land uses *makai* of Pi`ilani Highway.

The transportation demand and management measures proposed for the project include encouraging alternate work schedules and off-peak hours for employment generators and supporting park and ride, ridesharing, carpooling, and van pooling. In addition, the Applicant will also meet with the Maui Department of Transportation to discuss the possibility of establishing bus stops within the project site.

B. Economic Impact

Response 8b: The forthcoming Draft EIS will include a Market Study, Economic Impact Analysis and Public Fiscal Assessment of the proposed Piilani Promenade. The Assessment report will determine the demand in the Maui and Kihei-Makena South Maui Citizens for Responsible Growth Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 4 of 5

commercial, industrial and residential real estates sectors. In addition the report will estimate the specific effects on the local economy as a result of the proposed project and will quantify the estimated gross tax receipts, public costs, and net benefits. The construction of the Pi`ilani Promenade is expected to inject approximately \$212 million of new capital investment into the local economy and provide an estimated 878 "worker years" of employment as well as \$66.5 million in total wages over a 12 to 15 year period. The effect of these expenditures will have positive direct, indirect, and induced beneficial impacts on the economy of the County of Maui.

C. Smart Growth

Response 8c: the proposed project incorporates New Urbanism and Smart Growth planning techniques and urban design strategies which help to create a settlement pattern that is more compact and mixed-use in character. This will facilitate a selfsufficient development and result in shorter commutes by offering multi-modal transportation opportunities. The proposed project will also make a considerable investment in infrastructure which will support a unified pedestrian and bicycle system within the project with opportunities for extending and connecting these systems to existing and future development in surrounding areas

D. Water

Response 8d: The Pi`ilani Promenade will be served by the Maui County Water System and will construct the following required improvements:

1) Relocating a 2,500 ft. long segment of the Central Maui Water System's existing 36-inch diameter waterline from its present alignment, which currently crosses the project area, onto a new alignment along East Kaonoulu Street;

2) Constructing a new 1.0 MG capacity concrete water storage reservoir located 220 feet AMSL which will be dedicated to the DWS upon completion;

3) Installing a 3,200 ft. long, 12-inch diameter transmission waterline from the Central Maui Water System's existing 36-inch transmission line to the new 1.0 MG storage reservoir for refilling the storage tank;

4) Installing a 5,500 ft. long, 16-inch diameter distribution main from the new 1.0 MG storage reservoir to and along East Kaonoulu Street which

South Maui Citizens for Responsible Growth Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 5 of 5

> will deliver potable water for domestic use and provide fire protection for the Pi`ilani Promenade project site; and

> 5) Installing a 1,100 ft. section of a 12-inch diameter distribution main across Pi'ilani Highway to a connection point at the 18-inch diameter waterline on Kenolio Road in order to provide water circulation and link the new water system improvements to the County water distribution system serving the Kihei area.

E. Traffic

Response 8e: The forthcoming Draft EIS for the Pi`ilani Promenade will include a Traffic Impact Assessment Report for the proposed project. The TIAR will include an analysis of existing conditions and projected traffic impacts from the proposed project and surrounding developments. The Draft EIS will also include a section describing the proposed pedestrian and bicycle network.

F. Zoning

Response 8f: The proposed project will include approximately 5 acres of land dedicated to the type of light industrial uses described in your letter. The Draft EIS will provide a detailed breakdown of proposed square footage by use for the proposed project, and a discussion of how the project complies with the applicable zoning.

Thank you for participating the in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email at bdavis@chpmaui.com should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029

October 23, 2013

To: State Land Use Commission POB 2359 Honolulu, HI 96804-2359

From: Daniel Kanahele POB 648 Kihei, HI 96753

Re: Docket A94-706 Ka'ono'ulu Ranch / Pi'ilani Promenade EISPN

TO WHOM IT MAY CONCERN:

I wish to submit the following comments to the Environmental Impact Statement Preparation Notice (EISPN) for the Pi'ilani Promenade dated August 14, 2013.

1. The proposed action described in the EISPN does not comply with the 1998 Kihei-Makena Community Plan (KMCP); the KMCP has the Force and Effect of law and must be amended if the Proposed Action is to Proceed: All LUC Decisions and Orders Must Conform to the Hawaii State Plan (HRS 205-16); The Hawaii State Plan includes County General and Community Plans.

I request that the Draft Environmental Impact Statement (DEIS) discuss the project submitting a Community Plan Amendment to the County of Maui.

2. The proposed action described in the EISPN is Inconsistent with Light Industrial Zoning; a change in zoning is required.

I request that the Draft Environmental Impact Statement (DEIS) discuss the project submitting a request for a zoning change to the County of Maui.

3. The 13-acre 250 unit affordable housing project that is part of the Honua'ula Development shares all the previous entitlement approvals with the Pi'ilani Promenade Project and is depended on this development for much of it's infrastructure needs and will have many similiar environmental impacts as the Pi'lani Promenade, yet has had no environmental review. I request that the Draft Environmental Impact Statement (DEIS) discuss the impacts of the 13-acre, 250 unit affordable housing project for the Honua'ula Development.

4. I request that the Draft Environmental Impact Statement (DEIS) thoroughly discuss the impacts of the proposed action on regional traffic, increase flooding downslope, existing businesses in the region, safety of students from Kihei High School and other schools walking or biking to the and from the Pi'ilani Promenade.

5. The elimination of Ka'ono'ulu Gulch.

The proposed action includes elimination of a natural gulches that crosses the project area. Gulches are natural and cultural features of the land that serve a variety of ecological and cultural purposes and are important topographical features that help to give the Kihei-Makena planning region it's sense of place and unigueness.

I request that the Draft Environmental Impact Statement (DEIS) discuss and assess the Impacts inherent in the loss of this natural and cultural feature and discuss mitigation or avoidance.

6. Protection of Traditional and Customary Practices.

Under the State Constitution of Hawaii traditional and customary gathering rights of native Hawaiians for subsistence living is protected. The gathering of limu and fishing are important subsistence practices of native Hawaiians along the Kihei coastline. Limu and fisheries in the affected area depend on the flow of freshwater from mauka to makai.

I request that the Draft Environmental Impact Statement (DEIS) discuss the impacts of the proposed action on the flow of freshwater to the nearshore ocean and the production of limu which is important to fisheries which are all vital to the perpetuation of subsistence living and native Hawaiian traditional practices.

7. Protection of Cultural Sites.

Cultural Sites should be incorporated into the proposed action and not simply processed for data recovery and then destroyed. To develop 75 acres and not include even one Hawaiian archaeological site in the proposed action is a sad commentary on how the developers view our Hawaiian history. The archaelogical survey and its recommendations for the 20 historic properties documented was done almost 20 years ago for the previous owner and a light industrial park project. Given the new ownership and proposed action I request that the Draft Environmental Impact Statement (DEIS) discuss the idea of revisiting the AIS and updating and incorporating some of the cultural sites into their project design.

I would also like to see discussed the return of the petroglyph that was removed from the property without authorization by SHPD , but then reviewed and after-the-fact approval by SHPD.

Thank you for the opportunity to offer comments on the Pi'ilani Promenade EISPN.

1

daniel kanahele 1100 Kupulau Dr. Kihei, Hawaii 96753



June 23, 2014

Mr. Daniel Kanahele PO Box 648 Kihei, HI 96753

Dear Mr. Kanahele,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 14, 2013. Below are the responses to your comments.

Comment 1. The proposed action described in the EISPN does not comply with the 1998 Kihei-Makena Community Plan (KMCP); the KMCP has the Force and Effect of law and must be amended if the Proposed Action is to Proceed: All LUC Decisions and Orders Must Conform to the Hawaii State Plan (HRS 205-16); The Hawaii State Plan includes County General and Community Plans.

I request that the Draft Environmental Impact Statement (DEIS) discuss the project submitting a Community Plan Amendment to the County of Maui.

Response 1. Your comments regarding the Kihei Makena Community Plan ("KMCP") are duly noted. The Maui Planning Department has been consulted as part of the environmental review process for the preparation of the Draft EIS. The Planning Department is also expected to comment on the project's conformance to the Kihei-Makena Community Plan. The forthcoming Draft EIS will include an analysis of how the proposed project meets the goals and objectives, and complies with the KMCP, including those sections cited in your letter. In addition, the Draft EIS will discuss, as a possible alternative, the amendment of the KMCP in the "unresolved issues" section of the Draft EIS.

Mr. Daniel Kanahele Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 2 of 5

Comment 2. The proposed action described in the EISPN is Inconsistent with Light Industrial Zoning; a change in zoning is required.

I request that the Draft Environmental Impact Statement (DEIS) discuss the project submitting a request for a zoning change to the County of Maui.

Response 2.: Your comments regarding the Maui County Zoning are duly noted. The Maui Planning Department has been consulted as part of the environmental review process for the preparation of the Draft EIS. The Planning Department is also expected to comment on the project's conformance with the Maui County Zoning. The forthcoming Draft EIS will include an analysis of the project's compliance with the Maui County Zoning Ordinance. The proposed mix of Apartment, Retail, Commercial and

Light Industrial uses are permitted uses under Chapter 19.24, M-1 Light Industrial District zoning; therefore we do not anticipate that a change in zoning will be required

for the proposed project. However, if the Planning Department's review of the DEIS indicates that a CIZ is necessary, the Applicant will seek the appropriate zoning change.

Comment 3. The 13-acre 250 unit affordable housing project that is part of the Honua'ula Development shares all the previous entitlement approvals with the Pi'ilani Promenade Project and is depended on this development for much of it's infrastructure needs and will have many similar environmental impacts as the Pi'ilani Promenade, yet has had no environmental review.

I request that the Draft Environmental Impact Statement (DEIS) discuss the impacts of the 13acre, 250 unit affordable housing project for the Honua'ula Development.

Response 3. The Draft EIS will include technical studies that address specific aspects of the Honua`ula affordable housing project solely for assessing potential impacts and as background information. The proposed development of Piilani Promenade is not dependent upon any entitlements of Honua'ula, nor the development of the 13-acre 250 affordable housing project. The Applicant has filed a Motion to Amend with the Land Use Commission, which is currently pending and which seeks, *inter alia*, to bifurcate and assign a separate Land Use Commission Docket Number that applies solely to the 75 acres owned by Applicant. Any approvals and additional necessary studies for the 13 acres owned by Honua'ula Partners will be handled separately by Honua'ula Partners and will be the subject of a separate action by the LUC. The Draft EIS will include a section on cumulative impacts and will discuss the cumulative effect that readily identifiable future development could have on water source and availability, as well as other public resources.

Mr. Daniel Kanahele Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 3 of 5

Comment 4. I request that the Draft Environmental Impact Statement (DEIS) thoroughly discuss the impacts of the proposed action on regional traffic, increase flooding downslope, existing businesses in the region, safety of students from Kihei High School and other schools walking or biking to the and from the Pi'ilani Promenade.

Response 4. The forthcoming DEIS will include technical studies including a Traffic Impact Assessment Report, a Preliminary Engineering and Drainage Report that discuss the potential impacts of the proposed project including regional traffic and drainage mitigation. The DEIS will also include an Economic Impact Study that analyzes the economic conditions in Maui County including existing businesses in the region. The Applicant is committed to working with the neighboring Kihei High School, Department of Education, SDOT and the adjacent landowner to provide an opportunity for safe pedestrian access between the school and Piilani Promenade.

Comment 5. The elimination of Ka'ono'ulu Gulch.

The proposed action includes elimination of a natural gulches that crosses the project area. Gulches are natural and cultural features of the land that serve a variety of ecological and cultural purposes and are important topographical features that help to give the Kihei-Makena planning region it's sense of place and uniqueness.

I request that the Draft Environmental Impact Statement (DEIS) discuss and assess the Impacts inherent in the loss of this natural and cultural feature and discuss mitigation or avoidance.

Response 5. The forthcoming DEIS will examine the topography, drainage conditions, and cultural resources of the project area and include a discussion of potential impacts and mitigation measures as appropriate.

Comment 6. Protection of Traditional and Customary Practices.

Under the State Constitution of Hawaii traditional and customary gathering rights of native Hawaiians for subsistence living is protected. The gathering of limu and fishing are important subsistence practices of native Hawaiians along the Kihei coastline. Limu and fisheries in the affected area depend on the flow of freshwater from mauka to makai. Mr. Daniel Kanahele Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 4 of 5

I request that the Draft Environmental Impact Statement (DEIS) discuss the impacts of the proposed action on the flow of freshwater to the nearshore ocean and the production of limu which is important to fisheries which are all vital to the perpetuation of subsistence living and native Hawaiian traditional practices.

Response 6. The forthcoming DEIS will include various technical studies including an updated Archeological Inventory Survey and a Cultural Impact Assessment that will discuss traditional and customary practices in the area. In addition, the DEIS will include a Baseline Assessment of Marine Water Chemistry which examines potential impacts upon the flow of freshwater to the nearshore ocean.

Comment 7. Protection of Cultural Sites.

Cultural Sites should be incorporated into the proposed action and not simply processed for data recovery and then destroyed. To develop 75 acres and not include even one Hawaiian archaeological site in the proposed action is a sad commentary on how the developers view our Hawaiian history.

The archaeological survey and its recommendations for the 20 historic properties documented was done almost 20 years ago for the previous owner and a light industrial park project. Given the new ownership and proposed action I request that the Draft Environmental Impact Statement (DEIS) discuss the idea of revisiting the AIS and updating and incorporating some of the cultural sites into their project design.

I would also like to see discussed the return of the petroglyph that was removed from the property without authorization by SHPD, but then reviewed and after-the-fact approval by SHPD.

Response 7. A public information meeting for the proposed project was held on February 25, 2014. Transcripts from this meeting will be included in the DEIS. The focus of the meeting was to review the previous 1994 AIS and discuss the findings of the current 2014 AIS. In addition to discussing the return of the petroglyph boulder and potential impacts to Kulanihakoi Gulch, some of the participants suggested that the archaeological sites could be incorporated into the design of the project or into its landscaping and the previously removed petroglyph stone be returned to the property. Return of the petroglyph stone will be addressed in the Draft EIS.

Mr. Daniel Kanahele Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 5 of 5

Thank you for participating the in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours, AD1

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029 Brian Naeole 477 S. Kamehameha Ave Kahukui, HI 96732

PO Box 2359

Honolulu, Hawaiʻi 96804-2359 October 23, 2013

RECEIVED

OCT 2.5 2013

CHRIS HART & PARTNERS, INC. Landscope Architecture and Planning CC: Jordan, Britt +Gunn

13/029

Attention: Daniel Orodenker

Hawaii State Land Use Commission

RE: Comments on Pi'ilani Promenade EIS Prep Notice TMK (2) 3-9-001: 016; 170-174

Aloha Mr Orodenker:

My 'ohana are lineal descendants of the area of Ka'ono'ulu. Grant 11400, which shares a northern boundary with the Pi'ilani Promenade parcel, was given to our kupuna Ernest K. Naeole during Kingdom days. Both my parents families lived in the Ulupalakua area from the time of Kamehameha I.

While I lived in various places on Maui growing up, I spent a lot of time in Ka'ono'ulu when I worked as a cowboy for Ka'ono'ulu Ranch (1980's). My 'ohana and I gathered vana and fished along the shoreline in Ka'ono'ulu. It was a place rich in food from the sea and it is important to me that it stays that way.

I would like to see what ever happens to this parcel be something that also honors the history of this place and takes care of the land. The EIS needs to talk about different designs that can do that.

I attended the LUC site visit for the Pi'ilani Promenade project last year. I observed the small gulch that goes through the 88-acre parcel. It is my understanding that this gulch will be filled in throughout the whole property so the new access road can cross it. Then the water that used to come through the gulch will be sent somewhere else. I don't think this is a good idea.

I remember riding my horse in this area many years ago when I worked for Ka'ono'ulu Ranch and seeing that same gulch lined with trees on both sides. The trees were so thick, the gulch itself was not visible. The trees were the sign that there was water underground along that gulch. The gulch is an important part of this land.

The development plan for this parcel should work with the natural gulch. It is there because the water wanted to travel that way. It could be planted with native plants along the sides and help hold the rains when they come through.

It's important to know how strong the rains can come when they do. My uncle John Na'auo was a cowboy and rode the lands above Kihei. He told me stories of water during big storms in the 1950's coming up so high in the gulches that it was like a tidal wave.

Kulanihako'i Gulch that runs along the south side of this project is also a very culturally important place. I have walked in this gulch many times when I was growing up. The bottom of the gulch is now many feet lower than in those days, cut deeper by all the water flowing through. This project needs to avoid sending even more water through this gulch. Let it find its way into the ground and help the trees.

When I was at the LUC site visit for Pi'ilani Promenade I saw evidence that Hawaiians had lived on this parcel long ago. There were scattered pieces of shell and stone flakes from making tools and pieces of coral. I understand that the archaeology report found a number of Hawaiian sites. That report was done a long time ago, and it did not recommend that any sites be protected except one petroglyph rock, which then got taken away from the site.

As a person whose family history is connected to this land, I would like to see the archaeological study updated. The EIS should show a project design that shows some of the cultural sites protected. It would be good to consult with families from the area. The cultural sites can be included in landscaped areas, parks or other open space in the project. Also I would like to see the EIS discuss how native plants can be used throughout the site to cut down on demand for water.

We need to leave some cultural sites to tell the story of Ka'ono'ulu. It was an important place with a big fishpond that required a good sized community to build and maintain. We know that past centuries had strong weather. It makes sense that some families wanted to live further from the coast in a more protected area like the site that is proposed to be developed. We don't want their history to be lost.

The petroglyph stone that was found on this site also tells a story. It was marking something here: a pathway, an event or a place that was special to a family of the olden days. I would ask that the petroglyph be returned to this land when it can be safe there. It is good that it has been kept safe in the mauka part of Ka'ono'ulu, but it belongs where it was found.

I really appreciate a chance to share my mana'o with you all.

Aloha pumehana

Brian Naeole



June 23, 2014

Mr. Brian Naeole 477 S . Kamehameha Ave. Kahului, HI 96732

Dear Mr. Naeole,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 23, 2013 providing comments on the proposed project. Our response is provided below.

Response

The forthcoming DEIS will examine the topography, drainage conditions, and cultural resources of the project area and include a discussion of potential impacts and mitigation measures as appropriate.

The proposed project will not divert stormwater to Kulanihakoi Gulch, therefore the gulch will not be impacted by the proposed project.

The DEIS will include an updated Archeological Inventory Survey (AIS) to re-analyze the proposed project and recommendation for mitigating impacts. The AIS recommends that a data recovery plan be developed for Sites 3727, 3728, 3735, 3736, and 3741-3745.

Return of the petroglyph stone will be addressed as well in the Draft EIS. In addition, an archaeological monitoring plan was submitted to SHPD for review and was approved and referenced for all recent work on the site. The monitoring plan may be found in forthcoming Draft EIS and may be updated once project construction is initiated.

Mr. Brian Naeole Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 2 of 2

Thank you for participating the in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029 From: Elden Kapena Liu 75 Ululani St Kula, HI 96790

October 21, 2013

To: Department of Business Economic Development & Tourism State of Hawai'i, Land Use Commission PO Box 2359, Honolulu, Hawai'i 96804-2359 Attention: Daniel Orodenker \succ RE: Comments on Pi'llani Promenade EIS Prep Notice TMK (2) 3-9-001: 016cd 70-17 in the ahupua'a of Ka'ono'ulu \circ ∞

Aloha Mr. Orodenker and staff

I wish to comment on the EIS Prep notice for the Pi'llani Promenade project in Ka'ono'ulu as a lineal descendent of Hapakuka Hewahewa, who was awarded LCA 3237 (R.P. 7447) the entire Ahupua'a of Ka'ono'ulu in 1847.

Hewahewa died in Kaonoulu a few years later and his heirs did not give up the ahupua'a of Ka'onoulu to the foreigners, but that's how the records appear now. My 'ohana have papers proving that any transfer of "ownership" of these lands was fraudulent.

I understand that your commission does not consider challenges to ownership of a parcel, but I mention these things so that the Land Use Commission may hear my request knowing that it comes from a lineal descendent of this land.

It is my understanding that a number of historic properties were found on the proposed P'iilani Promenade project site including at least 10 sites that had evidence of pre-contact use. It is also my understanding that the state Historic division has approved an archaeological report that allows all of these sites to be destroyed with no further investigation with more modern methods.

It is my understanding further that the only remnant of many centuries of Hawaiian history and cultural use that will remain from this 88 acre parcel will be a petroglyph marked stone (site 3746) which was removed from the site for safekeeping to Mr. Rice's Ranch in 1998 or 99.

It is my understanding that this important property was removed from the site without proper consultation with lineal descendants. My 'ohana was never consulted, for example. While we appreciate the desire to protect he petroglyph, times have changed and it should be brought back to land and given appropriate protection. Likewise, some of the other cultrual sites on the land should be preserve to tell the story of my 'ohana and the thousands of other who have lived on these lands.

I request that the EIS for this project discuss a consultation process with lineal descendants (true landowners) and the former and current "landowners" to return the petroglyph stone and to also set aside several of the precontact cultural sites to be preserved and used for educational purposes to keep the Hawaiiian history of Ka'ono'ulu ahupua'a alive.

Mahalo for your consideration of my comments

Chen K- K



June 23, 2014

Mr. Elden Kapena Liu 75 Ululani St Kula, HI 96790

Dear Mr. Liu,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Pi`ilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 23, 2013. In response to your enumerated comments we would like to note the following.

Comments

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- I understand that your commission does not consider challenges to ownership of a parcel, but I mention these things so that the Land Use Commission may hear my request knowing that it comes from a lineal descendent of this land.
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Mr. Elden Liu Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 2 of 2

> be a petroglyph marked stone (site3746) which was removed from the site for safekeeping to Mr. Rice's Ranch in 1998 or 99. It is my understanding that this important property was removed from the site without proper consultation with lineal descendants. My 'ohana was never consulted, for example. While we appreciate the desire to protect he petroglyph, times have changed and it should be brought back to land and given appropriate protection. Likewise, some of the other cultural sites on the land should be preserve to tell the story of my 'ohana and the thousands of other who have lived on these lands.

 I request that the EIS for this project discuss a consultation process with lineal descendants(true landowners) and the former and current "landowners" to return the petroglyph stone and to also set aside several of the precontact cultural sites to be preserved and used for educational purposes to keep the Hawaiiian history of Ka'ono'ulu ahupua'a alive.

Response: The forthcoming Draft EIS includes an updated Archeological Inventory Survey (AIS) to re-analyze the proposed project and recommendation for mitigating impacts. The AIS recommends that a data recovery plan be developed for Sites 3727, 3728, 3735, 3736, and 3741-3745.

The Draft EIS will include an updated Archeological Inventory Survey (AIS) to reanalyze the proposed project and recommendation for mitigating impacts. Return of the petroglyph stone will be addressed as well in the Draft EIS.

Thank you again, for providing us with your letter. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029

October 23, 2013

From: Michael K. Lee 91-1200 Keaunui Dr. unit 614 Ewa Beach, Hawaii 96706

To: Hawaii State Land Use Commission PO Box 2359 Honolulu, Hawai i 96804-2359

Attention: Daniel Orodenker

RE: Comments on Pi'ilani Promenade EIS Prep Notice TMK (2) 3-9-001: 016; 170-174

Aloha Mr Orodenker, LUC staff and LUC Members,

I wish to offer these comments to the LUC staff and members regarding the proposed Pi'ilani Promenade project EISPN from my perspective as a cultural practitioner in the Ka'ono'ulu area. I lived on Maui as a child and was instructed in the traditional knowledge of limu and coral medicine practices by my maternal grandfather who was a kahuna la'au lapa'au.

I am recognized by LUC as native Hawaiian cultural practitioner for use of limu and coral medicine for a number of coastal areas on Maui. I regularly access the Ka'ono'ulu shoreline to gather limu for healing uses as well as for classes to instruct others in limu and coral medicine. These waters need to avoid further degradation and have improved bio-controls for upslope stormwater sediments or my traditional practice will be deeply affected. It is also important that the underground water system that connects to the Koi'ei'e fishpond from the uplands and lies under the subject property and lands mauka be properly understood and protected.

In this light, I request that the Draft EIS for this project include alternative designs, as required by *§11-200-17 HAR*, that address the following matters important to maintain the integrity of the natural systems and cultural properties that I and others depend upon to continue our traditional and customary use of the Ka'ono'ulu area.

The DEIS should include alternative design scenarios that:

- 1) Show a project design that does not fill in Ka'ono'ulu gulch, which transects the property, and instead enhances its ability to divert and retain storm waters and absorb runoff. Native plants, such as pili grass, should be considered as part of an expanded riparian habitat along the gulch designed into the project. Elimination of the gulch, as currently proposed in the plan design, is elimination of a culturally significant feature of the area and is inappropriate.
- 2) Show and discuss a project design where all hardened surfaces, such as parking areas or drainage culverts, utilize a semi permeable membrane surface to minimize collected runoff and allow natural infiltration into the underlying soil. Reason: concentrating volume of water during storm events and sending it to onsite underground storage areas as currently proposed, could impact natural karst systems and groundwater quality. This will eventually

impact reefs and cause eminent harm to the resource that sustains my cultural practice in Ka'ono'ulu.

- 3) Show alternative drainage plan designs where water flow calculations are based on known stormwater volumes in the last 20 years of storms of record in the Kihei area. I am concerned that the changes in drainage patterns from the proposed development will negatively impact the reefs and limu resources at the shore and affect my ability to gather traditional medicinal limu.
- 4) Show alternative project designs that include information from adequate testing for natural karst systems beneath the land. The new irrigation well proposed for the property could intersect with one of these natural formations. Its drilling log should be analyzed and that information included in Draft EIS. The presence of a traditional coastal fishpond and as well as historic descriptions of inland ponds in the Ka'ono'ulu area indicates presence of a natural karst system in the area. Well pumping in this area, which has historically never had any deeper mauka wells, could negatively impact the underground flows through the karst system. From a cultural perspective, the health of the coral reefs in the area is directly connected to upland activities and the knowledge of underground water flow patterns is an essential part of any environmental or cultural review to assess and mitigate any potential impacts.
- 5) Show alternative project designs that incorporate as many of the 20 recorded cultural sites (including probable habitation sites that have left midden scatters) on the land as possible into the project master plan design. This will create one-of-a-kind place for visitors and residents to experience a "sense of place" of the Ka'ono'ulu area. It is also very important that the EIS discuss return of the petroglyph stone found on the property and subsequently removed, when it can be safely protected and incorporated into the project design.
- 6) Discuss opportunities for the project to work with the army corps and others to mitigate the impact of stormwater flows in this extremely flood prone area. Mitigation of project impacts downslope could include enhancing wetlands down stream to protect overall shoreline habitat and provide resilency against sea level rise and its impacts. Wetlands surrounding Kulanikako'i gulch, main drainage channel for this project's offsite flows, are under private ownership and acquisition of a conservation easement and management plan for the wetlands could be an important mitigation action.

Mahalo for the opportunity to offer comments on the EISPN. I look forward to further dialogue on this project.

Michael Kumuokaoha Lee



June 23, 2014

Mr. Michael K. Lee 91-1200 Keaunui Dr. unit 614 Ewa Beach, Hawaii 96706

Dear Mr. Lee,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Pi`ilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 23, 2013. In response to your enumerated comments we would like to note the following.

The DEIS should include alternative design scenarios that:

1) Show a project design that does not fill in Ka'ono'ulu gulch, which transects the property, and instead enhances its ability to divert and retain storm waters and absorb runoff. Native plants, such as pill grass, should be considered as part of an expanded riparian habitat along the gulch designed into the project. Elimination of the gulch, as currently proposed in the plan design, is elimination of a culturally significant feature of the area and is inappropriate.

Response 1. The forthcoming DEIS will examine the topography, drainage conditions, and cultural resources of the project area and include a discussion of potential impacts and mitigation measures as appropriate.

2) Show and discuss a project design where all hardened surfaces, such as parking areas or drainage culverts, utilize a semi permeable membrane surface to minimize collected run off and allow natural infiltration into the underlying soil. Reason: concentrating volume of water during storm events and sending it to onsite underground storage areas as currently proposed, could impact natural karst systems and groundwater quality. This will eventually impact reefs and cause eminent harm to the resource that sustains my cultural practice in Ka'ono'ulu.

Mr. Michael Lee Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 2 of 4

Response 2. The forthcoming DEIS will examine the topography, drainage conditions, and cultural resources of the project area and include a discussion of potential impacts and mitigation measures as appropriate.

3) Show alternative drainage plan designs where water flow calculations are based on known stormwater volumes in the last 20 years of storms of record in the Kihei area. I am concerned that the changes in drainage patterns from the proposed development will negatively impact the reefs and limu resources at the shore and affect my ability to gather traditional medicinal limu.

Response 3. Both "flow through" and "detention based" treatments will be employed by Pi`ilani Promenade to mitigate stormwater-related water pollution associated with the Promenade North and South development sites. "Flow through" treatment will be achieved by outfitting parking lot drain inlets with filters capable removing up to 80 percent of Total Suspended Solids. "Detention based" treatment will be provided by providing additional storage volume in the subsurface detention chambers and surface detention pond to facilitate sediment removal in addition to peak flow mitigation.

4) Show alternative project designs that include information from adequate testing for natural karst systems beneath the land. The new irrigation well proposed for the property could intersect with one of these natural formations. Its drilling log should be analyzed and that information included in Draft EIS. The presence of a traditional coastal fishpond and as well as historic descriptions of inland ponds in the Ka'ono'ulu area indicates presence of a natural karst system in the area. Well pumping in this area, which has historically never had any deeper mauka wells, could negatively impact the underground flows through the karst system. From a cultural perspective, the health of the coral reefs in the area is directly connected to upland activities and the knowledge of underground water flow patterns is an essential part of any environmental or cultural review to assess and mitigate any potential impacts.

Response 4. The State Commission on Water Resource Management approved an irrigation well permit for a well built in 2011 at a wellhead elevation of 118 feet. The well has proven to be capable of producing 216,000 gallons of non-drinking water per day and a permanent pump (150 gpm) has since been installed. The existing irrigation well is not anticipated to impact the groundwater resources.

Mr. Michael Lee Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 3 of 4

5) Show alternative project designs that incorporate as many of the 20 recorded cultural sites (including probable habitation sites that have left midden scatters) on the land as possible into the project master plan design. This will create one-of-a-kind place for visitors and residents to experience a "sense of place" of the Ka'ono'ulu area. It is also very important that the EIS discuss return of the petroglyph stone found on the property and subsequently removed, when it can be safely protected and incorporated into the project design.

Response 5. The Draft EIS will include an updated Archeological Inventory Survey (AIS) to re-analyze the proposed project and recommendation for mitigating impacts. Return of the petroglyph stone will be addressed as well in the draft EIS.

In addition, an archaeological monitoring plan was submitted to SHPD for review and approval, was approved and referenced for all recent work on the site. The monitoring plan may be found in forthcoming Draft EIS and may be updated once project construction is initiated.

6) Discuss opportunities for the project to work with the army corps and others to mitigate the impact of stormwater flows in this extremely flood prone area. Mitigation of project impacts downslope could include enhancing wetlands down stream to protect overall shoreline habitat and provide resiliency against sea level rise and its impacts. Wetlands surrounding Kulanikako'i gulch, main drainage channel for this project's offsite flows, are under private ownership and acquisition of a conservation easement and management plan for the wetlands could be an important mitigation action.

Response 6. The Applicant will work with Federal, State and county agencies to design an acceptable drainage system in order to mitigate the increase in peak flow attributable to development while simultaneously providing water pollution control. The proposed project will not impact Kulanihakoi Gulch, all project generated runoff will be detained onsite and is not anticipated to impact shoreline habitats or wetlands.

The proposed stormwater detention improvements will accommodate and mitigate the increase in peak flow attributable to development while simultaneously providing water pollution control.

Mr. Michael Lee Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 4 of 4

Thank you for participating in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029

October 23, 2013

From: Maui Cultural lands, Inc. PO Box 122 Lahaina, HI 96767-0122

To: Department of Business Economic Development & Tourism State of Hawai'i, Land Use Commission PO Box 2359, Honolulu, Hawai'i 96804-2359

Attention: Daniel Orodenker

RE: Comments on Pi'ilani Promenade EIS Prep Notice TMK (2) 3-9-001: 016; 170-174

Aloha Mr. Orodenker, LUC Members and Staff,

Mahalo for this opportunity to offer comments on the Pi'ilani Promenade EIS Prep Notice (EISPN). Maui Cultural Lands, Inc., (MCL) is a Maui-based grassroots land trust organization whose mission is to stabilize, protect, and restore Hawaiian cultural resources. MCL offers the following observations that we humbly ask be included as part of the information provided in the Draft EIS for the project.

General Comments:

The EISPN does not appear to include the 13-acre affordable housing project in the northeast corner of the original 88-acre project site as part of this environmental review. Lands under other ownership mauka of the 88-acres, which will have infrastructure supporting the proposed project appear to be discussed in the EISPN. The 13-acres will share that same project infrastructure and should be included in the EIS review even though they, too, have separate ownership.

It would also appear that this project would need a Community Plan Amendment. While its zoning allows for a broad range of uses, the Community Plan clearly describes a light industrial use for this specific area. Since the proposed use is housing and commercial with a small amount of light industrial, that concept, never discussed during the community plan process, should be openly reviewed through a Community Plan Amendment.

Protection of Traditional Cultural Practices

The Kihei-Makena Community Plan makes it clear that protection of cultural resources and traditional practices in the region is an important objective.

Ka'ono'ulu is a very culturally rich and important region of south Maui. It is the location of the Ko'ie'ie Loko I'a (also known as Ka'ono'ulu Kai or Kalepolepo Fishpond.) This historic site is attributed to the legendary Mehehune and was restored under the direction of many renowned chiefs over the last five centuries. Ko'ie'ie was constructed in this location because of the shape of the shoreline and the presence of freshwater input. Hawaiian cultural practitioners recognize the relationship of the fresh water coming into the near shore ocean to the production of limu that is essential to a healthy fishery.

The Kao'no'ulu area was known to have inland ponds as well. These too were fed by underground water sources. A good sized settlement was found along the coast in Ka'ono'ulu due to the presence of these fresh water sources, abundant fisheries, gathering opportunities, and arable lands mauka. Pollen core samples and subsurface research in the vicinity of Kalepolepo village in neighboring Waiohuli ahupua'a show cultural use of the land from around 1000 years ago or earlier. (Hammatt, et al, 2000; Pepalis & Kolb, 2000)

- It is very important that the EIS have adequate information about the impacts of the proposed improvements: well, drainage rerouting etc. on the underground flows of fresh water that still exist in this area. These groundwater flows are important to the perpetuation of traditional Hawaiian cultural practices in Ka'ono'ulu.
- Mr. Brian Naeole, Ms. Florence Lani and Mr. Michael Kumuokauoha Lee are knowledgeable about traditional gathering practices in Ka'ono'ulu from personal experience. Many others are likely informants as well. Their views should be sought out and included in the project planning process to avoid impacts to cultural resources.

Protection of Cultural Sites

The ahupua'a of Ka'ono'ulu was claimed in the Mahele by Hapakuka Hewahewa, a close associate of the Kamehameha dynasty. Hewahewa served as konohiki of Ka'ono'ulu, living there from the 1830's on. He died there in 1848. Other prominent families claimed house lots in the area during the Mahele, a sign that Ka'ono'ulu was an area of some importance. In spite of this rich historical legacy, the only remnant that currently remains of pre-contact Hawaiian history in this area is the Ko'ie'ie fishpond. While this is a very important feature, there should be more to connect to it and inform future generations. The Pi'ilani Promenade parcel has the opportunity to augment the cultural legacy of this ahupua'a through recognition and protection of cultural sites in the project area.

MCL volunteers have reviewed the 1994 Archaeological Inventory Survey (AIS) for the proposed project area. We note that 20 historic properties were recorded on this project site, including a petroglyph marked stone (site 3746, removed from site) and five surface midden/lithic scatter areas (Sites 3741-45).

We also note that two of these five surface scatter areas also had portable remains of precontact cultural use in found in subsurface test units. <u>This type of cultural remains, indicating</u> <u>pre-contact habitation and use in the area, is very uncommon in the disturbed grazing</u> lands immediately mauka of Piilani Hwy.

In fact, the 1994 AIS indicates that 11 of the 20 recorded sites had some sort of portable surface remains, almost all pre-contact. This land appears to hold remains of cultural sites that, in the light of current knowledge, are a valuable part of the "Ka'ono'ulu story" and "sense of place."

The original AIS and its recommendations are nearly twenty years old. The nature of the proposed project has changed significantly to be more "people oriented." The original decision to allow all historical sites to be eradicated from the land, since an industrial park was planned, should certainly be reviewed as the new plans emerge.

Our specific suggestions for the DEIS are:

- MCL asks, in the interest of history, that the DEIS discuss ways that several of these former habitation sites be protected by avoidance; incorporated into the open space element of the project design and given interpretive signage to indicate their past use. Artifacts could be put on display as part of a Ka'onoulu history display in the commercial area.
- MCL would like to see the parallel alignment possible "road" sections (sites 3737 and 3738) that are attributed to military construction have more in depth research and possible preservation. Several similar sections of rock edged trail or road appear to also exist further mauka on Ka'ono' ulu Ranch lands only more recently surveyed for cultural sites (Shefcheck et al, 2008). It is known that there was a traditional mauka-makai trail through Ka'ono'ulu to facilitate travel and trade. This may be part of that mauka-makai route. If the road did have military use, it is possible it was adapted from an older trail. Each section of road, as described in the 1994 AIS, had pre-contact portable remains located nearby.

• MCL also asks that the EIS discuss returning the petroglyph stone found on the site to a protected place of honor in as near to its original location as possible. It is an important cultural feature, that likely relates to other petroglyphs now known to exist, further mauka along Kulanihakoi Gulch and in nearby Waipuilani Gulch. While it is good that it has been kept safe, times have changed and lineal descendants of Ka'ono'ulu did not appear to be consulted about the decision to move it. It would be culturally appropriate to return it to the site in an area with appropriate protections, when the project is complete.

• The EISPN refers to a supplemental AIS done more recently to cover the areas beyond (mauka of) the project boundaries that are proposed to be utilized for drainage, roads and water storage facilities. We look forward to reviewing these.

We would ask that this survey also include a review of Kulanihakoi gulch itself in the immediate project area. We believe that there are cultural sites within the gulch which are part of the general cultural landscape of the project site. These may be impacted by future improvements associated with the proposed Pi'ilani Promenade project and should be documented and evaluated.

Protection of Cultural Features

It appears from the site map included in the EISPN that a traditional land form: labelled "Ka'ono'ulu Gulch" on some maps, is proposed to be filled in and eliminated within the boundaries of the project site.

This part of the site plan should be reconsidered. This gulch is a cultural as well as a natural feature. Old time residents report this undulating gulch was once edged with a thick band of very green trees--indicating the presence of underground water.

Enhancement of this natural drainage feature that is shown on the earliest USGS maps (1922 series) would be the greener alternative and minimize impacts to down slope properties caused by concentration of multiple drainage areas into one larger drainage discharge. Three of the five midden scatter sites (Sites 3741, 42 and 43-probable pre-contact habitation sites) are located in proximity to this gulch. This further supports the idea of cultural utilization of a natural feature. Its disappearance would be a loss of part of the area's history.

Mahalo once again for a chance to offer our comments. We look forward to working with the project to tell the story of Ka'ono'ulu ahupua'a as the project unfolds.

Edwin Lindsey

Edwin "Ekolu" Lindsey President, Maui Cultural Lands, Inc.



June 23, 2014

Maui Cultural Lands Inc. PO Box 122 Lahaina, HI 96767-0122

Dear Mr. Lindsey,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your email letter of October 23, 2013. The following responses to your comments are provided below:

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It would also appear that this project would need a Community Plan Amendment. While its zoning allows for a broad range of uses, the Community Plan clearly describes a light industrial use for this specific area. Since the proposed use is housing and commercial with a small amount of light industrial, that concept, never discussed during the community plan process, should be openly reviewed through a Community Plan Amendment.

Response: The Draft EIS and the associated technical studies will include the nonproject apartment uses to be located in the future on the adjacent 13-acre parcel owned by Honua'ula Partners solely for impact analysis and as background information. Any approvals and additional necessary studies for the 13 acres owned by Honua'ula Partners will be handled separately by Honua'ula Partners. The Draft EIS will include a section on cumulative impacts and will discuss the cumulative effect that readily Maui Cultural Lands Inc. Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 2 of 5

identifiable future development could have on water source and availability, as well as other public resources.

Your comments regarding the Kihei Makena Community Plan ("KMCP") are duly noted. The Maui Planning Department has been consulted as part of the environmental review process for the preparation of the Draft EIS. The Planning Department is also expected to comment on the project's conformance to the Kihei-Makena Community Plan. The forthcoming Draft EIS will include an analysis of how the proposed project meets the goals and objectives, and complies with the KMCP, including those sections cited in your letter. In addition, the Draft EIS will discuss, as a possible alternative, the amendment of the KMCP in the "unresolved issues" section of the Draft EIS.

Protection of Traditional Cultural Practices

The Kihei-Makena Community Plan makes it clear that protection of cultural resources and traditional practices in the region is an important objective.

Ka'ono'ulu is a very culturally rich and important region of south Maui. It is the location of the Ko'ie'ie Loko I'a (also known as Ka'ono'ulu Kai or Kalepolepo Fishpond.) This historic site is attributed to the legendary Mehehune and was restored under the direction of many renowned chiefs over the last five centuries. Ko'ie'ie was constructed in this location because of the shape of the shoreline and the presence of freshwater input. Hawaiian cultural practitioners recognize the relationship of the fresh water coming into the near shore ocean to the production of limu that is essential to a healthy fishery.

The Kao'no'ulu area was known to have inland ponds as well. These too were fed by underground water sources. A good sized settlement was found along the coast in Ka'ono'ulu due to the presence of these fresh water sources, abundant fisheries, gathering opportunities, and arable lands mauka. Pollen core samples and subsurface research in the vicinity of Kalepolepo village in neighboring Waiohuli ahupua'a show cultural use of the land from around1000 years ago or earlier. (Hammatt, et al, 2000; Pepalis & Kolb, 2000)

It is very important that the EIS have adequate information about the impacts of the proposed improvements: well, drainage rerouting etc. on the underground flows of fresh water that still exist in this area. These groundwater flows are important to the perpetuation of traditional Hawaiian cultural practices in Ka'ono'ulu.

Mr. Brian Naeole, Ms. Florence Lani and Mr. Michael Kumuokauoha Lee are knowledgeable about traditional gathering practices in Ka'ono'ulu from personal experience. Many others are likely informants as well. Their views should be sought out and included in the project planning process to avoid impacts to cultural resources.

Response: The forthcoming Draft EIS and the associated Preliminary Engineering Report will include a description of the proposed drainage improvement and the anticipated impacts of the proposed development. The drainage system will include onsite detention basins and will not impact Kulanihakoi Gulch. In addition to this Maui Cultural Lands Inc. Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 3 of 5

analysis, the AIS for the project includes a transcript of the testimony of individuals familiar with the project area. Their knowledge of the project area, where appropriate, will be included in the draft EIS.

Protection of Cultural Sites

The ahupua'a of Ka'ono'ulu was claimed in the Mahele by Hapakuka Hewahewa, a close associate of the Kamehameha dynasty. Hewahewa served as konohiki of Ka'ono'ulu, living there from the 1830's on. He died there in 1848. Other prominent families claimed house lots in the area during the Mahele, a sign that Ka'ono'ulu was an area of some importance. In spite of this rich historical legacy, the only remnant that currently remains of pre-contact Hawaiian history in this area is the Ko'ie'ie fishpond. While this is a very important feature, there should be more to connect to it and inform future generations. The Pi'ilani Promenade parcel has the opportunity to augment the cultural legacy of this ahupua'a through recognition and protection of cultural sites in the project area.

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We note that 20 historic properties were recorded on this project site, including a petroglyph marked stone (site 3746, removed from site) and five surface midden/lithic scatter areas (Sites 3741-45).

We also note that two of these five surface scatter areas also had portable remains of precontact cultural use in found in subsurface test units. This type of cultural remains, indicating precontact habitation and use in the area, is very uncommon in the disturbed grazing lands immediately mauka of Piilani Hwy.

In fact, the 1994 AIS indicates that 11 of the 20 recorded sites had some sort of portable surface remains, almost all pre-contact. This land appears to hold remains of cultural sites that, in the light of current knowledge, are a valuable part of the "Ka'ono'ulu story" and "sense of place. "The original AIS and its recommendations are nearly twenty years old. The nature of the proposed project has changed significantly to be more "people oriented." The original decision to allow all historical sites to be eradicated from the land, since an industrial park was planned, should certainly be reviewed as the new plans emerge.

Response: The Draft EIS will include an updated Archeological Inventory Survey (AIS) to re-analyze the proposed project and recommendation for mitigating impacts. The AIS recommends that a data recovery plan be developed for Sites 3727, 3728, 3735, 3736, and 3741-3745.

Our specific suggestions for the DEIS are:

• MCL asks, in the interest of history, that the DEIS discuss ways that several of these former habitation sites be protected by avoidance; incorporated into the open space element of the project

Maui Cultural Lands Inc. Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 4 of 5

design and given interpretive signage to indicate their past use. Artifacts could be put on display as part of a Ka'onoulu history display in the commercial area.

Response: The Draft EIS will include the updated AIS along with recommendations for data recovery for selected sites within the project area. As part of the agency review of the draft EIS, SHPD will review the AIS and comment on the proposed data recovery plan and address its sufficiency.

• MCL would like to see the parallel alignment possible "road" sections (sites 3737 and 3738) that are attributed to military construction have more in depth research and possible preservation. Several similar sections of rock edged trail or road appear to also exist furthermauka on Ka'ono' ulu Ranch lands only more recently surveyed for cultural sites (Shefchecket al, 2008). It is known that there was a traditional mauka-makai trail through Ka'ono'ulu to facilitate travel and trade. This may be part of that mauka-makai route. If the road did have military use, it is possible it was adapted from an older trail. Each section of road, as described in the 1994 AIS, had pre-contact portable remains located nearby.

Response: The draft EIS will include the updated AIS along with recommendations for data recovery for selected sites within the project area. As part of the agency review of the draft EIS, SHPD will review the AIS and comment on the proposed data recovery plan and address its sufficiency.

• MCL also asks that the EIS discuss returning the petroglyph stone found on the site to a protected place of honor in as near to its original location as possible. It is an important cultural feature, that likely relates to other petroglyphs now known to exist, further mauka along Kulanihakoi Gulch and in nearby Waipuilani Gulch. While it is good that it has been kept safe, times have changed and lineal descendants of Ka'ono'ulu did not appear to be consulted about the decision to move it. It would be culturally appropriate to return it to the site in an area with appropriate protections, when the project is complete.

Response: A relocation study for the stone was submitted and approved by SHPD. The Draft EIS will include an updated Archeological Inventory Survey (AIS) to reanalyze the proposed project and recommendation for mitigating impacts. Return of the petroglyph stone will be addressed as well in the Draft EIS.

• The EISPN refers to a supplemental AIS done more recently to cover the areas beyond (mauka of) the project boundaries that are proposed to be utilized for drainage, roads and water storage facilities. We look forward to reviewing these.

We would ask that this survey also include a review of Kulanihakoi gulch itself in the immediate project area. We believe that there are cultural sites within the gulch which are part of the general cultural landscape of the project site. These may be impacted by future improvements associated with the proposed Pi'ilani Promenade project and should be documented and evaluated.

Maui Cultural Lands Inc. Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 5 of 5

Response: During the consultation process questions were raised as to the presence of historical sites within Kulanihakoi Gulch and the need for additional survey work to assess the presence of possible sites. In response to this request, the Applicant contacted Kaonoulu Ranch and received their approval to submit an SHPD accepted AIS (2008) done for the area south of the project boundary including the gulch area adjacent to and mauka of the project area. The 2008 AIS indicates that no historical or culturally significant artifacts were found in the area fronting the property on either side of the Kulanihakoi Gulch. The 2008 AIS will be included in the Draft EIS.

Protection of Cultural Features

It appears from the site map included in the EISPN that a traditional land form: labeled "Ka'ono'ulu Gulch" on some maps, is proposed to be filled in and eliminated within the boundaries of the project site.

This part of the site plan should be reconsidered. This gulch is a cultural as well as a natural feature. Old time residents report this undulating gulch was once edged with a thick band of very green trees--indicating the presence of underground water. Enhancement of this natural drainage feature that is shown on the earliest USGS maps (1922 series) would be the greener alternative and minimize impacts to down slope properties caused by concentration of multiple drainage areas into one larger drainage discharge. Three of the five midden scatter sites (Sites 3741, 42 and 43-probable pre-contact habitation sites) are located in proximity to this gulch. This further supports the idea of cultural utilization of a natural feature. Its disappearance would be a loss of part of the area's history.

Response: The forthcoming DEIS will examine the topography, drainage conditions, and cultural resources of the project area and include a discussion of potential impacts and mitigation measures as appropriate.

Thank you for participating the in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029



Protecting Maui's Future

October 2, 2013

State of Hawaii, Land Use Commission P.O. Box 2359 Honolulu, Hawaii 96804-2359

Re: Piilani Promenade EIS Preparation Notice

Aloha Chair Chock, Commissioners, and Staff

Maui Tomorrow Foundation appreciates the opportunity to comment on the EISPN for Piilani Promenade. We believe this document does not include adequate discussion of several key areas:

- 1. Environmental review for the proposed 13-acre Honua'ula workforce housing project. While under separate ownership this project shares entitlement approvals and is dependent upon the proposed 75-acre Commercial/Residential project for basic infrastructure needs.
- The 13-acre Honua'ula site is included in the original LUC DBA approval for an 88-acre Light Industrial Park, and subject to all the LUC conditions adopted in 1995. In order to provide the LUC with adequate information on proposed project impacts and support the applicant's motion to amend the original DBA conditions, impacts associated with development of the 13acre workforce housing project must be included, regardless of ownership.
- Under the EISPN discussion of "Cumulative and Secondary Impacts," it is clear that cumulative impacts of the project must be discussed "regardless of what agency or person undertakes such other actions." As the 75-acre commercial project is providing the access road and other infrastructure that makes the 13-acre Honua'ula project possible, impacts of both must be included in the EIS as part of cumulative impacts.

2. Also not included is any alternative project design that could avoid alteration of Ka'ono'ulu gulch and cultural sites therein.

(HAR 11-200-17) requires that an EIS describe: "alternatives which could attain the objectives of the action, regardless of cost, in sufficient detail to explain why they were rejected. The section shall include a rigorous exploration and objective evaluation of the environmental impacts of all such alternative actions. Particular attention shall be given

to alternatives that might enhance environmental quality or avoid, reduce, or minimize some or all of the adverse environmental effects, costs, and risks... In each case, the analysis shall be sufficiently detailed to allow the comparative evaluation of the environmental benefits, costs, and risks of the proposed action and each reasonable alternative."

- The EISPN does not refer to consideration of a project design that could avoid obliteration of Ka'ono'ulu gulch, a natural and cultural feature that is part of the "sense of place" for the region. Since the EISPN acknowledges the region's soil type is subject to "severe erosion hazard" a more natural project design should be considered and included in the Draft EIS.
- Alternative designs that would voluntarily preserve any cultural sites in an historically important region of Maui are not discussed, although the Kihei-Makena Community Plan has this as its main goal for Cultural Resources:

"Identification, preservation, enhancement, and appropriate use of cultural resources, cultural practice, and historic sites that: provides a sense of history and defines a sense of place for the Kihei- Makena region; "

• According to the site plan map included, none of the 20 historic sites already documented on the property will remain. An alternative plan should include a number of historic sites into the project design, including the return of the culturally significant petroglyph stone found in 1994.

3. The EISPN does not indicate the scope of the supplemental archeological review planned for the project site.

Require development projects to identify all cultural resources located within or adjacent to the project area, prior to application, as part of the County development review process.

The Kihei-Makena Community Plan requires: "development projects to identify all cultural resources located within or adjacent to the project area, prior to application, as part of the County development review process."

- The proposed project is bound on two sides by the Kulanihakoi Gulch which has documented cultural sites along its length further mauka. Knowledge of these cultural features was not available when the parcel had its archaeological review in 1994.
- The draft EIS should include a supplemental Archaeological Inventory Survey (AIS) that updates the 20-year-old survey of the project site and should include portions of the gulch and surrounding lands bordering the project area.
- Any Cultural Impact Assessment update should address impacts to nearshore practices such as limu (seaweed) and vana (sea urchin) gathering as these practices are affected by changes in upslope water quality.

4. Proposed mitigation strategies for loss of mauka view planes

• The EISPN acknowledges that the project "will impact views" in the mauka direction yet no reference is made to mitigations to counter these impacts.

- The *mauka* view from Pi`ilani Highway represents a major view plane and significant views of the mountains should be preserved to the greatest extent practicable.
- Alternative project designs should be included in the DEIS to address impacts to view planes. Preservation of Ka'ono'ulu gulch and creation of an adjacent view plane corridor could be one such strategy.

5. The EISPN is lacking adequate information concerning impacts to public services and proposed mitigations

- **Drainage:** The EISPN does not clearly describe where onsite and offsite storm water drainage will end up and what impacts the project could have on the flood prone area immediately mauka. Will parking lots be made of pervious surfaces and rain gardens be built into the residential landscaping?
- **Recreational Facilities**: "Analyses" of the project's impact on recreational facilities is also not sufficient. 450 new residences (200 in Piilani Promenade commercial project and 250 for Honua'ula workforce housing) need to have appropriate recreational facilities.
- Fire and Police Personnel: Will fire and police staffing be need to be increased in order to service the 450 new housing units? If so, what will be the cost and phasing?
- Wastewater: What volume of wastewater will the two housing developments and the commercial use generate? Is there a commitment for service at the Kihei wastewater treatment facility?
- Water: Where will the project's water come from and how much will it use for potable consumption? What water conservation strategies are planned; such as R-1 water for landscaping? Will the County of Maui high pressure waterline be dug up and moved or will a new connection to existing line be made?
- **Solid Waste:** Please state estimate of waste to be generated by the project. Will commercial facilities have programs to reduce packaging materials associated with imported goods shipped to Maui?
- Energy: What is the anticipated energy usage of the proposed project? Are offset installations of renewable energy planned on site and what efficiencies will be incorporated into buildings and systems?
- **Transportation:** What traffic volume management plan does the project propose during and after construction since Level of Service in the area is already near capacity?

Additional connector roads leading to adjacent existing or proposed developments are described as "opportunities." The EISPN does not indicate whether these roads will be built or be part of alternative project designs analyzed in the EIS. Alternative designs that address connector roads beyond the project site should be included in the Draft EIS.

The EISPN does not include discussion of if or how the project would comply with the existing LUC condition of a frontage road as part of the project design. Alternative project designs that address this condition should be included in the Draft EIS.

- **Traffic:** The EISPN does not specify what level of traffic impacts the EIS will address. The TIAR for the Piilani Promenade project downplayed the overall amount of trips generated or traffic impacts from the adjoining 13-acre Honua'ula workforce housing project.
- 6. Factors that trigger a need for a Community Plan Amendment for all parcels in the original 88-acre project area.
- Kihei-Makena Community Plan "Land Use and Policy" section has specific language referring to the Ka'ono'ulu parcel ("south of Ohukai and mauka of Piilani Highway") setting its character as primarily "light Industrial."
- k. Provide for limited expansion of light industrial services in the area south of Ohukai and mauka of Pi`ilani Highway, as well as limited marine-based industrial services in areas next to Ma`alaea Harbor. Provide for moderate expansion of light industrial use in the Central Maui Baseyard, along Mokulele Highway. <u>These areas should limit retail business or</u> <u>commercial activities to the extent that they are accessory or provide service to the</u> <u>predominate light industrial use.</u> These actions will place industrial use near existing and proposed transportation arteries for the efficient movement of goods. (emphasis added)
- The Draft EIS should acknowledge the need for a Community Plan Amendment since the project is now proposed as mostly commercial with a small amount of Light Industrial (exactly the opposite as is specified in the community plan) with 450 housing units that were not envisioned or approved in the community plan.

Mahalo for considering our comments. We look forward to reviewing the Draft EIS.

Rene Bowie

Irene Bowie Executive Director

55 N. Church St. Ste. A4, Wailuku, HI 96793 808.244.7570 director@maui-tomorrow.org



June 23, 2014

Ms Irene Bowie, Executive Director Maui Tomorrow Foundation 55 N. Church Street Ste. 4A Wailuku, HI 96793

Dear Ms. Bowie,

RE: Comments on the Environmental Impact Statement Notice (EISPN) for the Piilani Promenade, located in Kihei, Maui, Hawaii at TMK's: (2) 3-9-001:016,170-174.

Thank you for your letter of October 2, 2013. Below are the responses to your numerated comments.

Comment 1. Environmental review for the proposed 13-acre Honua'ula workforce housing project. While under separate ownership this project shares entitlement approvals and is dependent upon the proposed 75-acre Commercial/Residential project for basic infrastructure needs.

- The 13-acre Honua'ula site is included in the original LUC DBA approval for an 88-acre Light Industrial Park, and subject to all the LUC conditions adopted in 1995. In order to provide the LUC with adequate information on proposed project impacts and support the applicant's motion to amend the original DBA conditions, impacts associated with development of the 13-acre workforce housing project must be included, regardless of ownership.
- Under the EISPN discussion of "Cumulative and Secondary Impacts," it is clear that cumulative impacts of the project must be discussed "regardless of what agency or person undertakes such other actions." As the 75-acre commercial project is providing the access road and other infrastructure that makes the 13-acre Honua'ula project possible, impacts of both must be included in the EIS as part of cumulative impacts.

Response 1. The Draft EIS will include technical studies that address specific aspects of the Honua`ula affordable housing project solely for assessing potential impacts and as

Ms. Irene Bowie, Exec. Director Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 2 of 6

background information. The proposed development of Piilani Promenade is not dependent upon any entitlements of Honua'ula, nor the development of the 13-acre 250 affordable housing project. The Applicant has filed a Motion to Amend with the Land Use Commission, which is currently pending and which seeks, *inter alia*, to bifurcate and assign a separate Land Use Commission Docket Number that applies solely to the 75 acres owned by Applicant. Any approvals and additional necessary studies for the 13 acres owned by Honua'ula Partners will be handled separately by Honua'ula Partners and will be the subject of a separate action by the LUC.

The Draft EIS will include a section on cumulative impacts and will discuss the cumulative effect that readily identifiable future development could have on water source and availability, as well as other public resources.

Comment 2. Also not included is any alternative project design that could avoid alteration of Ka'ono'ulu gulch and cultural sites therein.

(HAR 11-200-17) requires that an EIS describe: "alternatives which could attain the objectives of the action, regardless of cost, in sufficient detail to explain why they were rejected. The section shall include a rigorous exploration and objective evaluation of the environmental impacts of all such alternative actions. Particular attention shall be given to alternatives that might enhance environmental quality or avoid, reduce, or minimize some or all of the adverse environmental effects, costs, and risks... In each case, the analysis shall be sufficiently detailed to allow the comparative evaluation of the environmental benefits, costs, and risks of the proposed action and each reasonable alternative."

- The EISPN does not refer to consideration of a project design that could avoid obliteration of Ka'ono'ulu gulch, a natural and cultural feature that is part of the "sense of place" for the region. Since the EISPN acknowledges the region's soil type is subject to "severe erosion hazard" a more natural project design should be considered and included in the Draft EIS.
- Alternative designs that would voluntarily preserve any cultural sites in an historically important region of Maui are not discussed, although the Kihei-Makena Community Plan has this as its main goal for Cultural Resources:

"Identification, preservation, enhancement, and appropriate use of cultural resources, cultural practice, and historic sites that: provides a sense of history and defines a sense of place for the Kihei- Makena region; "

•According to the site plan map included, none of the 20 historic sites already documented on the property will remain. An alternative plan should include a number of historic sites into the project design, including the return of the culturally significant petroglyph stone found in 1994. Ms. Irene Bowie, Exec. Director Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 3 of 6

Response 2: The forthcoming DEIS will examine the topography, drainage conditions, and cultural resources of the project area and include a discussion of potential impacts and mitigation measures as appropriate.

The Draft EIS will include an updated Archeological Inventory Survey (AIS) analyzing both the on and off site project areas and providing recommendations on the further analysis of cultural sites.

Comment 3. The EISPN does not indicate the scope of the supplemental archeological review planned for the project site.

- Require development projects to identify all cultural resources located within or adjacent to the project area, prior to application, as part of the County development review process.
- The Kihei-Makena Community Plan requires: "development projects to identify all cultural resources located within or adjacent to the project area, prior to application, as part of the County development review process."
- The proposed project is bound on two sides by the Kulanihakoi Gulch which has documented cultural sites along its length further mauka. Knowledge of these cultural features was not available when the parcel had its archaeological review in 1994.
- The draft EIS should include a supplemental Archaeological Inventory Survey (AIS) that updates the 20-year-old survey of the project site and should include portions of the gulch and surrounding lands bordering the project area.
- Any Cultural Impact Assessment update should address impacts to nearshore practices such as limu (seaweed) and vana (sea urchin) gathering as these practices are affected by changes in upslope water quality.

Response 3: The Applicant has retained an Archaeologist to prepare are updated Archaeological Inventory Survey that will be included as part of the forthcoming Draft EIS. A Cultural Impact Assessment was also prepared and included in the Draft EIS.

Comment 4. Proposed mitigation strategies for loss of mauka view planes

• The EISPN acknowledges that the project "will impact views" in the mauka direction yet no reference is made to mitigations to counter these impacts.

Ms. Irene Bowie, Exec. Director Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 4 of 6

- The mauka view from Pi`ilani Highway represents a major view plane and significant views of the mountains should be preserved to the greatest extent practicable.
- Alternative project designs should be included in the DEIS to address impacts to view planes. Preservation of Ka'ono'ulu gulch and creation of an adjacent view plane corridor could be one such strategy.

Response 4: The project site is adjacent to the Piilani Highway. Building heights within this area are limited to 60 feet. The site plan and building layout for the Piilani Promenade will be designed to preserve the view towards Haleakala from Piilani Highway. In addition the project will be setback from Piilani Highway and the future KUH and will also be buffered by landscape planting.

Comment 5. The EISPN is lacking adequate information concerning impacts to public services and proposed mitigations

- **Drainage:** The EISPN does not clearly describe where onsite and offsite storm water drainage will end up and what impacts the project could have on the flood prone area immediately mauka. Will parking lots be made of pervious surfaces and rain gardens be built into the residential landscaping?
- Recreational Facilities: "Analyses" of the project's impact on recreational facilities is also not sufficient. 450 new residences (200 in Piilani Promenade commercial project and 250 for Honua'ula workforce housing) need to have appropriate recreational facilities.
- Fire and Police Personnel: Will fire and police staffing be need to be increased in order to service the 450 new housing units? If so, what will be the cost and phasing?
- Wastewater: What volume of wastewater will the two housing developments and the commercial use generate? Is there a commitment for service at the Kihei wastewater. treatment facility?
- Water: Where will the project's water come from and how much will it use for potable consumption? What water conservation strategies are planned; such as R-1 water for landscaping? Will the County of Maui high pressure waterline be dug up and moved or will a new connection to existing line be made?

Solid Waste: Please state estimate of waste to be generated by the project. Will commercial facilities have programs to reduce packaging materials associated with imported goods shipped to Maui?

Ms. Irene Bowie, Exec. Director Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 5 of 6

- Energy: What is the anticipated energy usage of the proposed project? Are offset installations of renewable energy planned on site and what efficiencies will be incorporated into buildings and systems?
- Transportation: What traffic volume management plan does the project propose during and after construction since Level of Service in the area is already near capacity?
- Additional connector roads leading to adjacent existing or proposed developments are described as "opportunities." The EISPN does not indicate whether these roads will be built or be part of alternative project designs analyzed in the EIS. Alternative designs that address connector roads beyond the project site should be included in the Draft EIS.
- The EISPN does not include discussion of if or how the project would comply with the existing LUC condition of a frontage road as part of the project design. Alternative project designs that address this condition should be included in the Draft EIS.
- Traffic: The EISPN does not specify what level of traffic impacts the EIS will address. The TIAR for the Piilani Promenade project downplayed the overall amount of trips generated or traffic impacts from the adjoining 13-acre Honua'ula workforce housing project.

Response 5: The forthcoming DEIS will include technical studies including a Traffic Impact Assessment Report, a Preliminary Engineering and Drainage Report that discuss the potential impacts of the proposed project on regional traffic, water and drainage issues. In addition an analysis of recreational impacts as well as impacts on local public services for fire, police and solid waste disposal will also be provided within the draft EIS document.

Comment 6. Factors that trigger a need for a Community Plan Amendment for all parcels in the original 88-acre project area.

- Kihei-Makena Community Plan "Land Use and Policy" section has specific language referring to the Ka'ono'ulu parcel ("south of Ohukai and mauka of Piilani Highway") setting its character as primarily "light Industrial."
- k. Provide for limited expansion of light industrial services in the area south of Ohukai and mauka of Pi`ilani Highway, as well as limited marine-based industrial services in areas next to Ma`alaea Harbor. Provide for moderate expansion of light industrial use in the Central Maui Baseyard, along Mokulele Highway. These areas should limit retail business or commercial

Ms. Irene Bowie, Exec. Director Piilani Promenade EISPN Comment Response Letter June 23, 2014 Page 6 of 6

activities to the extent that they are accessory or provide service to the predominate light industrial use. These actions will place industrial use near existing and proposed transportation arteries for the efficient movement of goods. (emphasis added)

• The Draft EIS should acknowledge the need for a Community Plan Amendment since the project is now proposed as mostly commercial with a small amount of Light Industrial (exactly the opposite as is specified in the community plan) with 450 housing units that were not envisioned or approved in the community plan.

Response 6: Your comments regarding the Kihei Makena Community Plan ("KMCP") are duly noted. The Maui Planning Department has been consulted as part of the environmental review process for the preparation of the Draft EIS. The Planning Department is also expected to comment on the project's conformance to the Kihei-Makena Community Plan. The forthcoming Draft EIS will include an analysis of how the proposed project meets the goals and objectives, and complies with the KMCP, including those sections cited in your letter. In addition, the Draft EIS will discuss, as a possible alternative, the amendment of the KMCP in the "unresolved issues" section of the Draft EIS.

Thank you for participating the in the environmental review process. Please feel free to call me or Mr. Brett Davis at (808) 242-1955 or email at <u>bdavis@chpmaui.com</u> should you have any questions.

Sincerely yours,

Jordan E. Hart, President

CC: Mr. Charlie Jencks, Project Manager Mr. Daniel D. Orodenker, Executive Officer, DBEDT Project File 13-029

APPENDIX B Environmental Site Assessment dated December 2013



Environmental Site Assessment: *Phase I Investigation - Pi'ilani Promenade LLC*



<u>Survey Area:</u>

Pi'ilani Highway and Kaonoulu Street Approximately 101 acres of vacant Ranch land

Pi'ilani Highway and Kaonoulu Street South of Ohukai Road Kihei, Maui T.M.K. (2) 3-9-001: 016, 169, 170 -174 T.M.K (2) 2-2-002:077 T.M.K. (2) 2-2-002:016 & 082 (portions) T.M.K. (2) 3-9-001:148 & (2) 3-9-048:122

Prepared for:

Sarofim Realty Advisors

8115 Preston Road, Ste. 400 Dallas, Texas 75225

Attention Mr. Robert Poynor, Vice President

Conducted and Compiled by:

Malama Environmental (MEV, LLC) MEV Project Number #1307-0292 December 17, 2013

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Environmental Site Assessment: Phase I Investigation –

Property:



Pi'ilani Highway and Kaonoulu Street

Approximately 101 acres of vacant ranch land Pi'ilani Highway and Kaonoulu Street, South of Ohukai Road Kihei, Maui, Hawai'i 96753

T.M.K. (2) 3-9-001:016, 169, 170 -174 T.M.K (2) 2-2-002:077 T.M.K. (2) 2-2-002: 016 & 082 (portions) T.M.K. (2) 3-9-001:148 & (2) 3-9-048:122

Prepared for:

Sarofim Realty Advisors 8115 Preston Road, Suite 400 Dallas, TX 75225

Attention Mr. Robert Poynor, Vice President

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental professional* as defined in 312.10 of 40 CFR 312 and we have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the *subject property*. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312.

Jeffrey R. King, B.S. Geology, Senior Geologist

Professional Geologist (Indiana)

Amy R. Mathis, B.S. Geology, Environmental Scientist/ Geologist

➢ Site Inspector

> Project Coordinator

<u>12-17-13</u> Date

12-17-13

Date

Table of Contents

TABLE OF CONTENTS	I
DISCLOSURE	III
EXECUTIVE SUMMARY	IV
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 DETAILED SCOPE OF SERVICES	
1.3 Significant Assumptions	
1.4 LIMITATIONS AND EXCEPTIONS	
1.5 DATA GAPS	
1.6 Special Terms and Conditions	
2.0 SITE AND REGIONAL DESCRIPTION	
2.1 LOCATION AND LEGAL DESCRIPTION	3
2.1 LOCATION AND LEGAL DESCRIPTION	
2.2 SHE AND VICINITY GENERAL CHARACTERISTICS	
2.4 CURRENT USE OF THE PROPERTY	
2.5 CURRENT USES OF THE ADJOINING PROPERTIES	
3.0 USER PROVIDED INFORMATION	5
4.0 RECORDS REVIEW	6
4.1 Standard Environmental Record Sources	6
4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES	
4.3 PHYSICAL SETTING SOURCE(S)	
4.4 HISTORICAL USE INFORMATION REGARDING THE PROPERTY AND ADJOINING PROPERTIES	
5.0 SITE RECONNAISSANCE	15
5.1 Methodology and Limiting Conditions	15
5.2 GENERAL SITE SETTING	
5.2.1 Current and Past Use(s) of the Property	
5.2.2 Current and Past Use(s) of the Adjoining Properties and Surrounding Area	
5.2.3 Topography	
5.2.4 Geology and Soils	
5.2.5 Hydrology	19
5.2.6 Hydrogeology	19
5.2.7 Potable Water Supply and Sewage Disposal System	20
5.3 INTERIOR AND EXTERIOR OBSERVATIONS	20
5.3.1 Hazardous/Regulated Substances and Petroleum Products in Connection with Identified Uses.	
5.3.2 Hazardous/Regulated Substances and Petroleum Products/Containers (not in connection with identified current uses	s) . . 21
5.3.3 Unidentified Substance Containers	21
5.3.4 Storage Tanks	
5.3.5 Odors	22
5.3.6 Pools of Liquid	
5.3.7 Indications of PCBs	
5.4 INTERIOR OBSERVATIONS	
5.5 Exterior Observations	
5.5.1 Pits, Ponds, and Lagoons	
5.5.2 Stained Soil or Pavement	
5.5.3 Stressed Vegetation	
5.5.4 Solid Waste	23

5.5.5 Wastewater or Storm Water – Discharge Drains, Dry Wells, Drainage Ways, and Retention Basins	
5.5.6 Wells	
5.5.7 Septic and Cesspool Systems 5.6 Non-Scope Considerations	
5.6 NON-SCOPE CONSIDERATIONS	
5.6.2 Lead-Based Paint	
5.6.3 Arsenic-Containing Substances	
5.6.4 Radon	
5.6.5 Lead in Drinking Water	
5.6.6 Ecological Resources, Endangered Species, Cultural and Historic Resources, and Wetlands	
5.6.7 Indoor Air Quality	
5.6.8 High Voltage Transmission Lines	
6.0 INTERVIEWS	
6.1 INTERVIEW WITH THE PROPERTY OWNER	
6.2 INTERVIEW WITH CURRENT PROPERTY OWNER REPRESENTATIVE	
6.3 INTERVIEW WITH PREVIOUS PROPERTY OWNER RESPRESENTATIVE	
6.4 INTERVIEW WITH ADJOINING PROPERTY LESSEE.	
6.5 Other Persons Interviewed	
7.0 FINDINGS, OPINIONS, AND CONCLUSIONS	
7.1 Recognized Environmental Conditions	
7.1.1 Database Listings (See Section 4.0 & EDR Report, Appendix B)	
7.1.2 Current and Historic Use or Storage of Hazardous and Regulated Substances (See Sections 5.3.1 & 5.3.2)	
7.2 OTHER ENVIRONMENTAL CONCERNS	
7.2.1 Solid Waste Management (See Section 5.5.4) 7.2.2 Surface Waters and Area Aquifer Protection (See Section 5.5.6)	
8.0 REFERENCES	
8.1 Published References	
8.2 MAP AND OTHER REFERENCES	
8.3 RECORD OF PERSONAL COMMUNICATIONS	
APPENDIX A:	
MAPS, PLANS, AND PHOTOGRAPHS	
APPENDIX B:	
REGULATORY RECORDS DOCUMENTATION	
SITE SPECIFIC DOCUMENTATION	
APPENDIX C:	
QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS	
APPENDIX D:	
ACRONYMS AND ABBREVIATIONS	

Disclosure

This document contains the results of services performed on this Project by Malama Environmental (MEV, LCC) pursuant to Agreement. The results represent the application of a variety of scientific and analytical disciplines that have been rendered using the standard of care, skill, and diligence normally provided by professionals in the performance of similar services under similar circumstances.

MEV assessments are intended to reduce, but not eliminate, uncertainty regarding recognized environmental conditions in connection with the Survey area, as conducted within reasonable limits of time and cost. A general consensus of EPA's guidance on landowner liability is that *no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property.*

The use of this document and the results reported are limited to the services performed and areas examined as described in this document and no inferences are intended with respect to anything not described herein.

MEV is not responsible for conditions or consequences arising from relevant data, facts, and information that were concealed, missing, withheld, not fully disclosed, or not reasonably available at the time these services were performed. **MEV** is not responsible for any indirect, incidental, or consequential damages of any nature arising from any cause.

MEV has no beneficial economic interest in the Project other than as an independent professional organization performing the agreed services. **MEV**'s warranties are as described above and there are no other warranties of any kind, expressed or implied, regarding the services.

Executive Summary

Introduction

This Phase I Environmental Site Assessment (ESA) has been prepared for Mr. Robert Poynor, Vice President of Sarofim Realty Advisors, and was conducted pursuant to Malama Environmental's (MEV's) written proposal and contract accepted by Mr. Poynor on July 12, 2013. This investigation and report format follows the guidelines of the American Society of Testing and Materials (ASTM) Publication E1527-05, which is recognized by 40 CFR Part 312 as an acceptable guidance document for satisfying the EPA's final "*All Appropriate Inquiries*" rule.

Site Description

The survey area encompasses approximately 101 acres in north Kihei, Maui, Hawaii, mostly located mauka (toward the mountain) of Pi'ilani Highway (State Highway 31), between the Kihei Commercial Center and Kulanihakoi Gulch and due east of Kaonoulu Street's eastern terminus. Proposed utility easements included in the survey area are located along a gravel lane south of Ohukai Road and extend farther east immediately south of the Monsanto Seed Farm site.

The survey area consists of various parcels of land in their entirety and portions of land parcels, with a total measurement of approximately 101 acres in total area, owned by separate parties.

The survey area encompasses the following Tax Map Key (TMK) parcels: (2) 3-9-001: 016 (Lot 2A), 169 (Lot 2B), 170 (Lot 2C), 171 (Lot 2D), 172 (Lot 2E), 173 (Lot 2F), and 174 (Lot 2G). The survey area also includes TMKs (2) 2-2-002: 077, por. 16, and por. 82 for easement and water tank purposes. Additionally, TMKs (2) 3-9-001: 148 and (2) 3-9-048: 122 (parts of the original larger parcel before subdivision) located across and adjacent to Pi'ilani Highway, are also included for minor improvement purposes.

The total combined parcels and portions of the preceding parcels shall hereby be referred to as the "survey area". The survey area consists of sparsely vegetated vacant land with gulch terrain historically used for cattle grazing and ranching.

Surrounding land use consists of vacant ranch land, agriculture, gulch terrain, retail, commercial, and residential properties. The site is situated on the western slopes of Haleakala Volcano. The community of Kihei surrounds the site to the north, south, and west, with vacant land between the site and the town of Kula further to the east.

Intended Use of Property

Lots 2A, 2C, and 2D are planned for the Pi'ilani Promenade, a proposed mixed-use development consisting of business/commercial, light industrial, multi-family, and public/quasi-public land uses. Lot 2E is a roadway lot for the future Kaonoulu Street (the first segment of the planned Upcountry Highway), while Lots 2F and 2G are road-widening lots along the Promenade's frontage with Pi'ilani Highway.

Offsite improvements for the Promenade will involve TMK (2) 3-9-001: por. 169 for an irrigation well and waterline easement, TMK (2) 2-2-002: 077 for a water tank site, TMKs (2) 2-2-002: por. 016 and por. 082 for access and utility easements. Additionally, minor improvements will be performed on TMKs (2) 3-9-001: 148 and (2) 3-9-048: 122 located across Pi'ilani Highway.

For example, the gravel lane located immediately south of Ohukai Road is a proposed access utility easement and the eastern extended area located south of the Monsanto Seed Farm is a proposed waterline easement and water tank site.

Records Review

The purpose of a records review is to obtain and review records that will help identify *recognized environmental conditions* in connection with the subject property. The services of Environmental Data Resources, Inc. (EDR) were utilized to compile the database listings.

Our records review did not discover any current investigation of the survey area under any programs conducted by a federal, state, or local environmental agency.

Four (4) potential risk sites, [two are listed as State Hazardous Waste Sites (SHWS) and two are listed as Underground Storage Tank sites (UST)] were identified within a 1-mile radius of the survey area.

The SWHS site Selland Construction, Inc. located at 454 Ohukai Road had a confirmed release in 1994 of diesel fuel and oil due to overfill, equipment maintenance and construction. This area, once called "Ohukai Baseyard", was likely the construction baseyard for the residential subdivision now located immediately north of Ohukai Road, just north of the northern boundary to the proposed utility/roadway easement of the subject property. According to the EDR and the HEER Office, the case number is 19940218 and was given a "low priority" site status. The initial assessment revealed "hazardous conditions" and as of 1994, the area was continually monitored by Haleakala Ranch. According to the HEER Office's response to MEV's inquiry, the case has been listed as "Site On-Scene Coordinator No Further Action" (SOSC NFA). This site did not likely impact the subject property.

Kihei Chevron, located at 1281 S. Kihei Road, is listed as a SHWS but as of 2004 has received a "No Further Action". MEV does not believe this site would have environmentally adversely affected the subject property due to the distance from the survey area and the down-gradient proximity.

The Kihei Minit Stop, located at 233 Piikea Avenue, currently has three (3) in-use diesel and gasoline tanks. Due to the condition of this site (not currently a leaking UST site), it is not expected that this site will negatively impact the environmental condition of the subject property.

The Kihei Shell gas station (NCT, LLC) is located immediately adjacent to the northwestern corner of the survey area. This UST facility was constructed in 2007 and is not listed as a LUST site. Due to the close proximity and the slightly higher elevation of the gas station with respect to the survey area, this facility may pose a negative impact to the environmental condition of the subject property if in the future a leak of the underground storage tanks should occur.

According to the EDR, five (5) historic auto stations exist within the searchable distance from the survey area. These sites did not likely negatively impact the subject property.

Site Reconnaissance

A site investigation focuses on obtaining information indicating the likelihood of identifying physical *recognized environmental conditions* in connection with the property and assessing the subject property in relation to surrounding land uses and natural surface features. It includes a physical inspection of the real property and any on-site facilities.

On July 23, 2013, MEV geologist, Ms. Amy Mathis conducted an overall site inspection of the survey area. Accessible areas of the property were visually and physically inspected.

The following are significant observations of field conditions: (Appendix A, See Figure 2: Site Plan)

- The majority of the subject property was historically used for cattle grazing and ranch land during the ownership of Kaonoulu Ranch. Networks of cattle grazing paths were noted throughout the site.
- The Monsanto Seed Farm is located immediately east and north of the proposed utility and waterline easements.

- A residential lot with diversified crop cultivation exists immediately west of the proposed utility easement south of Ohukai Road. This lot appears to have an associated residential well and retention basin.
- The Kulanihakoi Gulch forms the majority of the southern property boundary. One (1) off-site structure (stream gauging station) is located in Kulanihakoi Gulch approximately 1,000 feet east of Pi'ilani Highway and about 100 feet south of the southern property boundary. Upon inspection no petroleum-product leakage was noted, but the structure has limited loose and flakey paint that could be lead-based.
- Several small fenced corrals were noted on the premises near the southwest corner associated with the cattle ranching operation. Small cement structures and limited water line infrastructure were noted in the cattle corral area.
- A small portion of the survey area located at the northwest corner appeared to be grubbed and graded with a gravel cap. This 0.5-acre area was used in the past as a construction baseyard for the northern adjoining commercial properties and initial development of the Shell gas station.
- Several boulder debris piles were noted near the aforementioned historic baseyard lot. No hazardous substances were noted in these piles.
- A concrete stormwater diversion ditch exists along the western property boundary. Two off-site culverts run beneath Pi'ilani Highway.
- A small-unnamed gulch dissects the northern and central portion of the survey area. It is possible that limited chemical pesticide runoff from the Monsanto Seed Farm may migrate to the survey area via this gulch.
- One (1) on-site well is located immediately north of a sand stockpile in Lot 2B. This well is used for irrigational purposes.
- Two (2) vehicle tires (regulated items) were noted along the northern property boundary just south of the Kihei Commercial center.
- Numerous wind-blown debris consisting of seed cross-contamination bags were noted in the vicinity of Monsanto Seed farm, within the unnamed gulch and along the proposed waterline easement.
- Limited quantities of miscellaneous debris including household refuse, windblown trash and discarded furniture were noted near the northern boundary.
- A perimeter earthen/boulder berm was noted along the northern property boundary creating a 4-6 foot upgradient berm. A 6-foot to 10-foot boulder terrace is located in the central portion of the survey area.
- Two (2) derelict vehicles were noted along the proposed utility easement south of Ohukai Road.
- Electrical transmission lines run on the south side of Ohukai Road. Three (3) pole-mounted transformers exist just off-site along Ohukai Road. One (1) pole-mounted transformer exists along the distribution line leading to the off-site residential lot south of Ohukai Road. These transformers are non-PCB-containing (according to serial numbers) and are non-leaking.
- The Pi'ilani Promenade baseyard exists in the northeast corner of Lot 2B, just east of the Monsanto Seed farm. The majority of the baseyard consists of drain culvert and piping materials.
- No bulk hazardous/regulated substances are currently stored on-site.

Conclusions

Recognized environmental conditions, as defined by ASTM Standard E1527-05, are the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property, or into the ground, groundwater, or surface water of the property.

Recognized environmental conditions are described with regard to (1) the nature and extent of the environmental condition, (2) potential or actual environmental threat, (3) potential for transport (migration) of any environmental conditions, and (4) consideration for further investigation. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment

and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

MEV has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM Practice E 1527-05 for the subject property, mostly located mauka (towards the mountain) of Pi'ilani Highway (State Highway 31), due east of Kaonoulu Street, south of Ohukai Road and north of Kulanihakoi Gulch [TMK (2) 3-9-001, parcels 016, 169, 170 – 174, TMK (2) 2-2-002, parcel 077, and 016 & 082 (pors.), TMK (2) 3-9-001: 148 and TMK (2) 3-9-048: 122], in Kihei, Maui, defined as the subject property. Any exceptions to or deletions from this practice are described in Section 1.4, Limitations and Exceptions, of this report.

This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property.

• Database Listings

The survey area is not listed.

The listed, nearby risk sites unlikely pose a significant concern to the subject property.

The northern adjoining Shell gas station does not at the present pose a significant environmental concern to the survey area. However, should this facility have any significant leakages occurring with USTs in the future, this site could adversely impact the subject property.

• Current and Historic Use or Storage of Hazardous and Regulated Substances

There is no evidence of any historic misuse or significant spills of hazardous or regulated substances on the subject property. The Hashimoto family historically cultivated crops north of Lot 2B and 2C. The Monsanto Seed Farm is located immediately north of the proposed waterline easement. The use of limited quantities of pesticides is likely associated with crops in these locations. A small, unnamed gulch transects the Monsanto Seed Farm and continues southwest dissecting the survey area in the north-central area and leads toward Pi'ilani Highway. It is possible that during a heavy rain event, runoff from this cultivated area may cause limited pesticide contaminants to enter the subject property.

Aerial photos indicate that agricultural activities occurred north of the subject property from the early 1960s up until the mid-2000s. Presently, limited diversified agricultural activities continue on the residential property located immediately west of the proposed utility/roadway easement off of Ohukai Road. It is unlikely that the operations of this cross-gradient property have significantly impacted the environmental condition of the subject property. Monsanto began seed farming in the late 1990s. All chemicals used by this facility are legal and are listed for farming use.

According to Hawaii Administrative Rules, Chapter 128D Environmental Response Law, the presence of agricultural chemicals, resulting from the legal application of a pesticide product, does not constitute a release of a hazardous substance and is not considered a *recognized environmental condition*.

While the use of pesticides and herbicides on the adjoining property will not necessarily result in adverse impacts to the environmental condition of the survey area, it is possible (yet unlikely) for residual amounts of these substances to accumulate to concentrations that present a potential threat to human health or the environment. However, due to the small scale size of agricultural activity on the northern adjoining lot, and its cross gradient location relative to the subject property, it is unlikely that pesticide levels on the subject property (soil or groundwater) are above regulated levels. Groundwater sampling and laboratory testing would provide additional information to evaluate potential environmental effects from these agricultural activities. A standard proactive procedure, which is recommended by the State Department of Health, would be to conduct such a survey prior to future development of this site, especially any residential development. There is, however, no regulatory requirement to conduct this sampling. Groundwater sampling and

laboratory analyses should be conducted if the groundwater resource is to be used for a potable water source in the future.

The concerns listed below may not be considered **recognized environmental conditions** by ASTM definition, however, they may be considered regulated under other environmental laws and ordinances and may present a potential liability to the property owner.

• Solid Waste Management

A very limited amount of dumping (special waste and miscellaneous debris) was evident on the subject property. Miscellaneous debris includes but is not limited to household refuse, discarded furniture and former irrigation piping. Numerous Monsanto seed cross-contamination prevention bags were noted along the proposed waterline easement and the northeastern portion of the unnamed on-site gulch. Regulated items requiring special management (automobile tires and derelict vehicles) were noted near the northern property boundary and along the proposed utility easement. Management of these wastes needs to be performed in a manner that complies with all local, state, and federal regulations as applicable to the waste type.

Several boulder debris berms and piles were noted on the survey area associated with the northern property boundary. Miscellaneous solid waste items were found within these berms/piles.

Due to limited areas of inaccessible terrain, the entire survey area and underlying soils were not visibly inspected. It is important to note that if additional clearing of the property commences and debris or unidentifiable substances (containers) are further discovered, proper waste identification, testing and applicable waste handling/disposal procedures are followed.

• Surface Water and Area Aquifer Protection

If future land use includes developing the land for residential or commercial use, the developer and property owner should be aware of the potential for contaminants to migrate into any adjacent and proximate drainage ways (including adjacent stormwater concrete culvert which leads west toward Pi'ilani Highway, the on-site unnamed gulch and Kulanihakoi Gulch). Products of concern relating to any future development project or land-clearing activity would be earthen material (silt), paints, oils, antifreezes, and other fluids from automobile or on-site machinery, or leaks from on-site stocked items.

Future land clearing of greater than one (1) acre will likely require both a County of Maui grading/grubbing permit and a National Pollution Discharge Elimination System (NPDES) General Permit (State of Hawaii, Department of Health).

The concerns listed above are presented as a matter of record. They, collectively or independently, do not have any significant impact on the environment, and are not considered by MEV to devalue the subject property at this time in any way.

The conclusions stated above should not be construed to mean that any regulatory agency would have the same opinion as this author, nor is any implication proposed therefrom.

The results of this environmental assessment are intended for general reference purposes only and are not intended as legal advice. The advice of legal counsel should be sought in regard to individual facts, circumstances and interpretation of environmental liability.

Environmental Site Assessment

Phase 1 Investigation

1.0 INTRODUCTION

A Phase I Environmental Site Assessment (ESA) is conducted to determine if a site may be contaminated with hazardous or toxic substances or wastes resulting from current or past site activities, unauthorized dumping or disposal, or migration of contaminants from adjacent or nearby properties. Its goal is to identify *recognized environmental conditions* on a property that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products. These release conditions apply to structures on the property as well as the soil, groundwater, or surface water of the property. The American Society of Testing and Materials (ASTM) Standard 1527-05, Standard Practice for Environmental Site Assessments: Phase 1 Environmental Site Assessment Process, is used to "…define good commercial and customary practices for conducting an environmental site assessment of a parcel of commercial real estate."

1.1 Purpose

The study objectives are to characterize the environmental setting of the subject property, to identify any obvious activity of environmental concern that may have occurred at or near the site, and to evaluate potential migration pathways for any identified contaminants. It may also address any activities that affect future considerations for potential environmental impairment to the property.

Another function of this Phase I ESA is to conduct an *all appropriate environmental inquiry* in response to the federal Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, the EPA's final rule (40 CFR Part 312), and similar state and local regulations. An ESA "all appropriate inquiry" may provide the buyer, receiver, or lender making a loan secured by the subject real property with a basis to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser defense* should any legal action be initiated for environmental impairment to the property.

ASTM Publication E1527-05 is recognized by 40 CFR Part 312 as an acceptable guidance document for satisfying the EPA's final "*All Appropriate Inquiries*" rule.

1.2 Detailed Scope of Services

This Phase I Environmental Site Assessment (ESA) has been prepared for Mr. Robert Poynor, Vice President of Sarofim Realty Advisors, and was conducted pursuant to Malama Environmental's (MEV's) written proposal and contract accepted by Mr. Poynor on July 12, 2013.

There were no other additional services requested of MEV by the Client.

1.3 Significant Assumptions

The assessment of *recognized environmental conditions* relies on: 1) sources of actual knowledge, 2) thorough appropriate inquiry, 3) reviewing reasonably ascertainable documents and records, and 4) conducting a visual and olfactory reconnaissance. In conducting this ESA, MEV has relied on the truthfulness of its inquiry sources and the validity of reviewed records. If obvious indications or MEV actual knowledge contradicted the reported/reviewed information sources, it has been so stated in the appropriate sections of this report.

1.4 Limitations and Exceptions

The investigation performed for this report includes the components of an *all appropriate inquiry* regarding the potential for contamination to exist or have occurred at this site. This investigation is also the basis of an *all appropriate inquiry* into the presence or likely presence, release or threatened release, of hazardous substances and petroleum products at this real property. As indicated earlier, this Phase I Environmental Site Assessment was prepared according to guidelines presented in (ASTM E-1527-05).

Since no ESA can eliminate uncertainty regarding the potential for *recognized environmental conditions* in connection with a property, the limiting intent of this investigation is to reduce the uncertainty to an appropriate level. Minimal requirements for the Phase I ESA include a review of historical records, a review of files and databases compiled by regulatory agencies, interviews with current owners and/or occupants of the property, and a field reconnaissance of the survey area and adjacent areas.

This ESA also takes into consideration the evaluation of other substances and products that are or may be interpreted as excluded under CERCLA. Commonly, these substances are of concern in commercial real estate transactions under current custom and usage and may include, but are not limited to, Radon, Lead-in-Drinking Water, and Special Environmental Resources. Where appropriate, MEV has considered environmental concerns of other federal, state, and local regulations.

Some database resources developed for Maui County are not readily attainable in a useful form or are not cross-referenced in a manner as to be readily discernible. The Maui County Fire Department maintains an electronic database that dates back to January 2000. Information and records prior to 2000 exist on file, as hardcopies, at the Department of Fire and Public Safety Office.

Databases and records utilized for this investigation were limited to those that are reasonably ascertainable; that is, they had to be publicly available, obtainable from its source within reasonable time and cost constraints, and practically reviewable with regard to volume, sorting, and organization. Additionally, the services of *Environmental Data Resources, Inc.* (EDR) were utilized to compile the environmental database listings. See Appendix B.

1.5 Data Gaps

MEV did not encounter any significant *data gaps* during the course of this Phase I ESA Investigation that would affect the ability of the *Environmental Professional* to identify *recognized environmental conditions* pertaining to the subject property.

1.6 Special Terms and Conditions

As a standard practice, a confidential client privilege was initiated by MEV for the work performed and contents of this report. MEV shall ensure that its officers, employees, agents, and independent contractors do not disclose this report or any information contained therein to any person without the proper knowledge and written consent from the Client (or as otherwise required by law). MEV shall ensure that each of its officers, employees, agents, and independent contractors understand and obey these requirements.

The information and opinions provided herein are intended as background data and planning guidance to interested parties. This should not be construed to mean that any regulatory agency would have the same opinion as MEV, nor is any implication proposed.

MEV has performed this study in a competent and professional manner. Since there may be hidden or unknown conditions that may be missed during this inspection, MEV cannot warrant the actual site conditions described in this report.

MEV, LLC

2.0 SITE AND REGIONAL DESCRIPTION

Refer to Figure 1, Regional Setting Map, in Appendix A, for a depiction of the general setting of the survey area in relation to topographic features. Also depicted are the projected groundwater flows, regional surface water flows, and locations of other significant physical features or structures. A regional aerial photo Figure 2 - Site Plan and Figure 3 - Tax Map Key are also located in Appendix A.

2.1 Location and Legal Description

The majority of the survey area is located mauka and east of Pi'ilani Highway (State Highway 31), between the Kihei Commercial Center and Kulanihakoi Gulch and due east of Kaonoulu Street. The proposed utility easement is located due south of Ohukai Road. The proposed waterline easement located immediately south of the Monsanto Seed Farm extends farther east of the main portion of the survey area. The survey area is located in the northern portion of Kihei, Maui, Hawaii. The survey area encompasses the following Tax Map Key (TMK) parcels: (2) 3-9-001: 016 (Lot 2A), 169 (Lot 2B), 170 (Lot 2C), 171 (Lot 2D), 172 (Lot 2E), 173 (Lot 2F), and 174 (Lot 2G). The survey area also includes TMKs (2) 2-2-002: 077, por. 16, and por. 82, TMK (2) 3-9-001: 148, and TMK (2) 3-9-048: 122. Two property access points are associated with the survey area. One is located from the south side of Ohukai Road across from Hale Kai Street and the other is a gated entry, centrally located along the western property boundary, east of Pi'ilani Highway. (See Figure 3, Tax Map, Appendix A.)

2.2 Site and Vicinity General Characteristics

The survey area consists of various parcels of land in their entirety and portions of parcels, with a total measurement of approximately 101 acres in total area.

The site is situated on the western slopes of Haleakala Volcano. The town of Kihei surrounds the site to the north, south, and west, with vacant ranch land between the site and Kula to the east. The Property consists of sparsely vegetated vacant land with gulch terrain historically used for cattle grazing and ranching.

Topography of the property is varied, but generally slopes from east to west. The survey area is at elevations ranging from 25 feet at the southwestern corner near Pi'ilani Highway to 75 feet in the northwest corner and rises to 137 feet along Ohukai Road and 230 feet at the far eastern boundary. The nearest prominent natural features are Kulanihakoi Gulch, which lies just south of the southern boundary and the Pacific Ocean which is located approximately 2,600 feet west of the survey area at its closest point. (See Figure 1, Appendix A.)

Surrounding land use consists of fallow agricultural land, a residential homesite, Kihei Commercial Center, Shell gas station and the Monsanto Seed Farm all located immediately north of the northern property boundary; undeveloped cattle ranch land to the east and south; Kulanihakoi Gulch to the south; and the Pi'ilani Highway to the west. Residential homes exist beyond Pi'ilani Highway farther to the west and north of Ohukai Road.

2.3 Description of Structures, Roads, Other Improvements

The subject property is predominantly undeveloped vacant ranch land. A limited, unpaved road network exists on-site, most notably an unpaved road traversing from the southwestern corner to the northern portion of the eastern boundary. This road marks the division between Makawao District and Wailuku District. ("District" refers to a zone marked off for administrative or other purposes.) A secondary unpaved road runs along the western boundary line of the survey area and along the southern portion of the eastern boundary. Post and wire fences run along the southern property boundary and within the interior of

the survey area. A concrete stormwater diversion ditch exists along the western property boundary adjacent to Pi'ilani Highway. A grubbed/graded 0.5 acre portion located at the northwest corner and directly south of the off-site Shell gas station exists on the premises. This lot was historically used as a baseyard to support the construction activity that took place during the mid-2000s on the northern adjoining property. A cattle corral was noted in the southwestern portion of the property. Small cement structures and limited water line infrastructure were noted in the cattle corral area. One (1) irrigation well is located within Lot 2B just north of the stockpiled sand. A construction dust-prevention fence lies along the western property boundary, installed by Goodfellow Bros, Inc. for upcoming construction activities. An irrigation waterline was noted running parallel to the proposed utility/roadway south of Ohukai Road. This waterline likely supplies Monsanto with crop irrigation water provided by the County of Maui. Electrical transmission lines exist along the south side of Ohukai Road. The remainder of the subject property is predominately undeveloped and no significant structures were noted. See Figure 2: Site Map, Appendix A.

2.4 Current Use of the Property

The survey area consists of approximately 101 acres of undeveloped grazing land, which consists predominately of sparse vegetation (mature trees, tall grasses, and small shrubs). Cattle were not noted by MEV at the time of the site visit and it appears that the survey area is no longer used for cattle ranching. Currently, the northeast corner of Lot 2B is used by Pi'ilani Promenade as a baseyard. Monsanto currently uses the proposed utility and waterline easements for seed farm site access.

2.5 Current Uses of the Adjoining Properties

The current uses of the adjoining properties as observed by the investigator during the site reconnaissance are as follows (see also Figure 2 Site Plan, in Appendix A):

•	Northern Adjoining Property:	Shell gas station, Kihei Commercial Center (commercial building complex), fallow agricultural land, former cattle ranching land, residential agricultural land, and the Monsanto Seed Farm site. Residential properties are located north of Ohukai Road.
•	Eastern Adjoining Property:	Undeveloped vegetated ranch land (cattle grazing).
•	Southern Adjoining Property:	Kulanihakoi Gulch and undeveloped ranch land (cattle grazing).
•	Western Adjoining Property:	Pi'ilani Highway, beyond which lies residential homes, and vacant land. A residential homesite with limited diversified crop cultivation is located west of the proposed utility/roadway easement.

MEV, LLC

3.0 USER PROVIDED INFORMATION

As a standard of practice, the following information was requested from the Client during the preliminary phases of this investigation:

- Title records and knowledge of environmental liens or activity and land use limitations (AULs);
- Personal, specialized knowledge or experience in regard to *recognized environmental conditions* concerning the property; and
- If applicable, actual knowledge of a significant, low purchase price for the property, and explanation for the lower price.

The purpose of this information is to help identify the possibility of *recognized environmental conditions* in connection with the property. These tasks do not require the technical expertise of an environmental professional and are generally not performed by environmental professionals performing the Phase I ESA. MEV submits a Preliminary Environmental Investigation questionnaire to the Client for this information. The completed questionnaire is attached in Appendix B.

According to information provided by the client-representative in the Preliminary Environmental Investigation, the client-representative is not aware of any environmental liens, proceedings, or investigations against the subject property as of the date of this ESA.

MEV, LLC

4.0 RECORDS REVIEW

The purpose of a record review is to obtain and review records that will help identify *recognized environmental conditions* in connection with the subject property. The service of Environmental Data Resources, Inc. (EDR) was utilized to compile the database listings.

4.1 Standard Environmental Record Sources

The subject property and properties within the minimum search distances were reviewed from the following record sources (see below). Risk sites, if any, that may be located on or adjacent to the subject property, or are within close proximity to the survey area are described. Refer to Appendix B, EDR Radius Map Report, for a complete listing and description of all sites located within the designated search distances, details, and government agency database release dates.

The EDR Report bases the location of the listed risk sites on longitude/latitude information provided by the respective government agency. MEV confirms the locations of risk sites within close proximity to the survey area during the site visit. When the MEV site visit contradicts the EDR Report, it has been so stated.

ASTWIE-1527-05 EDIX Sources and Necommended Search Distances			
EDR SOURCES	ASTM STANDARD SEARCH DISTANCES (miles)		
Federal NPL Site List	1.0		
Federal CERCLIS List	0.5		
Federal CERCLIS NFRAP Site List	0.5		
Federal RCRA CORRACTS Facilities List	1.0		
Federal RCRA Non-CORRACTS TSD Facilities List	0.5		
Federal RCRA Generators List	0.25		
Federal ERNS List	Target property only		
State & Tribal – Equivalent NPL	1.0		
State & Tribal – Equivalent CERCLIS	0.5		
State & Tribal Landfill and/or Solid Waste Disposal Sites	0.5		
State & Tribal LUST Sites	0.5		
State & Tribal UST Sites	0.25		

ASTM E-1527-05 EDR Sources and Recommended Search Distances

THE TARGET PROPERTY (SURVEY AREA) IS NOT LISTED ON ANY OF THE FOLLOWING FEDERAL OR STATE DATABASE LISTINGS OF THE EDR REPORT.

Federal Database Listings

National Priorities List (NPL or Superfund) and Proposed NPL, EPA. The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. The Survey area is not listed as an NPL site. Additionally, the EDR report indicates no listings within a 1-mile radius of the Survey area.

Comprehensive Environmental Response, Compensation and Liability Information System List (CERCLIS), EPA. The CERCLIS list contains data on potentially hazardous waste sites that have been reported to EPA by states, municipalities, private companies and private persons, pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites that are either proposed to or on the NPL and sites, which are in the screening and assessment phase for possible inclusion on the NPL. The Survey area is not listed as an NPL site. Additionally, the EDR report indicates no listings within a 0.5-mile radius of the Survey area.

CERCLIS – **No Further Remedial Action Planned (NFRAP), EPA.** NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The Survey area was not identified as a CERCLIS NFRAP site. Additionally, the database did not identify any CERCLIS NFRAP sites within a 0.5-mile radius.

RCRA CORRACTS, EPA. The CORRACTS report lists hazardous waste handlers with RCRA corrective action activity. The Survey area was not listed as a CORRACTS facility. There are no CORRACTS sites within the recommended search distance of 1-mile.

RCRA (Non-CORRACTS) TSD Facilities. The EPA's RCRA program identifies and tracks hazardous waste from the point of where it was generated to the point of final disposal. The RCRA Treatment, Storage or Disposal (TSD) facility database compiles those reporting facilities that treat, store, or dispose of hazardous waste. The Subject Property is not listed as a RCRA TSD facility. The database did not identify any RCRA TSD facility within the appropriate search radius of 0.5-mile.

Resource Conservation and Recovery Information System (RCRIS), EPA/NTIS. RCRIS includes selective information on sites that generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). The Federal RCRA Generator list includes Large Quantity Generators (LQG), facilities which generate more than 1000 kilograms (kg)/month of hazardous waste, Small Quantity Generator (SQG), facilities which generate less than 1000 kg but more than 100 kg/month and Conditionally Exempt Small Quantity Generator (CESQG), facilities which generate less than 100 kg/month. The Survey area was not listed as a RCRA-LQG, SQG or CESQG. The database did not identify any RCRA generator facilities within the appropriate search radius of 0.25-mile.

Emergency Response Notification System (ERNS), EPA/NTIS. Records and stores information on reported releases of oil and hazardous substances. The database contains information regarding the discharger, release date, material, amount released, incident location and release action taken. The Survey area is not listed as an ERNS facility.

State of Hawaii Database Listings

Sites List State Hazardous Waste Branch (SHWS), DOH. A list of facilities, sites, or areas in which the Office of Hazard Evaluation and Emergency Response (HEER) has an interest, has investigated or may investigate under HRS 128D (includes CERCLIS sites). The Survey area was not identified as a SHWS. The EDR report indicates two (2) SHWS facilities within the 1-mile search radius from the Target Property.

SHWS Review				
Facility Name and Address	Distance (miles)/Direction	Discussion	Conclusion	
Selland Construction, Inc. 454 Ohukai Road	1⁄2-1 NE	This site had a confirmed release in 1994 of diesel fuel and oil due to overfill, equipment maintenance and construction. This area, once called "Ohukai Baseyard" was likely the construction baseyard for the residential subdivision now located approximately 0.25-mile north of the subject property. The initial site assessment found hazardous conditions and as of 1994, Haleakala Ranch monitored the site. Approximately 2-feet of gravel were to be removed and remediated. According to the EDR and the HEER Office, the case number is 19940218 and was given a "low priority" site status.	Due to the distance and the status with the DOH, it is unlikely that this facility has impacted the survey area and is not considered a REC at this time. According to the HEER Office's response to MEV's inquiry, the case has been listed as "Site On-Scene Coordinator No Further Action" SOSC NFA. This area now consists of a residential subdivision further indicating that the listed incident has been cleaned up.	
Kihei Chevron 1281 S. Kihei Road	1-mile SSW	This site had a confirmed release of a petroleum product at the service station. As of February 2004, the site was properly remediated and awarded a "No Further Action, no hazard for unrestricted residential use".	Due to the distance, elevation status (lower gradient), and the status with the DOH, it is unlikely that this facility has impacted the survey area during the release and is not considered a REC at this time.	

Permitted Landfills in the State of Hawaii (SWF/LF), DOH. An inventory of solid waste disposal facilities or landfills in the State of Hawaii. These may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. The Survey area is not listed. Additionally, the EDR report indicates no listings within the 0.5-mile search radius of the Survey area.

Leaking Underground Storage Tank (LUST) database, DOH. An inventory of reported leaking underground storage tank incidents. The Survey area is not listed as a LUST site. The EDR report indicates no listings within the 0.5-mile search radius of the Survey area.

Underground Storage Tank (UST) database, DOH. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with DOH. The Subject Property is not listed as a UST facility. The EDR report currently has two (2) listed UST facilities located within the appropriate search radius of 0.25-mile from the Survey area.

✓ NCT LLC (Shell Station) – 30 Manao Place (Facility ID# 9-503832): This site is listed as having two (2) gasoline tanks (12,000 and 7,000 gallon tanks), and one (1) 4,000 gallon diesel tank. This site was constructed in 2007 and is located immediately adjacent to the northwestern corner of the survey area. Currently, this facility is not listed as a Leaking Underground Storage Tank (LUST) site. Due to the close proximity and the slightly higher elevation of the gas station with respect to

the survey area, this facility may pose a negative impact to the environmental condition of the subject property if in the future a leak of the underground storage tanks should occur.

✓ *Kihei Minit Stop* – 233 Piikea Avenue (Facility ID# 9-503629): This site is listed as having two (2) gasoline tanks (10,000 and 6,000 gallon tanks), and one (1) 4,000-diesel tank. This site is currently not listed as a LUST site. Due to the distance from the survey area and the current listing with the DOH, this site is not anticipated to negatively impact the subject property at this current time.

EDR Exclusive Records. EDR US Historical Auto Stats: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Five (5) Historical Auto Stations were found within the searchable distance compared to the survey area. Due to the current status of these historic stations (all non-LUST sites) and the distance from the subject property, these sites did not likely negatively impact the subject property.

4.2 Additional Environmental Record Sources

The subject property and properties within the minimum search distances were reviewed from the following record sources. Refer to Appendix B, EDR Radius Map Report, for a complete listing and description of all sites located within the designated search distances, details, and database release dates.

Federal Database Listings

- ▼ Superfund (CERCLA) Consent Decrees (CONSENT), EPA Regional Offices. Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites.
 - The survey area is <u>not</u> listed.
 - The EDR Report indicates <u>no</u> listings within the one-mile search radius of the survey area.
- ▼ **Records of Decisions (ROD), EPA.** ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.
 - The survey area is <u>not</u> listed.
 - The EDR Report indicates <u>no</u> listings within the one-mile search radius of the survey area.
- ▼ National Priority List Deletions (De-listed NPL), EPA. A list of sites that have been deleted from the NPL where no further response is appropriate.
 - The survey area is <u>not</u> listed.
 - The EDR Report indicates <u>no</u> listings within the one-mile search radius of the survey area.
- ▼ Facility Index System/Facility Identification Initiative Program Summary Report (FINDS), EPA. Contains both facility information and 'pointers' to other sources that contain more detail.
 - The survey area is <u>not</u> listed.
- ▼ Hazardous Materials Information Reporting System (HMIRS) DOT. A list of hazardous material spill incidents reported to DOT.
 - The survey area is <u>not</u> listed.

- ▼ Material Licensing Tracking System (MLTS), Nuclear Regulatory Commission (NRC). A list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements.
 - The survey area is <u>not</u>listed.
- ▼ Mines Master Index File (MINES), Department of Labor, Mine Safety and Health Administration. Contains both facility information and 'pointers' to other sources that contain more detail.
 - The survey area is <u>not</u> listed.
 - The EDR Report indicates <u>no</u> listings within the ¹/₄-mile search radius of the survey area.
- ▼ Federal Superfund Liens (NPL Liens), EPA. A list of properties whereby the EPA has filed liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability.
 - The survey area is <u>not</u> listed.
- ▼ PCB Activity Database System (PADS). Identifies generators, transporters, commercial storers and/or brokers and disposers of PCBs who are required to notify EPA of such activities.
 - The survey area is <u>not</u> listed.
- ▼ RCRA Administrative Action Tracking System (RAATS), EPA. A historical archived database containing records on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by EPA. The database was discontinued on September 30, 1995.
 - The survey area is <u>not</u> listed.
- ▼ Toxic Chemical Release Inventory System (TRIS), EPA. A list of facilities which release toxic chemicals to the air, water, and land in reportable quantities under SARA Title III, Section 313.
 - The survey area is <u>not</u> listed.
- ▼ Toxic Substances Control Act (TSCA), EPA. Identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list.
 - The survey area is <u>not</u> listed.
- ▼ Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA)/TSCA Tracking System (FTTS INSP and FTTS), EPA – Office of Prevention, Pesticides and Toxic Substances. FTTS tracks administrative cases, pesticide enforcement actions, and compliance activities related to FIFRA, TSCA, and Emergency Planning and Community Right-to-Know Act (EPCRA).
 - The survey area is <u>not</u> listed.

State of Hawaii Database Listings

▼ **Release Notifications (SPILLS), DOH.** Releases of hazardous substances to the environment reported to the HEER Office. The following databases are included in the HEER Spill List:

Release Notification Report: a compilation of releases reported to HEER.

Hawaii Emergency Planning and Community Right-to-Know Act (HEPCRA): a list of facilities that have submitted Tier II and Form Rs as a reporting requirement.

- The survey area is <u>not</u> listed.
- The EDR Report indicates <u>no</u> listings within the one-mile search radius of the survey area.

▼ **Registered Wells and Dry Wells, DLNR.** (See Section 5.5.6)

✓ One (1) registered well is listed for the subject property. The well is owned by Kaonoulu Ranch and is listed as "Kaonoulu Irrigation 1". This well is used for irrigational purposes only, and will remain in use for irrigation for the upcoming construction project.

According to the EDR, twenty-two (22) wells exist within the searchable distance of 1-mile from the survey area. Eighteen of these well are used for irrigation, one is used for agricultural purposes, one is unused at this time and two are listed as "other". (See the EDR in Appendix B for more details.)

- ▼ Air Quality Permit, DOH. Current activities conducted on-site do not require an air quality permit.
- ▼ Storm Water Discharge (NPDES) Permit, DOH-CWB. The proposed construction activities for the survey area require a NPDES permit. A concrete stormwater drainage diversion ditch exists on the survey area along the western property boundary indicating that stormwater runoff will enter navigable waters. The unnamed gulch on the survey area also leads toward the concrete ditch. The immediately adjacent Kulanihakoi Gulch also carries runoff toward the Pi'ilani Highway culvert system. Pi'ilani Promenade was awarded a NGPC (Notice of General Permit Coverage) from the DOH. This permit expired as of October 21, 2012. However, Pi'ilani Promenade has filed for an extension and this was granted by the DOH.

County and Other Database Listings

Other local records of environmental interest that were reviewed or considered for review by MEV included:

- ▼ Fire Department, County of Maui. The Maui County Fire Department (MCFD) maintains file material that is not on a database. MCFD was contacted for an inquiry on the subject property. MEV did not receive a response from MCFD regarding any incidents on the survey area.
- ▼ Grading/Grubbing Permit, County of Maui. A grading permit is currently open for the subject property for (2) 3-9-001:016, 170 and 171. The permit number is G 20120039 and was issued April 12, 2012 and expires April 18, 2014. Future land clearing of greater than one (1) acre requires this County of Maui grading/grubbing permit.
- ▼ Hazardous Waste Disposal Documents. MEV did not review any hazardous waste disposal documents.
- ▼ Maui Electric Company. Maintains records on county power transformers regarding PCB-containing equipment and equipment maintenance. No pad or pole-mounted electrical transformers were observed on the subject property. Electrical transmission lines exist along the south side of Ohukai Road. Three (3) pole-mounted transformers are located along these lines immediately adjacent to the northern property boundary of the utility/roadway easement. One (1) pole-mounted transformer exists west of the utility/roadway easement, associated with a residential homesite. The transformers in question are not PCB-containing (according to serial identification numbers) and are not currently leaking.
- ▼ Other Environmental Reports. Environmental site assessment reports were previously completed by Vuich Environmental Consulting (VEC) for the subject property (VEC Phase I ESA dated August 2004 and April 2006). MEV conducted a Phase I ESA in close proximity to the survey area (MEV Phase I ESA Kihei North Master Plan dated April 2010). MEV reviewed all of these reports as valuable historic resources for the subject property and surrounding land.
- ▼ Planning & Zoning, County of Maui. According to the Maui County Department of Planning, the survey area's zoning for Lots 2A through 2D is M-1, "light industrial". The zoning for the remaining parcels is considered State Agricultural. The survey area is not within the boundaries of the Special Management Area (SMA). The SMA boundary in this area runs parallel to Pi'ilani Highway.

▼ Property Tax Office, County of Maui. The Maui County Property Tax Office maintains records of past ownership, maps, sketches and other information as it pertains to the subject property. (See also Section 8.0). According to Maui County Tax Office as of July 23, 2013, the current property owners are listed as the following:

(2) 3-9-001: 169 Lot 2B	Honua'ula Partners LLC
(2) 3-9-001:016 Lot 2A	Pi'ilani Promenade North LLC
(2) 3-9-001: 170-174 (Lots 2C thru 2G)	Pi'ilani Promenade South LLC
(2) 2-2-002: 016	Haleakala Ranch Company
(2) 2-2-002: 082, 077	Kaonoulu Ranch
(2) 3-9-001: 148	State Department of Transportation
(2) 3-9-048: 122	State Department of Transportation

▼ Wastewater Discharge Permit, County of Maui. MEV did not identify any wastewater discharge permits registered to the subject property.

4.3 Physical Setting Source(s)

The following sources were reviewed for physical setting information (refer to Section 8.0 for a complete listing):

- Atlas of Hawaii;
- Civil Defense Tsunami Evacuation Map;
- Geologic and Topographic Map (Hawaii Atlas & Gazetteer);
- Groundwater Map and Water Quality Plan for State of Hawaii;
- U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, HI;
- U.S. Geological Survey, 7.5 Minute Topographic Map, Pu'u O Kali Hawaii 1983 & 1992.

These data sources were used to provide information regarding physical characteristics of the survey area and surrounding area. This information is typically used in analysis of potential geological trends, which might impact environmental conditions of the survey area. Note that this investigation is not intended to identify geologic hazards associated with the subject property.

4.4 Historical Use Information Regarding the Property and Adjoining Properties

The following historical data sources were reviewed for this report (refer to Section 8.0 for a complete listing):

- Aerial Photographs;
- Department of Planning and Zoning, County of Maui;
- Maui County Fire Department (Fire Prevention Bureau / Hazardous Materials Division);
- Maui County Real Property Tax Records;
- Personal Interviews;
- Sanborn Maps (not available for this location);
- State of Hawaii, Department of Health, Environmental Management Division;
- Environmental Data Resources (EDR);
- Client-supplied survey area and regional vicinity maps;
- VEC Phase I ESA reports dated 2004 and 2006;
- MEV Phase I ESA Kihei North Master Plan report dated April, 2010.

Historic Aerial Photographs

A series of aerial photographs with coverage of the subject property and surrounding area were examined. See Figure 2 – Site Plan, Appendix A, for clarification of specific location. MEV did not observe any features on aerial photographs examined that would suggest the presence of significant vegetative stress, soil staining, or bulk storage of chemicals such as drums or tanks.

		Table 1.0. Historical Aerial Photograph Analysis.			
Date					
2/28/1950	SS:	Undeveloped, vegetated land. An unnamed watercourse transects the property in a northeast to southwest direction. Kulanihakoi Gulch is visible along the southern proper boundary;			
No Scale Provided	N, E, S, W:	Undeveloped, vegetated land;			
	RG:	Undeveloped, vegetated land; Kulanihakoi Gulch visible; South Kihei Road visible as an unpaved roadway. The sparsely populated community of Kihei is present west of the site.			
	SS:	No significant changes noted except that more vegetation appears to be present. Pi'ilani Highway established as an unpaved road west of the subject property.			
6/2/1964 No Scale Provided	N:	Ohukai Road exists as an unpaved lane. Agricultural development (orchards and diversified agriculture) and the addition of a small water tank and retention pond is located west of the proposed utility/roadway and north of Lots 2A and 2B. Rectangles resembling crop areas are present at the location of the present-day Monsanto corn farm located just north of the unnamed gulch. These crop rectangles are part of the Hashimoto residential diversified agricultural farm. Initial construction of a residential development is located farther to the north;			
	E, S, W:	No significant changes noted;			
	RG:	Two street loops and several homes have been constructed in the location of the present day Ohukai Road neighborhood. Agricultural parcels remain immediately west of the present-day Monsanto farm and north of the survey area.			
		The town of Kihei has expanded slightly west of the survey area and the addition of new roads is noted.			
	SS:	A Stormwater diversion ditch is noted along the western property boundary of Lot 2A. Two limited access unpaved roads are noted: one on the western boundary line, and the other transecting the subject property (northeast to southwest). The diagonally transecting dirt road is the division line between the Makawao District and the Wailuku District;			
10/25/1982	N:	Agricultural activities remain. The crop rectangles have been expanded south of the unnamed gulch and parallel the proposed waterline easement. Completed residential development noted further to the north;			
No Scale Provided	E:	No significant changes noted. Large water tank now located farther to the northeast;			
	S:	No significant changes noted;			
	W:	More residential and commercial structures noted west of Pi'ilani Highway;			
	RG:	The Ohukai Road neighborhood has been constructed with several streets and tens of homes.			
		The community of Kihei continues to expand west of the site.			
	SS:	A network of storm water infrastructure has been added near the western boundary of the subject property adjacent to Pi'ilani Highway. Corral enclosures are noted near the southwestern corner. The proposed waterline easement is not shown in this photo;			
10/27/90 No Scale Provided	N: E, S: W: RG:	Ohukai Road is now paved. The orchards once located in the northern adjoining property along Pi'ilani Highway appear fallow. Extensive commercial development noted in place of former crop areas. Diversified crop cultivation remains east of the commercial development zone. Crop rectangles east of the proposed utility easement appear fallow; No significant changes noted; No significant changes noted except for increased residential development; Increasing commercial and residential development; addition of new roads noted.			

9/27/96 No Scale	SS:	No significant changes noted except that the unpaved road that transected the subject property is more difficult to see;				
Provided	N:	Kihei Commercial Center is now complete. Agriculture activity remains just west of the proposed utility/roadway, but appears fallow farther west and east of this spot. The Ohukai Road neighborhood has been expanded with more streets and homes.				
	E, S:	No significant changes noted;				
	W:	Construction of residential subdivision west of Pi'ilani Highway is complete.				
	RG:	The town of Kihei continues to expand west of the site.				
	SS:	Gravel lot exists in the northwest corner of Lot 2A. The Pi'ilani Promenade baseyard is stationed in the northeast corner of Lot 2B. Numerous unpaved roads exist within the subject property. A sand stockpile is located just south of the baseyard. Boulder berms can be seen on the premises likely from remnant grubbing and grading.				
Google Earth [™] 2013	N:	Kihei Commercial Center and the Shell gas station. Agricultural activities remain to the north. Monsanto is actively seed farming the crop rectangles remnant from the Hashimoto farm located just north of the proposed waterline easement.				
	E, S:	No significant changes noted;				
	W:	Increased residential development;				
	RG:	The community of Kihei continues to develop.				
Notes:	-					
SS Survey area N Northern Adjoining Property E Eastern Adjoining Property		S Southern Adjacent Property				

MEV, LLC

5.0 SITE RECONNAISSANCE

Information regarding the storm water flow, property layout, physical characteristics, and adjoining property conditions are presented in Figure 2, Site Plan, and site photographs located in Appendix A.

5.1 Methodology and Limiting Conditions

A site investigation focuses on obtaining information indicating the likelihood of identifying *recognized environmental conditions* in connection with the property and assessing the subject property in relation to surrounding land uses and natural surface features. It includes a physical inspection of the real property and any on-site building structures.

On July 23, 2013, MEV geologist Ms. Amy Mathis conducted an overall site inspection of the survey area. The method used to observe the subject property included: (1) walking the approximate perimeter of the subject property where accessible, (2) inspecting the interior of the subject property, (3) inspecting the onsite gulch terrain, (4) conducting random and non-random traverses of the subject property and (5) inspecting all areas of potential storage areas for possible hazardous substances (baseyard). Some of the property perimeter boundaries were effectively defined by survey flags and boundary corner pins. Where boundaries were not physically defined, MEV was able to locate boundaries with the use of geographical features, aerial photos and GPS.

Certain physical obstructions limited the investigator from total property observations of native surface soils. Areas of dense vegetation located on-site, especially in the gulch areas, obscured the underlying surface soils. A limited portion of the survey area's total surface soils was not observable due to the presence of boulder and sand piles. Exposed soils that were observable did not exhibit evidence of gross surface contamination.

Any environmental conditions reported here are not intended to include minimal conditions that 1) generally do not present a material risk of harm to public health or the environment and 2) generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

5.2 General Site Setting

5.2.1 Current and Past Use(s) of the Property

Current Uses

According to the Maui County Tax Office, the current property owners are listed as follows:

(2) 3-9-001: 169 Lot 2B	Honua'ula Partners LLC
(2) 3-9-001:016 Lot 2A	Pi'ilani Promenade North LLC
(2) 3-9-001: 170-174 (Lots 2C thru 2G)	Pi'ilani Promenade South LLC
(2) 2-2-002: 016	Haleakala Ranch Company
(2) 2-2-002: 082, 077	Kaonoulu Ranch
(2) 3-9-001: 148	State Department of Transportation
(2) 3-9-048: 122	State Department of Transportation

The survey area consists of approximately 101-acres of land combining the parcels and parcel portions listed above.

The land is predominately undeveloped and is no longer used for cattle grazing. A portion of the northeast corner of Lot 2B is currently being used as a baseyard for the Pi'ilani Promenade and contains the water well and small head tank. No hazardous/regulated materials are currently being stored within the baseyard. Pi'ilani Promenade Parcels 172 (proposed Kaonoulu Street), 173, and 174 (along Pi'ilani

Highway) will be dedicated to the State of Hawaii. The portion of Haleakala Ranch Parcel 016 will be used as the utility and access easement from Ohukai Road to the site. Monsanto currently uses the proposed utility and waterline easement (Kaonoulu Ranch Parcel 082 portion) for seed plot access. The State Department of Transportation (SDOT) Parcels 148 and Parcel 122 (across and adjacent to Pi'ilani Highway and adjacent to Kaonoulu Street) will have minor improvements performed. Information presented here represents those items visually or physically observed or identified in the interviews or records review.

Past Uses

Historically, the property was vacant dating back to at least 1950, the earliest aerial photograph reviewed. According to the County of Maui Real Property Tax information, Kaonoulu Ranch has owned portions of the survey area for many decades for the purpose of pastureland for cattle. An interview with the previous property owner, Mr. Doug Peterson of Kaonoulu Ranch, informed MEV that the subject property was owned by Kaonoulu Ranch since 1916 and had only been used for cattle grazing and ranch land since the 1800s. Haleakala Ranch owned other areas of the main portion of the survey area. In 2005, the property currently consisting of Lots 2A, 2C, 2D and 2E was sold to Maui Industrial Partners, LLC. In the mid-2000s, a 0.5 acre portion of the property (northwest corner) was used as a construction baseyard for the development of the Shell gas station. According to an interview with the former property owner, aerial photos and county records, this parcel of land was historically only used for ranch land which continued until recently.

5.2.2 Current and Past Use(s) of the Adjoining Properties and Surrounding Area

MEV has researched current uses of adjoining properties and at its discretion, past uses of the adjoining properties and the surrounding areas. Information presented here represents those items visually or physically observed or identified in the interviews or records review. The information is described herein as items that may indicate *recognized environmental conditions* with adjoining properties and those conditions that may indicate a high probability of migration of hazardous substances or petroleum products to the subject property.

Adjoining Property	Period	Land/Property Use	Concerns	Comments
North of Survey area	Past	Agriculture activity.	Historical pesticide application leading to possible soil and groundwater contamination.	Agricultural activity has been active on this site for several decades. During this time, there may have been the use of agricultural pest control chemicals and fertilizers, which have long been recognized by the U.S. Environmental Protection Agency (EPA) for contributing to the potential contamination of surface soils and groundwater systems. Although chemicals used for agriculture could have been regularly used in significant quantities, they degrade with time in soil. Most agricultural chemical concerns typically arise when bulk (full strength) products leak or are spilled onto soils. However, it is possible that chemicals in long-term use remain at, or above, regulated levels.
				Due to this site's cross gradient location relative to the subject property (Hashimoto farm) and the limited rainfall in this area, it is unlikely that the Hashimoto farm or Monsanto has significantly impacted the subject property. Groundwater testing should be conducted if that resource is to be utilized for domestic purposes.
	Present	Commercial and agricultural activity.	Pesticide application leading to possible soil and groundwater contamination.	See comments above for the same concern. Currently, the Monsanto Seed Farm actively cultivates the portion of land immediately north of the proposed waterline easement. A small, unnamed gulch transects the seed farm and runs toward and onto the survey area. It is possible that limited chemical contamination from the use of pesticides on the Monsanto farm could have migrated onto the survey area via surface runoff during heavy rainfall events. This is a remote possibility given the amount of rainfall in Kihei, but still should be mentioned. It has been brought to MEV's attention that this drainage way will be routed across the top on Kaonoulu Ranch property and then down the right of way for East Kaonoulu Street to its current transition under Pi'ilani Highway. Monsanto uses chemicals that are legally listed and publically available for farm use.
East of survey	Past	Undeveloped, grazing land.	None.	None.
area	Present	Undeveloped, grazing land.	None.	None.

Adjoining Property	Period	Land/Property Use	Concerns	Comments
South of survey	Past	Undeveloped, grazing land.	None.	None.
area	Present	Undeveloped, grazing land.	None.	None.
West of survey area	Past	Undeveloped land.	None.	None.
	Present	Commercial and residential and Pi'ilani Highway.	None.	None.

The development of past uses of the adjoining properties was primarily interpreted from interviews, MEV site reconnaissance, and aerial photographs. Topographic maps and the Hawaii Atlas provided limited regional information.

5.2.3 Topography

The project site lies near the South Maui coastline on the western slope of Haleakala Volcano. The physiographic type feature of the survey area is described as Kula Slightly Dissected Upland.

Topography of the property is varied, but generally slopes from east to west. The survey area is at elevations ranging from 25 feet at the southwestern corner near Pi'ilani Highway to 75 feet in the northwest corner and rises to 137 feet along Ohukai Road and 230 feet at the far eastern boundary. Topographic relief for the property descends more steeply in the vicinity of the on-site gulches and drainages.

The nearest prominent natural features are Kulanihakoi Gulch, which lies just south of the southern boundary and the Pacific Ocean which is located approximately 2,600 feet west of the survey area at its closest point. See Figure 1, Appendix A.

5.2.4 Geology and Soils

The Haleakala Volcanics have been divided into three series. The oldest are the Honomanu Volcanic Series, which is the primitive shield composed of Pahoehoe and aa flows of tholeiite, tholeiitic olivine basalt, and oceanite. Above sea level, later lavas have almost entirely buried this volcanic series. The Kula Volcanic Series overlies the Honomanu Volcanics and is composed predominantly of hawaiite with lesser amounts of alkalic olivine basalt and ankaramite. Near the summit of Haleakala Volcano, the Kula Series is at least 750 meters thick and near the shore only 15 to 60 meters thick. After a long period of erosion, renewal activity included the flows and cones of the Hana Volcanic Series, which are composed of the same rock type as of the Kula Series, but alkalic olivine basalts and basaltic hawaiites are predominant over the more siliceous types.

According to the U.S. Department of Agriculture, the following soil series underlies the survey area:

• Waiakoa extremely stony clay loam, 3 to 25% slopes, eroded (WID2).

The Waiakoa series consists of well-drained soils on uplands on the island of Maui. These soils developed in material weathered from basic igneous rock. The upper part of the profile is influenced by volcanic ash. These soils are gently sloping to moderately steep. The (WID2) soil type is eroded and stones cover 3 to 15% of the surface. In most areas about 50 percent of the surface layer has been removed by erosion. Runoff is medium and the erosion hazard is severe. This soil is used for pasture and wildlife habitat.

• The southwestern portion of the property may contain Alae sandy loam, 3 to 7 percent slopes (AaB). Alae Series soil consists of excessively drained soils on alluvial fans on the island of Maui. These soils

developed in volcanic ash and recent alluvium derived from basic igneous rock. Runoff is slow and the erosion hazard is slight. This soil is usually used for sugarcane and pasture.

Other common, surface geologic phenomena investigated in an environmental site assessment are faults, landslides, rock falls, earthquake zones and volcanic eruptions. In 1992, the USGS reevaluated the seismic hazards for the State of Hawaii, and Maui County was classified as Zone 2B. This indicates that in any given year within a 50-year period (average building life span) there is a 10% chance that 1/5 the force of gravity (ground acceleration) during an earthquake will be exceeded.

After examination of the relevant data, it has been determined by MEV that these geologic phenomena are not a factor to the survey area. However, it should be noted that this is not an investigation for geological hazards.

5.2.5 Hydrology

The survey area has an annual average rainfall of approximately 10 inches. The average temperature range from the annual high to the annual low is 85 degrees and 65 degrees Fahrenheit, respectively. The predevelopment vegetation zone within this temperature and rainfall range is characterized as Kiawe and lowland shrubs. Characteristic plants consist of Kiawe, koa haole, finger grass, and pili grass.

A small unnamed gulch was identified on-site, running diagonally, in a southwesterly direction through the center of the subject property. The Kulanihakoi Gulch is approximately 40 feet deep and 50 feet wide, and runs close to the southern boundary line of the subject property. At the time of the site visit, both areas were dry and no water flow was observed.

On-site drainage is in a southwesterly direction toward the adjoining concrete storm water diversion ditch located along the western property boundary. (See Figure 2 - Site Plan, Appendix A.)

The pertinent Federal Insurance Rate Maps (FEMA FIRM MAP #15003 0580E dated September 25, 2009 and MAP #150003 0586E dated September 25, 2009), prepared by the United States Federal Emergency Management Agency, depicts the area as determined to be outside the 0.2 percent annual chance floodplain (Zone X).

The Civil Defense Tsunami Evacuation Maps indicate the subject property **is not** within the Tsunami reach-zone. The Pacific Ocean is located approximately 2,600 feet to the west of the site.

5.2.6 Hydrogeology

As with all islands of the United States, Maui is regulated by the Coastal Zone Management Act of the Clean Water Act. These two designations require protective comprehensive plans for groundwater management and limit the extent of certain types of development and land use. One important management criterion is the disposal of wastewater. The State Commission on Water Resource Management has designated the groundwater management area as the **Kamaole Aquifer System** within the **Central Aquifer Sector**. The groundwater underlying the survey area is defined as follows:

Table 2.0. Aquifer Classification of the survey area.						
	Aquifer Type: Hydrology & Geology	Status of Groundwater				
Aquifer		Development Stage	Utility	Salinity (mg/l Cl ⁻)	Uniqueness	Vulnerability to Contamination
Upper	Unconfined, high level aquifer occurring on an impermeable layer (Perched).	Potential Use	Drinking	Fresh <250	Replaceable	High
Lower	Unconfined basal aquifer occurring in horizontally extensive lavas (Flank)	Used	Drinking	Low <250 - 1000	Irreplaceable	Moderate

The following are descriptions of the aquifer classification codes, according to Water Quality Plan: *basal* – freshwater in contact with seawater; *high level* – freshwater not in contact with seawater; *unconfined* – water table is the upper surface of the saturated aquifer; *confined* – aquifer is bounded by impermeable or poorly permeable formations; and *confined or unconfined* – the actual condition is uncertain.

Aquifer Type Geology: flank, dike, flank/dike, perched, dike/perched, and sedimentary.

Development Stage – currently used, potential use, no potential use: Aquifers are differentiated according to those already being used (currently used), those with potential utility (potential use), and those having no potential developability.

Utility – drinking, ecologically important, neither: Identifies aquifers by use.

Salinity – fresh, low, moderate, high, and seawater: The gradation of groundwater from fresh to seawater is a feature of all basal aquifers in Hawaii. The upper limit of the standard for drinking water is 250 mg/l Chlorine (Cl⁻) (fresh) and true seawater has a chloride content of 18,980 mg/l.

Uniqueness – irreplaceable and replaceable: The classes irreplaceable and replaceable are direct EPA derivatives. Virtually all potable water in the state of Hawaii should be considered irreplaceable over the long term.

Vulnerability to Contamination – high, moderate, low, none: Because of the geographical limits of resources, interconnection among groundwater sources and the relatively rapid time of groundwater travel, aquifers can be described as being either vulnerable or not vulnerable to contamination.

The estimated depth to the basal groundwater varies throughout the survey area and is likely to be approximately 35 to 200 feet below the surface (depending on the location on the site) and is projected to flow in a westerly direction. Additionally, perched areas of groundwater may also be underlying the survey area.

The survey area is located makai (seaward) of the Underground Injection Control (UIC). The UIC line is the designated boundary that divides protected inland areas situated over drinking water sources from seaward areas located over non-potable water sources. Sites mauka of the UIC line are considered drinking water sources and permit limitations are imposed by the State Department of Health, Clean Water Branch (CWB).

5.2.7 Potable Water Supply and Sewage Disposal System

The subject property is undeveloped. No potable water or sewage disposal systems have been installed on the survey area.

5.3 Interior and Exterior Observations

5.3.1 Hazardous/Regulated Substances and Petroleum Products in Connection with Identified Uses.

No hazardous/regulated substances and/or petroleum products that are in connection with identified current uses as visually and physically observed on the property were noted at the time of the site visit. No bulk hazardous/regulated substances are currently used or stored on-site.

It should be stated that various amounts of miscellaneous debris were noted within debris boulder berms near the northwestern property boundary. It is possible that when groundbreaking activities commence, hazardous/regulated substances and/or petroleum products could be unearthed in this area (or elsewhere within the property). Should this occur, proper testing, removal and disposal procedures are to be followed.

5.3.2 Hazardous/Regulated Substances and Petroleum Products/Containers (not in connection with identified current uses).

There is no evidence of any historic misuse or significant spills of hazardous or regulated substances on the subject property. The Hashimoto family historically cultivated crops north of Lot 2B and 2C. The Monsanto Seed Farm is located immediately north of the proposed waterline easement. The use of limited quantities of pesticides is likely associated with crops in these locations. A small, unnamed gulch transects the Monsanto Seed Farm and continues southwest dissecting the survey area in the north-central area and leads toward Pi'ilani Highway. It is possible that during a heavy rain event, runoff from this cultivated area may cause limited pesticide contaminants to enter the subject property.

Aerial photos indicate that agricultural activities occurred north of the subject property from the early 1960s up until the mid-2000s. Presently, limited diversified agricultural activities continue on the residential property located immediately west of the proposed utility/roadway easement off of Ohukai Road. It is unlikely that the operations of this cross-gradient property have significantly impacted the environmental condition of the subject property. Monsanto began seeding operations during the late 1990s. According to the Land and Resource Manager for Monsanto, the chemicals used on the crop are labeled farm chemicals that are publically available for common use. Monsanto is not licensed for experimental crop use products.

According to Hawaii Administrative Rules, Chapter 128D Environmental Response Law, the presence of agricultural chemicals, resulting from the legal application of a pesticide product, does not constitute a release of a hazardous substance and is not considered a *recognized environmental condition*. However, it is common practice to conduct a limited soil sampling program on former agricultural lands to ensure residual pesticide concentrations (if any) are at acceptable levels. This is recommended (but not legally required) if residential development is to be undertaken.

MEV observed no hazardous/regulated substances and/or petroleum products not in connection with identified current uses as visually and physically observed on the property at the time of the site visit.

5.3.3 Unidentified Substance Containers

MEV noted two (2) metal storage containers located within the baseyard area. These containers were locked during the time of site reconnaissance. According to Mr. Charlie Jencks, these containers hold general construction materials and do not contain hazardous/regulated materials at this time.

MEV did not observe any unidentified substances suspected of being possible hazardous/regulated substances or petroleum products as visually and physically observed on the property at the time of the site reconnaissance.

5.3.4 Storage Tanks

No indications regarding the historic or current presence of USTs on the survey area were obtained through our review of regulatory databases, interviews, or through MEV's site reconnaissance.

As noted in Section 4.1, the Shell gas station is located immediately adjacent to the northwestern corner of the survey area and has USTs currently in use. This facility was constructed in 2007 and according to the EDR and the DOH UST/LUST file provided by the Solid and Hazardous Waste Branch, this facility is not listed as a leaking UST site. Due to the close proximity and the slightly higher elevation of the gas station with respect to the survey area, this facility may pose a negative impact to the environmental condition of the subject property if in the future a leak of the underground storage tanks should occur.

One (1) water tanker trailer exists on the survey area associated with Pi'ilani Baseyard. During the time of MEV's reconnaissance, this taker was empty. This tanker does not appear to have ever held petroleum product or other substances besides water.

According to Mr. Dan Clegg, Land and Resource Manager for Monsanto, historically, one (1) 250-gallon diesel tank existed near the proposed waterline easement. No spills are known to have been associated with this tank and MEV found no evidence of the tank or any remnant spills on the premises.

5.3.5 Odors

MEV identified no suspect odors on the subject property.

5.3.6 Pools of Liquid

MEV did not observe any pools or sumps containing liquids suspect to be hazardous substances or petroleum products to the extent visually and/or physically observed on the subject property at the time of the site visit.

5.3.7 Indications of PCBs

Pole or pad-mounted transformers numbered 7777 or above are considered non-PCB containing by the Maui Electric Company.

Electrical transmission lines run on the south side of Ohukai Road and distribution lines run toward the Hashimoto residence located just to the west of the central portion of the proposed utility/roadway easement. Three (3) pole-mounted transformers exist immediately east of the Ohukai Road survey area entrance. One (1) pole-mounted transformer is located at the end of the Hashimoto distribution line. None of the transformers in questions are leaking at this time and all are non-PCB-containing according to the listed serial numbers.

Background Information:

Polychlorinated biphenyls (PCBs) are groups of manufactured organic chemicals that contain 209 individual chlorinated chemicals (known as congeners) and were introduced in 1929. PCBs have been used widely as coolants and lubricants in transformers, capacitors, and other electrical equipment. Products containing PCBs are old fluorescent lighting fixtures, electrical appliances containing PCB capacitors, old microscope oil, and hydraulic fluids.

The manufacture of PCBs stopped in the United States in 1977 because of evidence that they build up in the environment and cause harmful effects. The distribution in commerce of PCB containing items was banned in 1979 (40 CFR 761.20). The EPA aggressively enforces regulations concerning PCB manufacturing, use, distribution, release and disposal under the Toxic Substance Control Act (TSCA). This federal agency extensively regulates the use, servicing, and disposal of PCBs in electrical equipment by enforcing marking, notification, inspection, and record keeping requirements.

5.4 Interior Observations

The subject property is essentially undeveloped with no permanent building structures. This section does not apply.

5.5 Exterior Observations

5.5.1 Pits, Ponds, and Lagoons

There were no areas identified as any man-made or natural depressions that are, or would have been, likely to hold waste liquids or sludge from industrial operations or other activities.

5.5.2 Stained Soil or Pavement

No significant areas of soil staining that indicated gross soil contamination were observed at the time of MEV's site inspection.

If in the future the site should undergo development and a significant release occurs, (>25 gallons), the State of Hawaii is to be notified.

5.5.3 Stressed Vegetation

MEV observed no areas of significant stressed vegetation on the property at the time of the site visit that may have been caused from something other than insufficient water (or flooding).

5.5.4 Solid Waste

There were no indications of significant solid waste dumping or suspect fill materials, mounds, depressions or excavations observed on this property during the site reconnaissance, nor on historic aerial photographs.

The only solid waste items that were identified by MEV on the survey area at the time of the site reconnaissance consisted of the following: (See photos #4, 19, 20 and Figure 2, Appendix B)

- Miscellaneous items (i.e. plastic bags, household refuse and discarded furniture);
- Two automobile tires (2) (special waste) noted near the boulder berm near the northern property boundary;
- One (1) waste dumpster filled with construction materials;
- One landscape debris pile;
- Boulder piles located in the grubbed/graded lot near the northwestern corner. The contents beneath these piles are unknown;
- Perimeter earthen grubbing/grading boulder debris berms along the northern property boundary. Miscellaneous debris items including household refuse were noted within these berms. The contents of these berms are unknown beneath the surficial areas.
- Two (2) derelict vehicles (special waste) were noted immediately west of the central portion of the proposed utility/roadway. No surficial leaks were noted.
- Numerous wax paper bags used by Monsanto to prevent seed cross-fertilization were noted in the unnamed gulch and along the fence line of the proposed waterline easement.

Some wastes may be considered "Special Wastes" according to the Hawaii Administrative Rules (HAR) on Solid Waste, Title 11, Chapter 58.1. Special wastes are those wastes that do not fit in the mixed municipal solid waste (MMSW) category, either by general nature or because of special handling requirements. Special waste categories include: asbestos, sludge, medical waste, used oil, batteries, agricultural wastes, tires, derelict vehicles and white goods (i.e., appliances). Locally, the County of Maui, Department of Public Works, Solid Waste Division administers the disposal of these materials. These wastes need to be disposed of in a permitted solid waste landfill such as the Maui County Central Landfill. Special wastes' management needs to be performed in a manner that complies with all local, state, and federal regulations as applicable to the specific waste type.

5.5.5 Wastewater or Storm Water – Discharge Drains, Dry Wells, Drainage Ways, and Retention Basins

MEV noted a concrete stormwater drainage diversion ditch system near the western property boundary adjacent to Pi'ilani Highway. This drainage network handles the stormwater from the Pi'ilani Highway and the higher elevation surrounding area. (See photo 16, Appendix B)

The Hashimoto agricultural residence located just west of the proposed utility/roadway and north of Lot 2B has one (1) associated retention basin. This basin is located immediately west of the central area of the proposed utility easement. MEV also noted the presence of a residential well used for irrigation purposes next to this retention basin. The retention basin appeared on aerial photographs in the 1960s and was likely only used for diversified crop irrigation on the farm.

MEV did not identify any outdoor wastewater sumps, dry wells, discharge-drains or retention basins on the subject property.

Future developers should be aware of the potential for contaminants to enter nearby drainage ways (Kulanihakoi Gulch) or storm water discharge drains and drainage systems. Products of concern relating to any future development project would be earthen material (silt), oils, antifreezes and other fluids from automobile or on-site machinery, or leaks from on-site stocked items.

Any future grubbing or grading activity that may take place on the survey area (especially if > 1 acre of soil disturbance), both a Maui County Grading Permit and a Department of Health, Clean Water Branch, NPDES (National Pollutant Discharge Elimination System) permit will likely be required. A grading permit is currently open for the subject property for (2) 3-9-001:016, 170 and 171. The permit number is G 20120039 and was issued April 12, 2012 and expires April 18, 2014. The proposed construction activities for the survey area require a NPDES permit. A concrete stormwater drainage diversion ditch exists on the survey area along the western property boundary indicating that stormwater runoff will enter navigable waters. The unnamed gulch on the survey area also leads toward the concrete ditch. The immediately adjacent Kulanihakoi Gulch also carries runoff toward the Pi'ilani Highway culvert system. Pi'ilani Promenade was awarded a NGPC (Notice of General Permit Coverage) from the DOH. This permit expired as of October 21, 2012. However, Pi'ilani Promenade has filed for an extension and this was granted by the DOH.

5.5.6 Wells

One (1) registered well is listed for the subject property. The well is owned by Kaonoulu Ranch and is listed as "Kaonoulu Irrigation 1". This well is used for irrigational purposes only and will be used for irrigation for the proposed construction project.

According to the EDR, twenty-two (22) wells exist within the searchable distance of 1-mile from the survey area. Eighteen of these well are used for irrigation, one is used for agricultural purposes, one is unused at this time and two are listed as "other". (See the EDR in Appendix B for more details.)

From MEV's observations and database search, there are no other production, domestic, abandoned, irrigation or monitor wells located on the survey area. See Figure 1, Appendix A and EDR with GeoCheck, Appendix B.

5.5.7 Septic and Cesspool Systems

The subject property is essentially undeveloped. This section does not apply. MEV did not obtain evidence of any former septic or cesspool system located on the survey area.

5.6 Non-Scope Considerations

The concerns listed below are not normally considered relevant under CERCLA, however, they may be considered regulated under other environmental laws and ordinances and may present a potential liability to the property owner.

5.6.1 Asbestos-Containing Materials (ACM)

The subject property did not have any permanent on-site building structures that would consist of asbestoscontaining materials. MEV was not made aware of any subsurface water lines that could be asbestoscontaining.

Background Information:

Asbestos was widely used in building materials and in fire retardant applications up through the 1980s. Asbestos use in the United States did not start to decline until the EPA banned the spray-applied materials

during 1973-1978. Further restrictions on U.S. manufactured asbestos products continued into the 1990s. The EPA ban rule and phase-out of all asbestos-containing materials (ACMs) was to be implemented in stages from 1990 to 1997, but the <u>Rule</u> was overturned in federal court.

Asbestos is a known health hazard causing progressive lung scarring and cancer. Asbestos related conditions usually develop within 15 to 40 years after exposure. Exposed smokers have an increased risk factor of 50 to 90 times that of the non-smoking population.

State and federal rules have established standards for the use and control of ACM. These standards apply to worker protection, notification procedures, renovation/demolition activities, and construction debris (waste) management.

Under the EPA's Asbestos Hazard Emergency Response Act (AHERA), 40CFR763, asbestos-containing material (ACM) is defined as any substance whose asbestos content exceeds one percent (1%) of the total volume as determined by Polarized Light Microscopy (PLM) analysis. Building inspector training, sampling procedures and laboratory analysis are also addressed under this rule. Some aspects of this rule have been extended to public and commercial buildings. The Hawaii Administrative Rules 11-502 have essentially adopted EPA's AHERA standard.

Current OSHA regulations for occupational exposure to asbestos hazards require commercial building owners to *presume* all thermal system insulation, sprayed or textured surfacing materials and asphaltic and vinyl flooring installed in buildings constructed before 1981 to contain ACM. The Federal Occupational Safety and Health Act (OSHA) Construction Standard for Asbestos requires that building owners communicate any potential or actual asbestos hazards (29CFR1926.1101(k)). Owner/Operators must inform in-house employees and any outside contractor (workers) who apply or bid for work in or adjacent to areas known or *presumed* to contain asbestos. Included asbestos materials are Thermal system insulation (TSI), sprayed or troweled-on surfacing materials, and asphalt or vinyl flooring material installed prior to 1981. Hawaii Occupational Safety and Health (HIOSH) under HAR 12-141.1 has adopted the federal standard.

Under EPA's National Emission Standards for Hazardous Air Pollutants (NESHAP) 40CFR Part 61, are requirements for renovation and demolition work involving ACM.

5.6.2 Lead-Based Paint

The subject property did not have any permanent on-site building structures that would consist of possible lead-based paint materials. MEV did not find any suspect lead-based paint debris within the survey area.

Background Information:

Lead is a metal element in pure form but is found in other chemical compounds used within manufactured and formulated products. Among these are pipe solder, paint and other coatings and water pipes - items commonly found in older buildings and homes.

Lead becomes toxic to the human body even in low levels by chronic over exposure. The exposure may occur by breathing dust, eating dust (on food, tobacco, fingers, or eating paint chips (children)). Lead poisoning affects the brain and central nervous system; especially susceptible are young children. Lead is also known to impact kidney and liver functions.

The EPA/HUD defines lead-based paint as paint or other coatings containing lead equal to or in excess of 0.5% lead by weight or 1.0 mg/cm². The prevalence of lead-based paint in housing built before 1940 is especially high according to research conducted by the U.S. Department of Housing and Urban Development (HUD). After 1940, its use diminished until 1972 when U.S. manufactured housing paint became regulated at 0.5 percent lead by weight and "banned" in 1978; this means that paint could not be

manufactured and sold for housing use if it contained lead above the U.S. Consumer Products Safety Commission's (CC) 0.06 percent by weight. The "ban" provided a basis for using the cut-off date of 1978 when disclosing the possibility of lead-containing paint in sales and rentals of housing units.

Any detected lead-level in paint below HUD and the CPSC's criteria remains an environmental concern under the U.S. Occupational Safety and Health Administration's (OSHA) Lead Standard for Construction Workers, 29CFR1926.62 and the HIOSH equivalent, HAR 12-148.1. Communication of lead-levels in paint is required for worker safety, when conducting renovation or demolition, and for construction debris (waste) management.

5.6.3 Arsenic-Containing Substances

MEV did not observe any on-site structures or any suspect arsenic-containing building materials or waste materials at the time of the site visit.

Background Information:

Arsenic, like several other heavy metals, tends to accumulate in the body. Ingestion of a small dose may seemingly exert no adverse effect at all, while ingestion of multiple small doses could cause death. In lesser amounts, arsenic-containing compounds cause other health problems, like mottling of the skin, skin lesions, nervous disorder, and severe, irreversible liver damage. Arsenic is a human carcinogen, causing skin tumors when ingested and lung tumors when inhaled.

Arsenic-containing compounds were once used as components of some inorganic pesticides. In the 1940s, these pesticides were used to control insects and rodents.

To protect against exposure to high arsenic concentrations, OSHA requires workers to use air-purifying respirators and to wear protective clothing in areas where airborne arsenic compounds are known to exist.

The Resource Conservation and Recovery Act (RCRA), Subtitle C lists arsenic and arsenic-containing compounds as a hazardous waste. Therefore, construction/demolition debris (waste) management should be conducted in accordance with all Federal, State, and Local regulations. This typically requires waste segregation into construction material and dust/debris waste. Sampling using the Toxicity Leach Characteristic Procedure (TCLP) for arsenic is required for hazardous waste determination.

5.6.4 Radon

MEV did not identify any man-made products on the subject property that are known or suspected to emit radioactive decay elements.

Background Information:

Radon is a colorless and odorless radioactive gas that can produce health effects such as cellular injury. Radon gas can occur in the natural environment as concentrations from certain rocks and geologic conditions have a high radon-emanation potential.

These surface rock types are not known to occur in Hawaii. It is possible that increased concentrations of Radon could occur in regions where geologic fault and volcanic rift zones may release gases from deeper earth sources. However, the State of Hawaii, Department of Health (DOH) has not addressed concerns for any significant levels of gas to occur anywhere in Hawaii. This was based on the 1992 and 1996 DOH investigations conducted in elementary schools throughout the State.

5.6.5 Lead in Drinking Water

The subject property is undeveloped. This section does not apply.

5.6.6 Ecological Resources, Endangered Species, Cultural and Historic Resources, and Wetlands

There are no known wetlands, critical habitats, or threatened and/or endangered species on the project site. The survey area is <u>not</u> located within the County of Maui's Special Management Area (SMA).

Rock piles were noted on the subject property, however, their significance, if any, is unknown to MEV. According to a Phase I ESA of the survey area conducted by VEC, in 1994 Xamanek Researchers and Munekiyo, Arakawa & Hiraga, Inc. conducted an archaeological inventory surveys, for the subject property. This report documented a total of twenty-one (21) archaeological sites, twenty (20) of which were assigned State Inventory of Historic Places numbers. Of these sites, nineteen (19) were deemed significant for information content and have had sufficient data collected rendering them complete with no further archaeological work necessary. One (1) petroglyph was found on the premises, removed and slated for permanent preservation in a separate location. Based on Munekio's findings, the subject property underwent a historic preservation review by the State Historic Preservation Division in 2007. This more recent investigation concluded that no historic properties will be affected by the proposed intended property use.

5.6.7 Indoor Air Quality

The subject property is undeveloped. This section does not apply.

5.6.8 High Voltage Transmission Lines

MEV did not identify any high voltage overhead transmission lines on the subject property. Electrical transmission lines run on the south side of Ohukai Road leading toward Pi'ilani Highway.

MEV, LLC

6.0 INTERVIEWS

MEV conducts interviews with persons that may have specific knowledge on the subject property and any land use activities that may have operated on-site in the past or continue to currently operate on the subject property. Interviews are also an effective tool to better understand the overall historical regional and local setting of the survey area. Whenever possible, MEV attempts to interview the present and past owner(s), site manager, occupants, local government officials and other relevant contacts. See also Section 8.3.

6.1 Interview with the Property Owner

In MEV's 2010 Phase I Environmental site investigation of the subject property, information provided by the client representative in the Preliminary Environmental Investigation, Douglas Gray of Pi'ilani Promenade LLC c/o Eclipse Development Group was not aware of any environmental liens, proceedings, or investigations against the subject property as of the date of the 2010 ESA.

The property owner representative, Mr. Charlie Jencks, completed an updated environmental investigation form for this ESA. The completed questionnaire is attached in Appendix B.

6.2 Interview with Current Property Owner Representative

In 2010, MEV conducted a previous Phase I ESA on a portion of the current survey area. For the previous ESA, MEV spoke with Mr. Charlie Jencks of Maui Industrial Partners, LLC, (former owner) representative for the survey area. Mr. Jencks informed MEV that the survey area was purchased from Kaonoulu Ranch in 2005. To his knowledge, the historic baseyard located at the northwestern corner of the property did not have any significant spills and did not store bulk amounts of hazardous substances/materials.

Mr. Jencks provided valuable information for this current Phase I ESA. Mr. Jencks provided MEV with permit information, the on-site well information, a subdivision map and property boundary information. Mr. Jencks told MEV that a portion of the property is slated for the development of 200 residential units, a waterline easement and water tank, and a utility easement. Mr. Jencks also informed MEV that the on-site baseyard contains construction materials for Pi'ilani Promenade and that currently there is no bulk storage of petroleum products and/or hazardous materials on the premises. The on-site well was drilled with State permits and is intended for irrigation use in the project. As for the unnamed drainage way, the small one traversing the property will be routed across the top on Kaonoulu Ranch property and then down the right of way for East Kaonoulu Street to its current transition under Pi'ilani Highway. Mr. Jencks informed MEV in the updated Environmental Investigation that the he is not aware of any recognized environmental conditions on the survey area.

6.3 Interview with Previous Property Owner Representative

MEV spoke with Mr. Doug Peterson of Kaonoulu Ranch, the previous property owner representative. Mr. Peterson informed MEV that Kaonoulu Ranch purchased the survey area in 1916 from the Cornwell family. Mr. Peterson said that during Kaonoulu Ranch ownership, the subject property was only used for cattle grazing and ranch land. No above ground storage tanks, underground storage tanks or pesticides were used on the premises. Mr. Peterson also informed MEV that prior to their ownership the land was also used for cattle grazing and ranch land since the 1800s.

6.4 Interview with Adjoining Property Lessee

MEV spoke with Mr. Dan Clegg, the Land and Resource Manager with Monsanto. Mr. Clegg informed MEV that Monsanto began using the former Hashimoto agricultural plot located to the east of the proposed utility easement during the late 1990s. Mr. Clegg said that historically, one 250-gallon diesel tank was stored on the Monsanto seed farm site, but is no longer present. No spills have been associated with this

former tank. Mr. Clegg also mentioned that there were crop chemicals stored in a shipping container located on the northern side of the seed farm site. He is unsure if they are still present. All chemicals used are commercially available products specifically labeled for crops and commercially identified for farming. Monsanto is not licensed for experimental use product. Mr. Clegg is not aware of any spills or recognized environmental conditions associated with the seed farm site.

6.5 Other Persons Interviewed

A list of any additional persons interviewed during the course of this investigation is located in Section 8.3. None of these persons interviewed had any specialized knowledge of the site relating to *Recognized Environmental Conditions* on the survey area.

MEV, LLC

7.0 FINDINGS, OPINIONS, AND CONCLUSIONS

7.1 Recognized Environmental Conditions

Recognized environmental conditions, as defined by ASTM Standard E1527-05, are the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property.

Recognized environmental conditions are described with regard to (1) the nature and extent of the environmental condition, (2) potential or actual environmental threat, (3) potential for transport (migration) of any environmental conditions, and (4) consideration for further investigation. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

MEV has performed this Phase I Environmental Site Assessment in conformance with the scope and limitations of the ASTM Practice E 1527-05 for the subject property, mostly located mauka (toward the mountain) of Pi'ilani Highway (State Highway 31), between the Kihei Commercial Center and Kulanihakoi Gulch and due east of Kaonoulu Street's eastern terminus. Proposed utility easements included in the survey area are located along a gravel lane south of Ohukai Road and extend farther east immediately south of the Monsanto Seed Farm site. The survey area is located in the northern portion of Kihei, Maui, Hawaii.

The site consists of eight (8) parcels of land in their entirety and portions of three (3) land parcels, with a total measurement of approximately 101 acres in total area. The site is further described on the Tax Maps of the State of Hawaii as follows:

Division 2, Zone 3, Section 9, Plat 1, Parcel 16 (Lot 2A), 169 (Lot 2B), 170 (Lot 2C), 171 (Lot 2D), 172 (Lot 2E), & 34 (portion). The site also includes Division 2, Zone 2, Section 2, Plat 2, Parcels 16 & 82 (portions) and parcel 77, Division 2, Zone 3, Section 9, Plat 1, Parcel 48, and Division 2, Zone 3, Section 9, Plat 48, Parcel 122.

Any exceptions to or deletions from this practice are described in Section 1.4, Limitations and Exceptions, of this report.

This assessment has revealed <u>no</u> evidence of *recognized environmental conditions* in connection with the property.

7.1.1 Database Listings (See Section 4.0 & EDR Report, Appendix B)

Findings/Concerns:

Our records review did not discover any current investigation of the survey area under any programs conducted by a federal, state, or local environmental agency.

Two (2) potential risk sites, listed as State Hazardous Waste Sites (SHWS) were identified within a 1-mile radius of the survey area.

Selland Construction, Inc. located at 454 Ohukai Road had a confirmed release in 1994 of diesel fuel and oil due to overfill, equipment maintenance and construction. This area, once called "Ohukai Baseyard" was likely the construction baseyard for the residential subdivision now located immediately northwest of the subject property. According to the EDR and the HEER Office, the case number is 19940218 and was given a "low priority" site status. The initial assessment revealed "hazardous conditions" and as of 1994, the area was continually monitored by Haleakala Ranch.

Kihei Chevron located at 1281 S. Kihei Road is listed as a SHWS due to a station spill.

Two (2) UST sites are located within the searchable distance of 0.25-mile from the survey area. *NCT LLC* (*Shell Station*) and *Kihei Minit Stop* both have in-use USTs.

Opinions/Conclusions:

According to the HEER Office's response to MEV's inquiry regarding the Selland Construction incident, the case has been listed as "Site On-Scene Coordinator No Further Action" SOSC NFA. Based on the gathered information, MEV concludes that this incident did not have any adverse effect on the subject property. The area where this occurred is now a residential subdivision, further indicating that this site has indeed been cleaned up and properly managed.

The above-noted Kihei Chevron site is listed as of 2004 as having received a "No Further Action". MEV does not believe this site would have environmentally adversely affected the subject property due to the distance from the survey area and the down-gradient proximity.

Due to the distance from the survey area and the current listing with the DOH (non-LUST sites), the listed UST sites are not anticipated to negatively impact the subject property at this current time.

It should be noted that the Shell station was constructed in 2007 and is located immediately adjacent to the northwestern corner of the survey area. Currently, this facility is not listed as a LUST site. Due to the close proximity and the slightly higher elevation of the gas station with respect to the survey area, this facility may pose a negative impact to the environmental condition of the subject property if in the future a leak of the underground storage tanks should occur.

7.1.2 Current and Historic Use or Storage of Hazardous and Regulated Substances (See Sections 5.3.1 & 5.3.2)

Findings/Concerns:

There is no evidence of any historic misuse or significant spills of hazardous or regulated substances on the subject property. The Hashimoto family historically cultivated crops north of Lot 2B and 2C. The Monsanto Seed Farm is located immediately north of the proposed waterline easement. The use of limited quantities of pesticides is likely associated with crops in these locations. A small, unnamed gulch transects the Monsanto Seed Farm and continues southwest dissecting the survey area in the north-central area and leads toward Pi'ilani Highway. It is possible that during a heavy rain event, runoff from this cultivated area may cause limited pesticide contaminants to enter the subject property.

Aerial photos indicate that agricultural activities occurred north of the subject property from the early 1960s up until the mid-2000s. Presently, limited diversified agricultural activities continue on the residential property located immediately west of the proposed utility/roadway easement off of Ohukai Road. It is unlikely that the operations of this cross-gradient property have significantly impacted the environmental condition of the subject property. Monsanto began seeding operations during the late 1990s. According to the Land and Resource Manager for Monsanto, the chemicals used on the crop are labeled farm chemicals that are publically available for common use. Monsanto is not licensed for experimental crop use products.

MEV observed no hazardous/regulated substances and/or petroleum products not in connection with identified current uses as visually and physically observed on the property at the time of the site visit.

Opinions and Conclusions:

According to Hawaii Administrative Rules, Chapter 128D Environmental Response Law, the presence of agricultural chemicals, resulting from the legal application of a pesticide product, does not constitute a release of a hazardous substance and is not considered a *recognized environmental condition*.

While the use of pesticides and herbicides on the adjoining property will not necessarily result in adverse impacts to the environmental condition of the survey area, it is possible (yet unlikely) for residual amounts of these substances to accumulate to concentrations that present a potential threat to human health or the environment. However, due to the small scale size of agricultural activity on the northern adjoining lot, and its cross gradient location relative to the subject property, it is unlikely that pesticide levels on the subject property (soil or groundwater) are above regulated levels. Groundwater sampling and laboratory testing would provide additional information to evaluate potential environmental effects from these agricultural activities. A standard proactive procedure, which is recommended by the State Department of Health, would be to conduct such a survey prior to future development of this site, especially any residential development. There is, however, no regulatory requirement to conduct this sampling. Groundwater sampling and laboratory analyses should be conducted if the groundwater resource is to be used for a potable water source in the future.

7.2 Other Environmental Concerns

The concerns listed below may not be considered *recognized environmental conditions* by ASTM definition. However, they may be considered regulated under other environmental laws and ordinances and may present a potential liability to the property owner.

7.2.1 Solid Waste Management (See Section 5.5.4)

Findings/Concerns:

MEV observed limited solid waste dumping on the survey area. The majority of the solid waste material found consisted of limited amounts of household refuse, discarded furniture, plastic bags, wax paper seed bags, landscape debris piles, construction materials and several boulder piles/boulder berms. Regulated items found on the survey area included two (2) automobile tires and two (2) derelict vehicles.

Opinions and Conclusions:

Any waste disposal should be in a permitted solid waste landfill or recycled/managed in a manner that complies with all local, state, and federal regulations as applicable to the specific waste type with special attention given to regulated items.

Some wastes may be considered "Special Wastes" according to the Hawaii Administrative Rules (HAR) on Solid Waste, Title 11, Chapter 58.1. Special wastes are those wastes that do not fit in the mixed municipal solid waste (MMSW) category, either by general nature or because of special handling requirements. Special waste categories include: asbestos, sludge, medical waste, used oil, batteries, agricultural wastes, tires, derelict vehicles and white goods (i.e., appliances). Locally, the County of Maui, Department of Public Works, Solid Waste Division administers the disposal of these materials. These wastes need to be disposed of in a permitted solid waste landfill such as the Maui County Central Landfill. Special wastes' management needs to be performed in a manner that complies with all local, state, and federal regulations as applicable to the specific waste type.

Regarding the boulder debris piles/berms, it is important to note that if additional clearing of the property commences and large amounts of construction debris or unidentifiable substances (containers/drums) are discovered, proper waste identification, testing and applicable waste handling/disposal procedures are followed.

7.2.2 Surface Waters and Area Aquifer Protection (See Section 5.5.6)

Findings/Concerns:

The property owner should be aware of the potential for contaminants to migrate off-site and into nearby storm water drains. Products of concern would be silt, oils, antifreezes and other fluids from automobile or on-site machinery.

Opinions and Conclusions:

In order to minimize the regulatory profiling of the survey area as a potential responsible party for any newly discovered groundwater or surface water contamination, property managers should consider implementing conservative, proactive environmental policies for the current and future tenants.

The conclusions stated above should not be construed to mean that any regulatory agency would have the same opinion as this author, nor is any implication proposed therefrom.

The results of this environmental assessment are intended for general reference purposes only and are not intended as legal advice. The advice of legal counsel should be sought in regard to individual facts, circumstances and interpretation of environmental liability.

MEV, LLC

8.0 REFERENCES

8.1 Published References

- 1. American Standard of Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, E1527-05, 2005.
- 2. "Atlas of Hawaii", 2nd Edition, Department of Geography, University of Hawaii at Hilo, 1983, University of Hawaii Press.
- 3. "Atlas of Hawaii", 3rd Edition, Department of Geography, University of Hawaii at Hilo, 1998, University of Hawaii Press.
- 4. County of Maui, Real Property Tax Division, Historical Records for TMK Number (2) 3-9-001:34 (portion), (2) 3-9-001: 016, 169, 170, 171, 172, (2) 2-2-002: 016, 82 (portions), and (2) 2-2-002: 77.
- 5. Hawaii Administrative Rules, Title 11, Department of Health, Chapter 58.1, Solid Waste Management Control.
- 6. State of Hawaii, Department of Health, Solid and Hazardous Waste Branch, Underground Storage Tank Section, List of Leaking Underground Storage Tank Release Sites, April 2013.
- 7. State of Hawaii, Department of Health, Solid and Hazardous Waste Branch, Underground Storage Tank Section, List of Underground Storage Tank Facilities, April 2013.
- 8. State of Hawaii, Department of Health, Voluntary Response Program (VRP), List of Voluntary Response Program Sites, April, 2013.
- 9. State of Hawaii, Department of Health, Office of Hazard Evaluation and Emergency Response, List of Release Notifications, April, 2013.
- 10. State of Hawaii, Department of Health, Office of Hazard Evaluation and Emergency Response, List of Sites List, April 2013.
- 11. State of Hawaii, Department of Land and Natural Resources, Registered Wells and Dry Wells.
- 12. State of Hawaii, Department of Land and Natural Resources, "State of Hawaii Water Quality Plan and Groundwater Map", June 1990, Revised December 1991.
- 13. U.S. Department of Agriculture, Soil Conservation Service, "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii", 1972.

8.2 Map and Other References

- 1. Environmental Data Resources, Inc., "The EDR Radius MapTM Report with Geocheck[®],", July 29, 2013.
- 2. Federal Emergency Management Agency, "Flood Insurance Rate Map", Numbers #15003 0580E dated September 25, 2009 and MAP #150003 0586E dated September 25, 2009.
- 3. Sanborn Maps (no coverage).
- 4. U.S. Geological Survey, 7.5 Minute Topographic Map, Pu'u O Kali Hawaii 1983 & 1992.
- 5. <u>http://www.mauipropertytax.com/Main/Home.aspx</u>

8.3 Record of Personal Communications

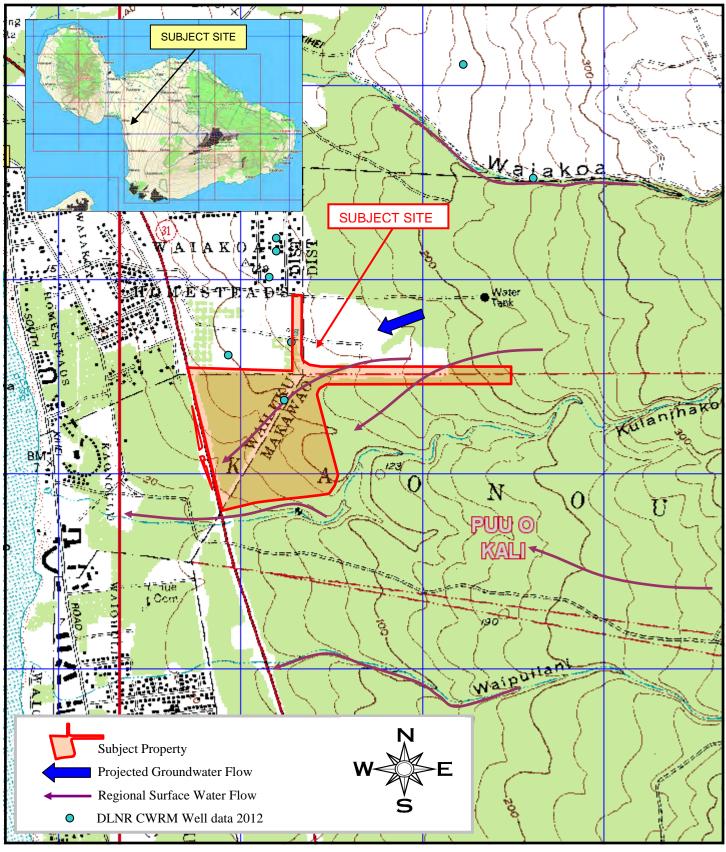
Table 3.0. List of personal Interviews conducted by MEV.						
Date	Interviewee	Title & Organization	Address	Phone Number		
7/29/13	Mr. Charlie Jencks	Current property owner representative – Pi'ilani Promenade LLC	2111 Pi'ilani Highway Kihei, HI 96753	(808) 250-3178		
8/2/13	DOH personnel	Clean Water Branch	919 Ala Moana Blvd., Rm 206 Honolulu, HI 96814	(808) 586-4309		
8/6/13	Mr. Dan Clegg	Monsanto Land and Resource Manager	2111 Pi'ilani Highway Kihei, HI 96753	(808) 283-4028		
8/4/10	Mr. Douglas Gray	Client – Pi'ilani Promenade, LLC c/o Eclipse Development Group	17802 Sky Park Circle Suite 200 Irvine, CA 92614	(949) 251-1161		
8/12/10	Mr. Charlie Jencks	Current property owner representative – Maui Industrial Partners, LLC	2111 Pi'ilani Highway Kihei, HI 96753	(808) 250-3178		
8/12/10	Ms. Lauren Tokura	Clean Water Branch	919 Ala Moana Blvd., Rm 206 Honolulu, HI 96814	(808) 586-4309		
3/25/10	HI DOH HEER Office	HEER personnel	919 Ala Moana Blvd., Rm 206 Honolulu, HI 96814	(808) 586-4249		

MEV, LLC

Appendix A:

Maps, Plans, and Photographs

FIGURE 1: REGIONAL SETTING MAP



3 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS

FIGURE 2: SITE MAP

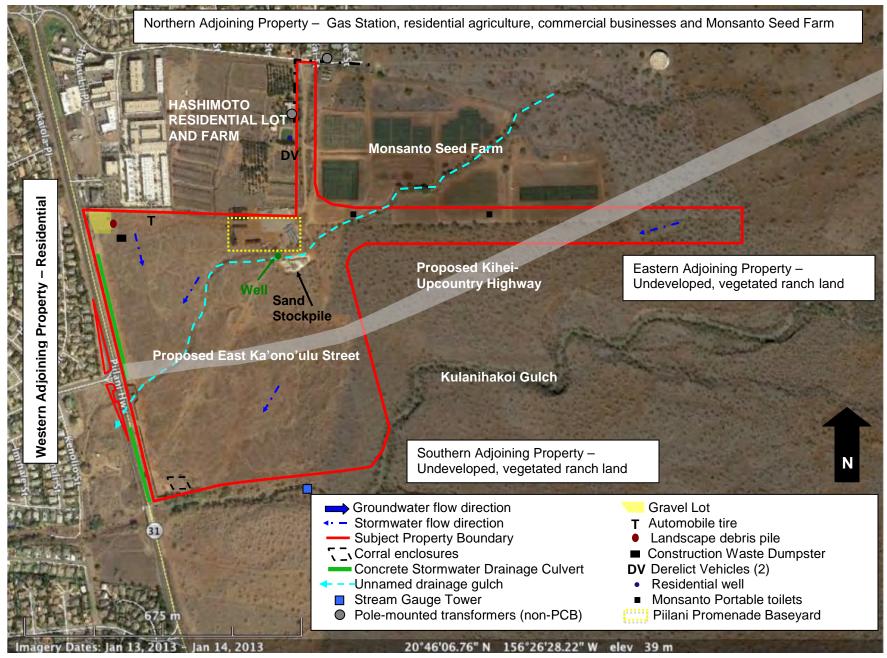


FIGURE 3: TAX MAP KEY

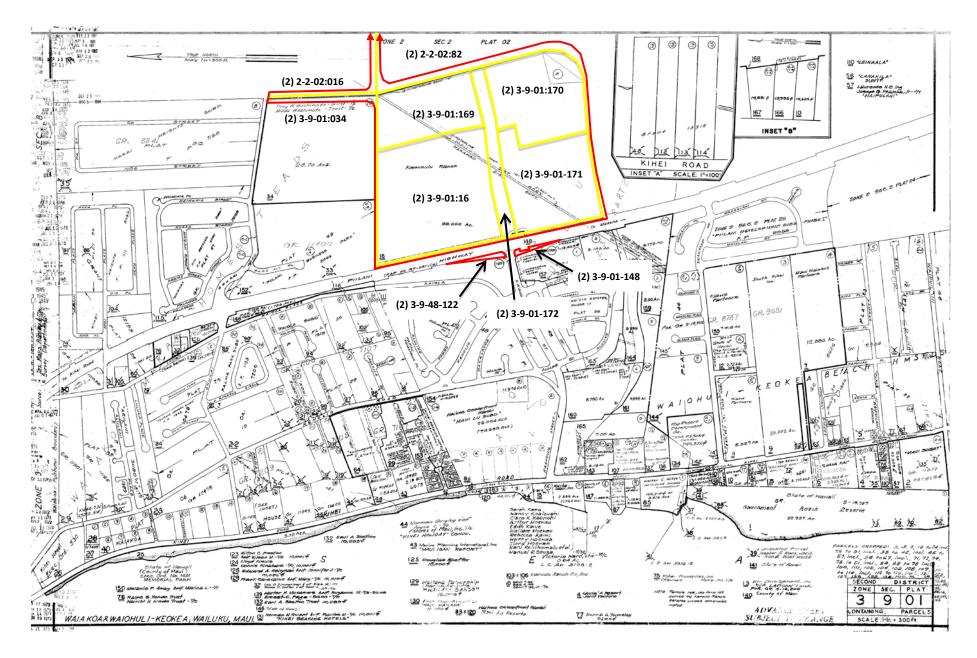
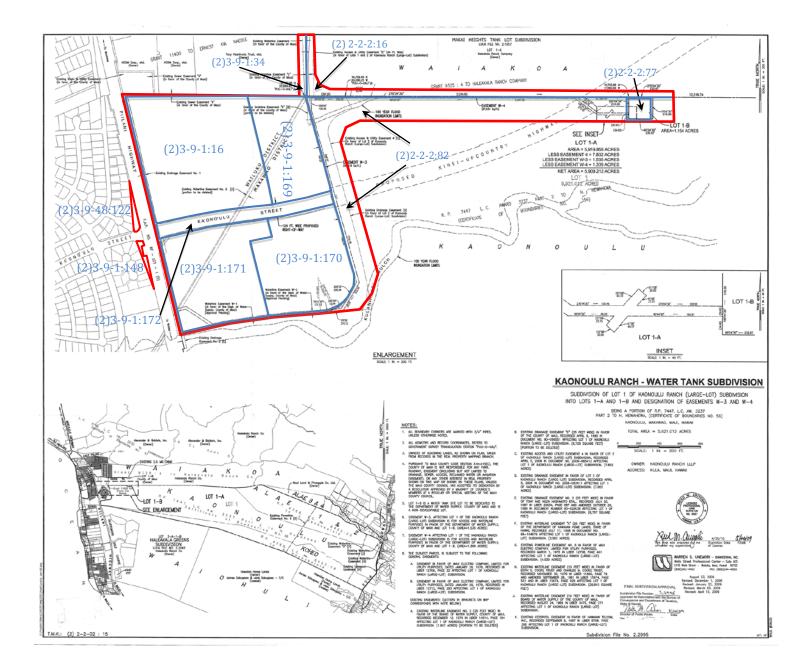


FIGURE 4: SUBDIVISION PLAT MAP



<u>PHOTO 1</u>

Aerial view of the subject property and the immediate adjoining areas.

Photo source: Google Earth Photo date 2013.

<u>PHOTO 2</u>

Easterly view of the west site access entrance off of Piilani Highway located along the western property boundary.

<u>PHOTO 3</u>

Southerly view along the western boundary. This photo was taken from the gravel lot in the northwest corner of the main portion of the Subject Site. Goodfellow Bros., Inc. has installed a 12foot dust fence along the western property boundary in preparation for development.

SUBJECT PROPERTY



<u>PHOTO 4</u>

Easterly view along the northern property boundary. This photo was taken from the gravel lot in the northwest corner of the subject site. The waste dumpster in the photo is filled with construction debris such as wood and cardboard and does not appear to contain any hazardous materials.



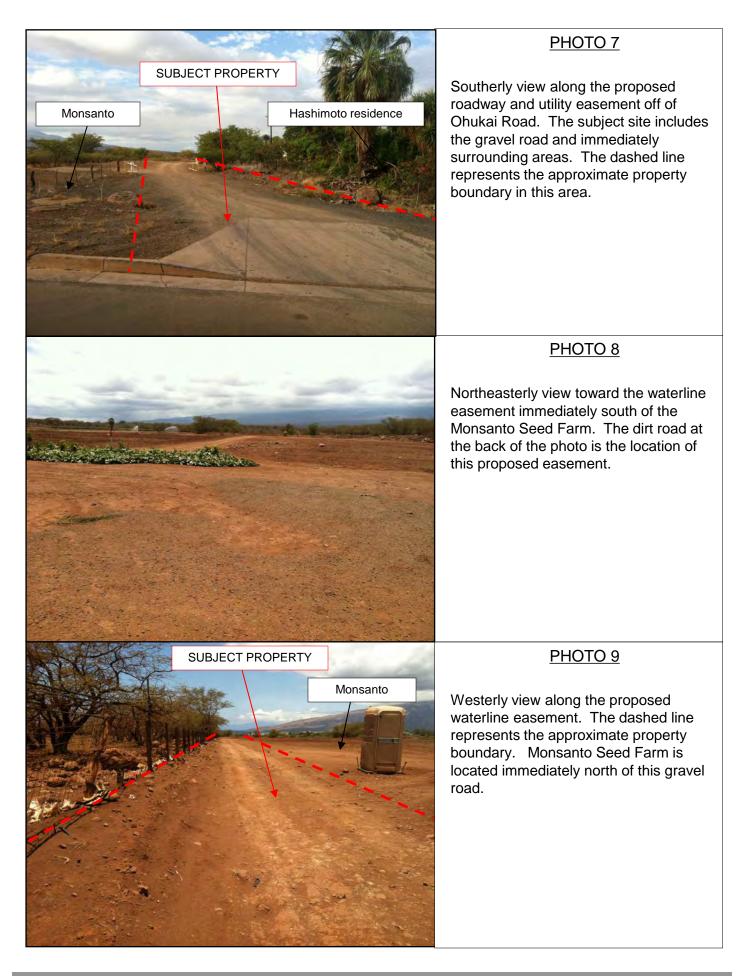
<u>PHOTO 5</u>

Westerly view along the northern property boundary. This photo was taken from the northeast corner of Parcel 169. The construction materials in the back of the photo are part of the Piilani Promenade Baseyard. Baseyard materials consist of concrete drain blocks, iron and plastic irrigation piping, two meta storage containers, and one empty water tanker.

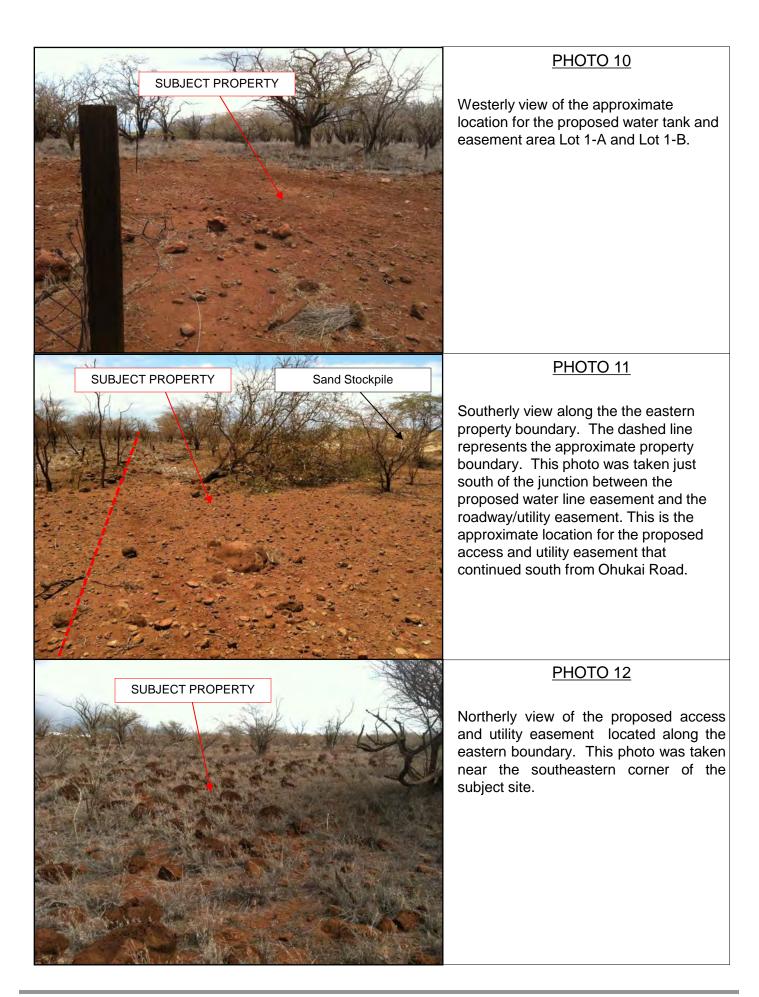


<u>PHOTO 6</u>

Northerly view along the proposed roadway and utility easement that leads toward Ohukai Road. The Monsanto Seed Farm is located east of the gravel road. The Hashimoto residential/agricultural land is located to the west.



MEV PROJECT #1307-0292







<u>PHOTO 16</u>

View of the concrete drain culvert located along the western property boundary. This culvert runs along the length of the western boundary and has two drainage areas leading beneath Piilani Highway.

<u>PHOTO 17</u>

View of the Piilani Promenade Baseyard located in the northeast corner of Parcel 169. The baseyard consists of construction materials for water culvert and drain line installation.

<u>PHOTO 18</u>

Above-ground storage tanker associated with the on-site baseyard. This tanker likely only contained water and is currently empty.



<u>PHOTO 19</u>

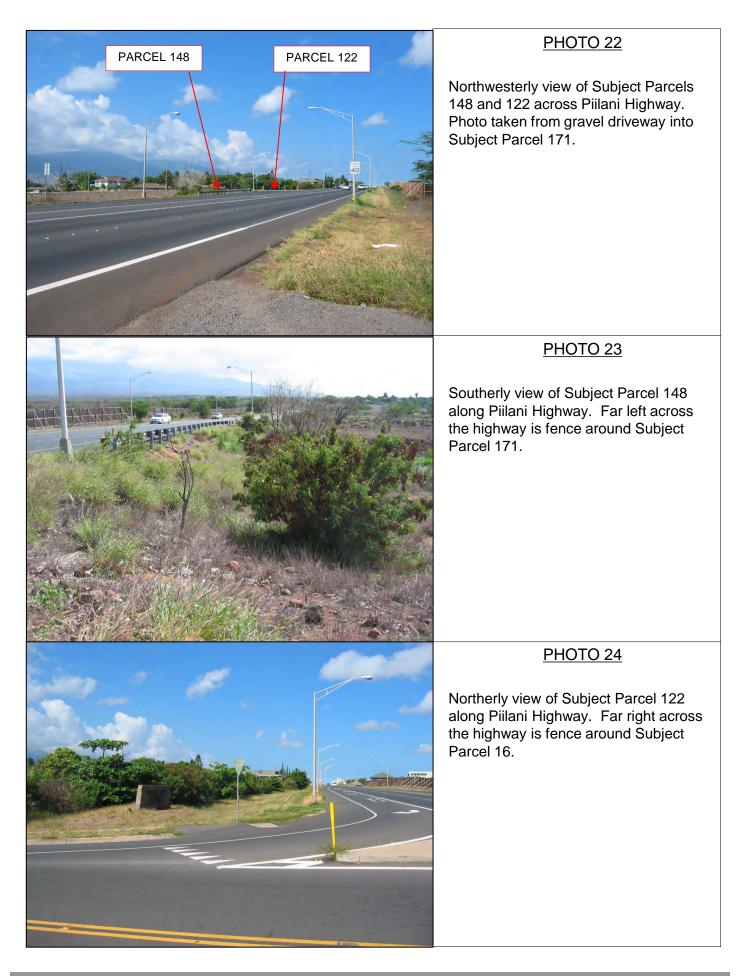
Westerly view along the proposed water line easement near the Monsanto Seed Farm. Note the paper bag debris collected near the barbed wire fence. These paper bags were used by Monsanto to prevent cross-fertilization in their seed crops. Large amount of these bags can be found along the southern boundary of the proposed water line easement.

<u>PHOTO 20</u>

Derelict vehicles found immediately adjacent to the proposed roadway and utility easement south of Ohukai Road. These vehicles are likely associated with the adjoining residential/agricultural lot west of this easement. MEV did not note any surface staining on the subject –site associated with these vehicles.

<u>PHOTO 21</u>

Water source located just north of the stockpiled sand near the northeast corner of Parcel 169.



MEV PROJECT #1307-0292

Appendix B:

Regulatory Records Documentation Site Specific Documentation



PRELIMINARY INFORMATION FOR ENVIRONMENTAL INVESTIGATION

According to ASTM Standard 1527-05, the user's (or client's) responsibility in this investigation is to help identify the possibility of recognized environmental conditions in connection with the property. In order to qualify for one of the Land Owner Liability Protections (LLPs) offered by the small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments"), the user must provide the following information (if available) to the environmental professional. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete. Please assist us by responding to the following request for ASTM required data and other MEV requested information you may have, or of which you may have some specialized knowledge. This questionnaire will be included in the Appendices of the final report as an indication of user assistance.

	 Title Information (Current, and any previous ownership.) Property Legal Description (If <u>Title Information</u> is not available) Tax Map and/or Site Development Drawing/Plat Special Property Information (Well development data, endangered species listings, historical registration or environmental deed restrictions.) Real Estate Appraisal Report
Pleas	se provide the following information to the best of your ability:
1.	Environmental clean-up liens that are filed or recorded against the site (40 CFR 312.25) Are you aware of any environmental clean up liens against the <i>property</i> that are filed or recorded under federal, tribal, state or local law?
2.	Activity and land use limitations (AULs) that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state, or local law?
3.	Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). As the user of this ESA, do you have any specialized knowledge or experience related to the <i>property</i> or nearby

As the user of this ESA, do you have any specialized knowledge or experience related to the *property* or nearby properties? For example, are you involved in the same line of business as the current or former *occupants* of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?



MALAMA Environmental

4. Relationship of the purchase price to the fair market value of the *property* if it were not contaminated (40 CFR 312.29).

Does the purchase price being paid for this *property* reasonably reflect the fair market value of the *property*? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the *property*?

5. Commonly known or reasonably ascertainable information about the property if it were not contaminated (40 CFR 312.30).

Are you aware of commonly known or *reasonably ascertainable* information about the property that would help the *environmental professional* to identify conditions indicative of releases or threatened releases? For example, as user,

- a) Do you know the past uses of the property?
- b) Do you know of specific chemicals that are present or once were present at the property?____
- c) Do you know of spills or other chemical releases that have taken place at the property?_
- d) Do you know of any environmental cleanups that have taken place at the property?____
- 6. The degree of obviousness of the presence or likely presence of contamination at the *property*, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Additional Information Request:

- 1. Name of Current Owner: <u>SAROFIM REAUTY</u> ADVISORS
- 2. Name of Former Owner: MAUL INDUSTRIAL PAPTNERS, MC

NU

3. Environmental Site Assessments (ESA): Are you aware of any previous assessments: Phase I/II ESAs Cleanup Closure Reports, Permit Characterization Reports, etc. conducted on the subject site or within the immediate area? If yes, please supply details.

4. Local-State-Federal Inspections: Are you aware of any environmental inspections conducted by any regulatory agency, i.e., Hawaii Dept. of Health (Environmental Health Services), OSHA, U.S. Army Corps of Engineers, Department of Land & Natural Resources, Fish & Wildlife Services, HUD, EPA, or County Wastewater or Solid Waste Division of the Public Works/Waste Management Department etc.? If yes, please supply details.

5. Structures/Buildings: Are there any as-built or other construction drawings available for review? Contact Name and Telephone Number:_____ YES, CIVIL LONSTRUCTION PLANS, C. JE 250-31 Site improvements? (Renovation Date & Extent) _____ NONE 6.

7. Proceedings Against the Property: Are you aware of any administrative or legal proceedings against the property for environmental concerns i.e., Compliance Orders, Notices of Violation? If yes, please supply

MEV Environmental Investigation - Prelim Info..doc



details.__

8. Specialized Historic Information: Are you aware of any previous owner, neighbor, business affiliate or other individual who might have knowledge of any special or unusual historic use of. and/or previous operations conducted on the subject property? Contact Name and Telephone Number:______

CHARLES JENCES 250-3178

This Phase I ESA Report is being prepared for: Attention: ROBERT POYNOR	(Please Print)	DENT		
Organization: SARUFIM REALTY	povisors			
Organization: GARUFIM REALTY Address: 8115 PRESTUN RD.	STE 400,	DALLAS, TX	75225	
Phone no.: (214) (92-9227	Fax no			
	1 dx 110	···		

Please List Other Organizations (Lenders) Who Will Require a Listing as "Also Prepared For:" on the Phase I ESA report cover and signature page.

(1) Attention:	N/A	
Organization:	·	
Address:		
(2) Attention:	N/A	
Organization:	•	
Address:		

We will submit 2 signed reports for each project. If additional copies are required, an additional fee will be charged for processing.

Who Prepared This Starter Package Information?

Print Name:	CHARLES JENCKS	Title: ONNER
Company:	GELOND & PECK READ ESTI	ste, uc
Address:	P.O. BOX 5107 KAHUWI,	
Tel. No.:	250-3176	Fax No.:
Signature:	Apr	Date: 7/31/13

Piilani Promenade

Piilani Highway and Kaonoulu Street Kihei, HI 96753

Inquiry Number: 3679434.2s July 29, 2013

The EDR Radius Map[™] Report with GeoCheck®

Prepared using the EDR FieldCheck® System



440 Wheelers Farms Road Milford, CT 06461 Toll Free: 800.352.0050 www.edrnet.com

TABLE OF CONTENTS

SECTION

PAGE

Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	7
Orphan Summary	14
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-8
Physical Setting Source Map Findings	A-10
Physical Setting Source Records Searched	A-39

Thank you for your business. Please contact EDR at 1-800-352-0050 with any questions or comments.

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TARGET PROPERTY INFORMATION

ADDRESS

PIILANI HIGHWAY AND KAONOULU STREET KIHEI, HI 96753

COORDINATES

Latitude (North):	20.7684000 - 20° 46' 6.24''
Longitude (West):	156.4479000 - 156° 26' 52.44"
Universal Tranverse Mercator:	Zone 4
UTM X (Meters):	765714.1
UTM Y (Meters):	2298479.8
Elevation:	79 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: Most Recent Revision: 20156-G4 WAILUKU, HI Not reported

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No sites were identified in following databases.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL	National Priority List
Proposed NPL	Proposed National Priority List Sites
NPL LIENS	

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

Federal CERCLIS NFRAP site List

CERC-NFRAP...... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-LQG	RCRA - Large Quantity Generators
RCRA-SQG	RCRA - Small Quantity Generators
RCRA-CESQG	RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US ENG CONTROLS	Engineering Controls Sites List
US INST CONTROL	Sites with Institutional Controls
LUCIS	Land Use Control Information System

Federal ERNS list

ERNS_____ Emergency Response Notification System

State and tribal landfill and/or solid waste disposal site lists

SWF/LF_____ Permitted Landfills in the State of Hawaii

State and tribal leaking storage tank lists

LUST...... Leaking Underground Storage Tank Database INDIAN LUST...... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

INDIAN UST...... Underground Storage Tanks on Indian Land FEMA UST...... Underground Storage Tank Listing

State and tribal institutional control / engineering control registries

State and tribal voluntary cleanup sites

VCP..... Voluntary Response Program Sites

INDIAN VCP..... Voluntary Cleanup Priority Listing

State and tribal Brownfields sites

BROWNFIELDS..... Brownfields Sites

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations
ODI	Open Dump Inventory
INDIAN ODI	Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL	Clandestine Drug Labs
CDL	Clandestine Drug Lab Listing
	National Clandestine Laboratory Register

Local Land Records

LIENS 2_____ CERCLA Lien Information

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
SPILLS	
SPILLS 90	. SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR	. RCRA - Non Generators
DOT OPS	Incident and Accident Data
DOD	Department of Defense Sites
FUDS	Formerly Used Defense Sites
CONSENT	Superfund (CERCLA) Consent Decrees
ROD	
UMTRA	Uranium Mill Tailings Sites
US MINES	Mines Master Index File
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide
	Act)/TSCA (Toxic Substances Control Act)
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
SSTS	Section 7 Tracking Systems
ICIS	Integrated Compliance Information System
PADS	PCB Activity Database System
MLTS	Material Licensing Tracking System
	Radiation Information Database

RAATS. RMP. UIC. DRYCLEANERS. AIRS. INDIAN RESERV. SCRD DRYCLEANERS. COAL ASH EPA. COAL ASH DOE. PCB TRANSFORMER. US FIN ASSUR. EPA WATCH LIST. PRP.	Underground Injection Wells Listing Permitted Drycleaner Facility Listing List of Permitted Facilities Indian Reservations State Coalition for Remediation of Drycleaners Listing Coal Combustion Residues Surface Impoundments List Steam-Electric Plant Operation Data PCB Transformer Registration Database Financial Assurance Information EPA WATCH LIST Potentially Responsible Parties
	Potentially Responsible Parties Aerometric Information Retrieval System Facility Subsystem
2020 COR ACTION	. 2020 Corrective Action Program List
	- I manoial Assurance miormation Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	EDR Proprietary Manufactured Gas Plants
EDR US Hist Cleaners	EDR Exclusive Historic Dry Cleaners

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed

Page numbers and map identification numbers refer to the EDR Radius Map report where details data on individual sites can be reviewed.

Sites listed in **bold italics** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

SHWS: The State Hazardous Waste Sites records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. The data come from the Department of Health.

An online review and analysis by MEV, LLC of the SHWS list, as provided by EDR, and dated 01/17/2013 has revealed that there are 2 SHWS sites within approximately 1 mile of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
SELLAND CONSTRUCTION INC, KIHE	454 OHUKAI RD	N 0 - 1/8 (0.028 mi.)	2	8
Lower Elevation	Address	Direction / Distance	Map ID	Page

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Health's Listing of Underground Storage Tanks.

An online review and analysis by MEV, LLC of the UST list, as provided by EDR, and dated 03/05/2013 has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NCT LLC	30 MANAO KALA PLACE	NW 0 - 1/8 (0.024 mi.)	A1	7
Lower Elevation	Address	Direction / Distance	Map ID	Page

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

An online review and analysis by MEV, LLC of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 5 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
Not reported	300 OHUKAI RD	N 0 - 1/8 (0.053 mi.)	3	9
Not reported	356 HUKU LII PL	NW 1/8 - 1/4 (0.187 mi.)	7	11
Lower Elevation	Address	Direction / Distance	Map ID	Page
Not reported	476 KAIOLA PL	NW 0 - 1/8 (0.076 mi.)	A4	10
Not reported	560 HALALAI ST	W 0 - 1/8 (0.118 mi.)	5	10
Not reported	43 KOKI PL	NW 1/8 - 1/4 (0.246 mi.)	8	12

Due to poor or inadequate address information, the following sites were not mapped. Count: 15 records.

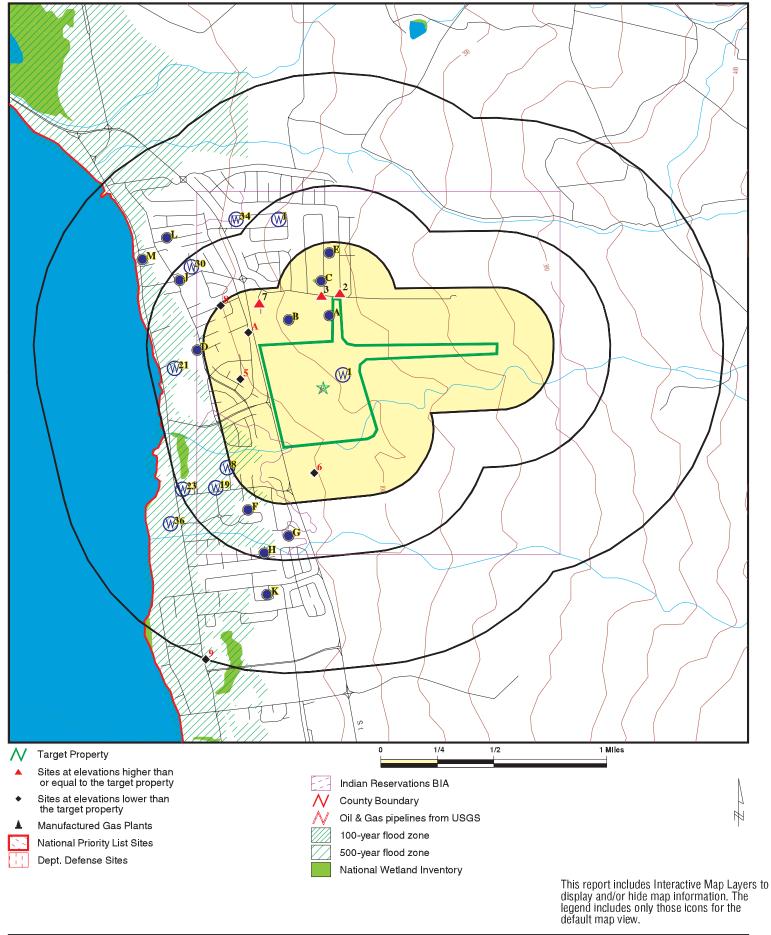
Site Name

MECO PAD-MOUNT TRANSFORMER NO. 932 MECO PAD-MOUNT TRANSFORMER NO. 156 MAUI ELECTRIC - SUBSTATION 35, KIH MECO GENERATING STATION MAALAEA KIHEI SPS #5 (EAST WELAKAHAO) KIHEI WWTP KIHEI SPS #3 (MENEHUNE SHORES) KIHEI SPS #4 (YE'S ORCHARD) GTE HAWAIIAN TEL NORTH KIHEI REMOT MONSANTO COMPANY US NAVY KAHOOLAWE ISLAND RESERVE LOCATED IN HALE PIILANI PARK MONSANTO PIILANI GREENHOUSE BUILDI PIILANI HIGHWAY INTERIM WIDENING,

Database(s)

SHWS, ENG CONTROLS, INST CONTROL SHWS SHWS SHWS, SPILLS LUST, UST LUST, UST, Financial Assurance UST UST UST UST UST, Financial Assurance RCRA-SQG RCRA-CESQG FINDS FINDS FINDS

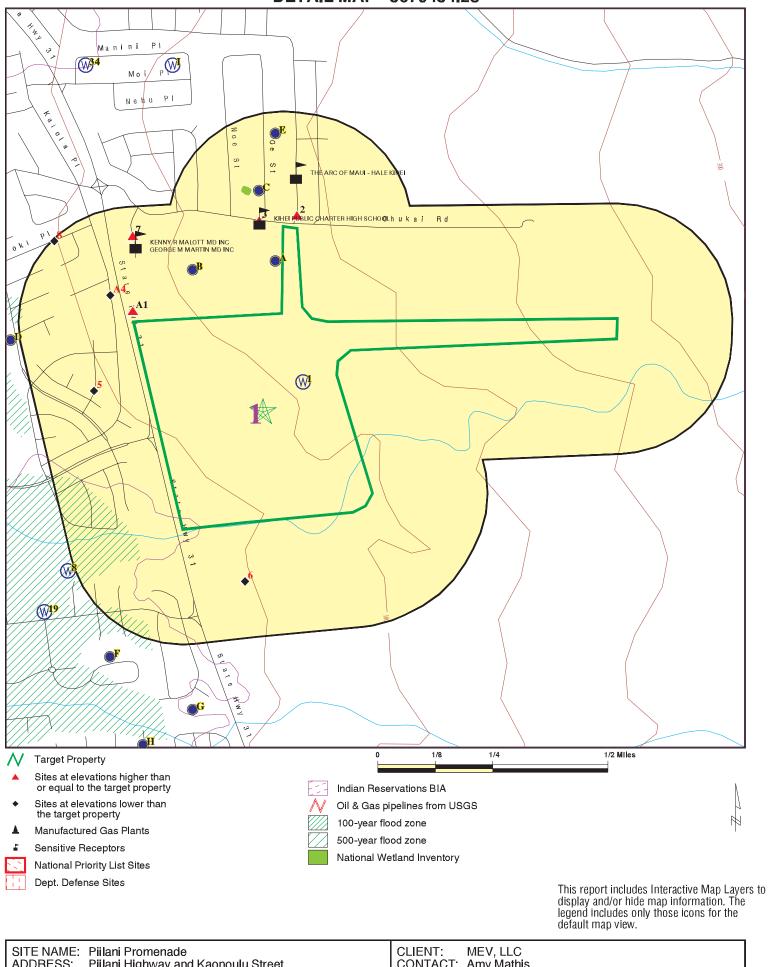
OVERVIEW MAP - 3679434.2s



SITE NAME: Piilani Promenade ADDRESS: Piilani Highway and Kaonoulu Street Kihei HI 96753 LAT/LONG: 20.7684 / 156.4479 CLIENT: MEV, LLC CONTACT: Amy Mathis INQUIRY #: 3679434.2s DATE: July 29, 2013 7:23 pm

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DETAIL MAP - 3679434.2s



ADDRESS: Piilani Highway and Kaonoulu Street Kihei HI 96753 LAT/LONG: 20.7684 / 156.4479 CLIENT: MEV, LLC CONTACT: Amy Mathis INQUIRY #: 3679434.2s DATE: July 29, 2013 7:23 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMEN	TAL RECORDS							
Federal NPL site list								
NPL Proposed NPL NPL LIENS	1.000 1.000 TP		0 0 NR	0 0 NR	0 0 NR	0 0 NR	NR NR NR	0 0 0
Federal Delisted NPL sit	te list							
Delisted NPL	1.000		0	0	0	0	NR	0
Federal CERCLIS list								
CERCLIS FEDERAL FACILITY	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
Federal CERCLIS NFRA	P site List							
CERC-NFRAP	0.500		0	0	0	NR	NR	0
Federal RCRA CORRAC	TS facilities li	st						
CORRACTS	1.000		0	0	0	0	NR	0
Federal RCRA non-COR	RACTS TSD fa	acilities list						
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Federal RCRA generator	rs list							
RCRA-LQG RCRA-SQG RCRA-CESQG	0.250 0.250 0.250		0 0 0	0 0 0	NR NR NR	NR NR NR	NR NR NR	0 0 0
Federal institutional con engineering controls reg								
US ENG CONTROLS US INST CONTROL LUCIS	0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
State- and tribal - equiva	alent CERCLIS	5						
SHWS	1.000		1	0	0	1	NR	2
State and tribal landfill a solid waste disposal site								
SWF/LF	0.500		0	0	0	NR	NR	0
State and tribal leaking	storage tank li	ists						
LUST INDIAN LUST	0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
State and tribal registere	ed storage tan	k lists						
UST	0.250		1	1	NR	NR	NR	2

MAP FINDINGS SUMMARY

Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
0.250 0.250		0 0	0 0	NR NR	NR NR	NR NR	0 0
nal htrol registrie:	S						
0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
/ cleanup site	s						
0.500 0.500		0 0	0 0	0 0	NR NR	NR NR	0 0
lds sites							
0.500		0	0	0	NR	NR	0
TAL RECORDS	<u>5</u>						
0.500		0	0	0	NR	NR	0
US BROWNFIELDS 0.500 0 0 0 NR NR 0 Local Lists of Landfill / Solid Waste Disposal Sites						0	
0.500 0.500 0.500		0 0 0	0 0 0	0 0 0	NR NR NR	NR NR NR	0 0 0
waste /							
TP TP TP		NR NR NR	NR NR NR	NR NR NR	NR NR NR	NR NR NR	0 0 0
TP		NR	NR	NR	NR	NR	0
-	rts						
TP TP TP		NR NR NR	NR NR NR	NR NR NR	NR NR NR	NR NR NR	0 0 0
ords							
0.250 TP 1.000 1.000 1.000 0.500 0.250 TP		0 NR 0 0 0 0 0 0 0	0 NR 0 0 0 0 0 0 0	NR NR 0 0 0 0 NR NR	NR 0 0 0 NR NR	NR NR NR NR NR NR NR NR	0 0 0 0 0 0 0 0
	Distance (Miles) 0.250 0.250 nal otrol registries 0.500 0.500 v cleanup site 0.500 1ds sites 0.500 1ds sites 0.500 tal RECORDS 0.500 0.250 0 0.250 0 0 0.250 0 0 0.250 0 0 0.250 0 0 0.250 0 0 0 0.0000 0.0000 0.0000 0.000000	Distance (Miles) Target Property 0.250	Distance (Miles) Target Property < 1/8 0.250 0 0.250 0 nal brol registries 0 0.500 0 0.500 0 0.500 0 v cleanup sites 0 0.500	Distance (Miles) Target Property < 1/8 1/8 - 1/4 0.250 0 0 0 0.250 0 0 0 0.250 0 0 0 0.250 0 0 0 0.250 0 0 0 0.500 0 0 0 0.500 0 0 0 0.500 0 0 0 0.500 0 0 0 0.500 0 0 0 0.500 0 0 0 0.500 0 0 0 0.500 0 0 0 0.500 0 0 0 0.500 0 0 0 0.500 0 0 0 0.500 0 0 0 0.500 0 0 0 0.500 0 0 0 TP <td>Distance (Miles) Target Property < 1/8 1/8 - 1/4 1/4 - 1/2 0.250 0 0 0 NR nal htrol registries 0 0 0 NR 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0</td> <td>Distance (Miles) Target Property < 1/8 1/8 - 1/4 1/4 - 1/2 1/2 - 1 0.250 0 0 0 NR NR 0.250 0 0 0 NR NR nal trol registries 0.500 0 0 0 NR 0.500 0 0 0 0 NR 0.500 0 0 0 NR TP NR NR NR</td> <td>Distance (Miles) Target Property < 1/8 1/8 1/4 1/4 1/2 1/2 1 > 1 0.250 0 0 0 NR NR NR NR 0.250 0 0 0 NR NR NR NR nal itrol registries 0.500 0 0 0 NR NR 0.500 0 0 0 0 NR NR 0.500 0 0 0 0 NR NR 0.500 0 0 0</td>	Distance (Miles) Target Property < 1/8 1/8 - 1/4 1/4 - 1/2 0.250 0 0 0 NR nal htrol registries 0 0 0 NR 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0 0 0.500 0 0 0	Distance (Miles) Target Property < 1/8 1/8 - 1/4 1/4 - 1/2 1/2 - 1 0.250 0 0 0 NR NR 0.250 0 0 0 NR NR nal trol registries 0.500 0 0 0 NR 0.500 0 0 0 0 NR 0.500 0 0 0 NR TP NR NR NR	Distance (Miles) Target Property < 1/8 1/8 1/4 1/4 1/2 1/2 1 > 1 0.250 0 0 0 NR NR NR NR 0.250 0 0 0 NR NR NR NR nal itrol registries 0.500 0 0 0 NR NR 0.500 0 0 0 0 NR NR 0.500 0 0 0 0 NR NR 0.500 0 0 0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
TSCA	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
MLTS RADINFO	TP TP		NR NR	NR NR	NR NR	NR NR	NR NR	0 0
FINDS	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	Õ
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
US AIRS 2020 COR ACTION	TP		NR 0	NR	NR	NR NR	NR NR	0
LEAD SMELTERS	0.250 TP		NR	0 NR	NR NR	NR	NR	0 0
Financial Assurance	TP		NR	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		3	2	NR	NR	NR	5
EDR US Hist Cleaners	0.250		0	0	NR	NR	NR	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Database(s)

EDR ID Number EPA ID Number

A1 NW < 1/8 0.024 mi.	NCT LLC 30 MANAO KALA PLACE KIHEI, HI 96753		UST Financial Assurance	U004109528 N/A
126 ft.	Site 1 of 2 in cluster A			
Relative: Higher Actual:	UST: Facility ID: Owner:	9-503832 NCT LLC		
80 ft.	Owner Address: Ownder City,St,Zip:	370 Dairy Road Kihei, 96753 96753		
	Tank ID: Date Installed: Tank Status: Date Closed: Tank Capacity: Substance:	1 Not reported Currently In Use Not reported 12000 Gasoline		
	Tank ID: Date Installed: Tank Status: Date Closed: Tank Capacity: Substance:	2A Not reported Currently In Use Not reported 7000 Gasoline		
	Tank ID: Date Installed: Tank Status: Date Closed: Tank Capacity: Substance:	2B Not reported Currently In Use Not reported 4000 Diesel		
	HI Financial Assurance: Alt Facility ID: Tank Id: Tank Status Desc: FRTYPE: Expiration Date: Alt Facility ID: Tank Id: Tank Status Desc: FRTYPE: Expiration Date: Alt Facility ID: Tank Id: Tank Status Desc: FRTYPE: Expiration Date:	9-503832 2B Currently in Use Insurance 06/12/2013 9-503832 1 Currently in Use Insurance 06/12/2013 9-503832 2A Currently in Use Insurance 06/12/2013		

Database(s)

EDR ID Number EPA ID Number

2 North < 1/8 0.028 mi. 147 ft.	SELLAND CONSTRUCTION INC, KI 454 OHUKAI RD KIHEI, HI 96753	HEI BASE Y/	ARD	SHWS SPILLS	S105262951 N/A
	Supplemental Loc. Text:CCase Number:1HID Number:NFacility Registry Id:1Lead and Program:HER:NUnits:SSubstances:ELess Or Greater Than:NNumerical Quantity:N	ame: on: ntamination: Dhukai Rd Bas 19940218-2 Not reported 10013779018 HEER EP&R Not reported	3 ruction Baseyard	HI 96814	

Map ID		MAP FINDINGS		
Direction Distance		Ч		EDR ID Number
Elevation	Site		Database(s)	EPA ID Number
		INC, KIHEI BASE YARD (Continued)		S105262951
	Activity Type:	Response		5105202551
	Activity Lead: Assignment End Date: Result: File Under:	Not reported Not reported Refer to ISST Selland Construction, Inc.		
3 North < 1/8	300 OHUKAI RD KIHEI, HI 96753		EDR US Hist Auto Stat	1015399780 N/A
0.053 mi. 281 ft.				
Relative:	EDR Historical Auto Statio			
Higher	Name: Year:	KIHEI AUTO CLINIC 2001		
Actual: 127 ft.	Address:	300 OHUKAI RD		
	Name:	KIHEI AUTO CLINIC		
	Year: Address:	2002 300 OHUKAI RD		
	Name: Year:	KIHEI AUTO CLINIC 2005		
	Address:	300 OHUKAI RD		
	Name:	KIHEI AUTO CLINIC		
	Year:	2006		
	Address:	300 OHUKAI RD		
	Name:	ERNIES KWIK LUBE AUTO REPAIR		
	Year: Address:	2007 300 OHUKAI RD		
	Name: Year:	ERNIES KWIK LUBE AUTO REPAIR 2008		
	Address:	300 OHUKAI RD		
	Name:	ERNIES KWIK LUBE AUTO REPAIR		
	Year:	2009		
	Address:	300 OHUKAI RD		
	Name:	ERNIES KWIK LUBEAUTO REPAIR		
	Year: Address:	2010 300 OHUKAI RD		
	Address.			
	Name:	ERNIES KWIK LUBE AUTO REPAIR		
	Year: Address:	2011 300 OHUKAI RD		
	Name:	ERNIES KWIK LUBE AUTO REPAIR		
	Year:	2012		
	Address:	300 OHUKAI RD		

Man ID		MAP FINDINGS		
Map ID Direction				
Distance Elevation	Site		Database(s)	EDR ID Number EPA ID Number
A4 NW < 1/8 0.076 mi. 402 ft.	476 KAIOLA PL KIHEI, HI 96753 Site 2 of 2 in cluster A		EDR US Hist Auto Stat	1015512720 N/A
Relative: Lower	EDR Historical Auto Stat Name:	ions: THE OLD GAS STATION INC		
Actual: 71 ft.	Year: Address:	2004 476 KAIOLA PL		
5 West < 1/8 0.118 mi. 623 ft.	560 HALALAI ST KIHEI, HI 96753		EDR US Hist Auto Stat	1015553459 N/A
Relative: Lower	EDR Historical Auto Stat Name:	ions: BP & CO INC		
Actual: 44 ft.	Year: Address:	2006 560 HALALAI ST		
6 South 1/8-1/4 0.127 mi. 673 ft.	KIHEI MINIT STOP 233 PIIKEA AVE233 PIIKE KIHEI, HI 96753	A AVE	UST Financial Assurance	U003762157 N/A
Relative: Lower Actual: 47 ft.	UST: Facility ID: Owner: Owner Address: Ownder City,St,Zip:	9-503629 MAUI PETROLEUM 385 HUKILIKE ST, SUITE 200 Kihei, 96753 96753		
	Tank ID: Date Installed: Tank Status: Date Closed: Tank Capacity: Substance:	3 08/31/2000 Currently In Use Not reported 4000 Diesel		
	Tank ID: Date Installed: Tank Status: Date Closed: Tank Capacity: Substance:	87 08/31/2000 Currently In Use Not reported 10000 Gasoline		
	Tank ID: Date Installed: Tank Status: Date Closed: Tank Capacity: Substance:	92 08/31/2000 Currently In Use Not reported 6000 Gasoline		

Database(s)

EDR ID Number **EPA ID Number**

KIHEI MINIT STOP (Continued)

HI Financial Assurance: Alt Facility ID: 9-503629 Tank Id: 3 Tank Status Desc: Currently In Use FRTYPE: Other Expiration Date: Not reported Alt Facility ID: 9-503629 Tank Id: 87 Tank Status Desc: Currently In Use FRTYPE: Other Expiration Date: Not reported 9-503629 Alt Facility ID: Tank Id: 92 Tank Status Desc: Currently In Use FRTYPE: Other Expiration Date: Not reported 9-503629 Alt Facility ID: Tank Id: 3 Tank Status Desc: Currently In Use FRTYPE: Insurance 11/01/2012 Expiration Date: Alt Facility ID: 9-503629 Tank Id: 87 Tank Status Desc: Currently In Use FRTYPE: Insurance 11/01/2012 Expiration Date: Alt Facility ID: 9-503629 Tank Id: 92 Tank Status Desc: Currently In Use FRTYPE: Insurance 11/01/2012 Expiration Date:

7

NW 356 HUKU LII PL 1/8-1/4 **KIHEI, HI 96753** 0.187 mi. 985 ft. EDR Historical Auto Stations: **Relative:** Name: **TESORO HAWAII CORP** Higher Year: 2004 Actual: Address: 356 HUKU LII PL 88 ft. **TESORO HAWAII CORP** Name: Year: 2006 356 HUKU LII PL Address: Name: 2 GO TESORO Year: 2007

Address: 356 HUKU LII PL **TESORO SOUTH PACIFIC PETRO**

Name:

EDR US Hist Auto Stat 1015446291 N/A

U003762157

MAP FINDINGS

Database(s)

EDR ID Number EPA ID Number

	(Continued)					1015446291
	Year: Address:	2008 356 HUKU LII P	L			
	Name: Year: Address:	TESORO SOUTI 2009 356 HUKU LII P	H PACIFIC PETROLEUM CO L			
	Name: Year: Address:	TESORO 2010 356 HUKU LII P	L			
8 NW 1/8-1/4 0.246 mi. 1298 ft.	43 KOKI PL KIHEI, HI 96753			EDR US Hist Au	uto Stat	1015491488 N/A
Relative: Lower Actual:	EDR Historical Auto Stati Name: Year: Address:		WITH MOBILE SVC			
48 ft.	Name: Year: Address:		WITH MOBILE SERVICE			
	Name: Year: Address:	ar: 2012				
9 SSW 1/2-1 1.000 mi. 5279 ft.	KIHEI CHEVRON DBA T.A 1281 S KIHEI RD KIHEI, HI 96753	. HUGHES INC			SHWS SPILLS	S106818529 N/A
Relative: Lower Actual: 10 ft.	SHWS: Organization: Supplemental Location Island: Environmental Interess HID Number: Facility Registry Identi Lead Agency: Program: Project Manager: Hazard Priority: Potential Hazards And Organization: Island: Location Address Line Location Zip Suffix: Supplemental Location SDAR Environmental HID Number: Facility Registry Identi	t: fier: I Controls: 2: n Text: Interest Name:	Not reported Not reported Maui Kihei Chevron Not reported 110013770099 SHWB State Laura Young NFA No Hazard Not reported Maui Not reported Not reported Not reported Kihei Chevron Not reported 110013770099			

Database(s)

EDR ID Number **EPA ID Number**

KIHEI CHEVRON DBA T.A. HUGHES INC (Continued)

SHWB Lead Agency: Progran Name: State Potential Hazard And Controls: No Hazard Priority: NFA Assessment: **Response Necessary** Response: **Response Complete** Nature of Contamination: Not reported Nature of Residual Contamination: Not reported Use Restrictions: No Hazard Present For Unrestricted Residential Use **Engineering Control:** Not reported Description of Restrictions: Not reported Institutional Control: Not reported Within Designated Areawide Contamination: Not reported Site Closure Type: No Further Action Letter - Unrestricted Residential Use Document Date: 02/24/2004 2004-065-LY **Document Number:** Document Subject: Release Notification Letter, Kihei Chevron Service Station 1281 Kihei Road, Incident Case Number 200 Project Manager: Laura Young Contact Information: (808) 586-4249 919 Ala Moana Blvd, Honolulu, HI 96814

HI SPILLS: Island:

ER:

Units: Substances:

Units:

Result:

File Under:

Case Number:

Facility Registry Id:

Lead and Program:

Less Or Greater Than:

Assignment End Date:

Numerical Quantity:

Activity Type: Activity Lead:

HID Number:

Maui Not reported Supplemental Loc. Text: 20030916-1430 Not reported 110013770099 HEER EP&R Not reported Kihei Chevron Service Station Release ID 200309161430 Unknown Not reported Not reported Not reported Response Curtis Martin Not reported SOSC NFA Chevron Products Company

S106818529

Count: 15 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
KAHOʻOLAWE ISLAND	1001227536	US NAVY KAHOOLAWE ISLAND RESERVE	BASECAMP	96753	RCRA-CESQG
KIHEI	1008212074	LOCATED IN HALE PIILANI PARK	HALE PIILANI PARK		FINDS
KIHEI	U003155105	KIHEI SPS #5 (EAST WELAKAHAO)	N KIHEI RD	96753	LUST, UST
KIHEI	U003222170	KIHEI SPS #3 (MENEHUNE SHORES)	N KIHEI RD	96753	UST
KIHEI	U003222168	KIHEI SPS #6 (KIHEI FIRE HOUSE)	N KIHEI RD	96753	UST
KIHEI	U003222167	KIHEI SPS #4 (YE'S ORCHARD)	N KIHEI RD	96753	UST
KIHEI	S113230486	MECO PAD-MOUNT TRANSFORMER NO. 156	MAKENA SURF RESORT	96753	SHWS
KIHEI	U003732595	GTE HAWAIIAN TEL NORTH KIHEI REMOT	KA ONO ULU ESATE, LOT 15HALALA	96753	UST, Financial Assurance
KIHEI	1006818928	MONSANTO PIILANI GREENHOUSE BUILDI	2111 PIILANI HWY		FINDS
KIHEI	1015933228	PIILANI HIGHWAY INTERIM WIDENING,	PIILANI HIGHWAY FROM MOKULELEL		FINDS
KIHEI	1010316486	MONSANTO COMPANY	2111 PIILANI HWY	96753	RCRA-SQG
KIHEI	S113230474	MAUI ELECTRIC - SUBSTATION 35, KIH	SUBSTATION 35	96753	SHWS
KIHEI	U001236805	KIHEI WWTP	480 WELEKAHAO RD/PIILANI HWY	96753	LUST, UST, Financial Assurance
MAALAEA	S106819074	MECO GENERATING STATION MAALAEA	N KIHEI RD	96753	SHWS, SPILLS
WAILEA	S113230490	MECO PAD-MOUNT TRANSFORMER NO. 932	WAILEA POINT (MANAGER'S OFFICE	96753	SHWS, ENG CONTROLS, INST CONT

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 04/26/2013 Date Data Arrived at EDR: 05/09/2013 Date Made Active in Reports: 07/10/2013 Number of Days to Update: 62 Source: EPA Telephone: N/A Last EDR Contact: 05/09/2013 Next Scheduled EDR Contact: 07/22/2013 Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC) Telephone: 202-564-7333

EPA Region 1 Telephone 617-918-1143

EPA Region 3 Telephone 215-814-5418

EPA Region 4 Telephone 404-562-8033

EPA Region 5 Telephone 312-886-6686

EPA Region 10 Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

EPA Region 6

EPA Region 7

EPA Region 8

EPA Region 9

Telephone: 214-655-6659

Telephone: 913-551-7247

Telephone: 303-312-6774

Telephone: 415-947-4246

Date of Government Version: 04/26/2013 Date Data Arrived at EDR: 05/09/2013 Date Made Active in Reports: 07/10/2013 Number of Days to Update: 62 Source: EPA Telephone: N/A Last EDR Contact: 05/09/2013 Next Scheduled EDR Contact: 07/22/2013 Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991 Date Data Arrived at EDR: 02/02/1994 Date Made Active in Reports: 03/30/1994 Number of Days to Update: 56 Source: EPA Telephone: 202-564-4267 Last EDR Contact: 08/15/2011 Next Scheduled EDR Contact: 11/28/2011 Data Release Frequency: No Update Planned

TC3679434.2s Page GR-1

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 04/26/2013 Date Data Arrived at EDR: 05/09/2013 Date Made Active in Reports: 07/10/2013 Number of Days to Update: 62 Source: EPA Telephone: N/A Last EDR Contact: 05/09/2013 Next Scheduled EDR Contact: 07/22/2013 Data Release Frequency: Quarterly

Federal CERCLIS list

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/04/2013 Date Data Arrived at EDR: 03/01/2013 Date Made Active in Reports: 03/13/2013 Number of Days to Update: 12 Source: EPA Telephone: 703-412-9810 Last EDR Contact: 05/29/2013 Next Scheduled EDR Contact: 09/09/2013 Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 07/31/2012 Date Data Arrived at EDR: 10/09/2012 Date Made Active in Reports: 12/20/2012 Number of Days to Update: 72 Source: Environmental Protection Agency Telephone: 703-603-8704 Last EDR Contact: 07/08/2013 Next Scheduled EDR Contact: 10/21/2013 Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 02/05/2013 Date Data Arrived at EDR: 03/01/2013 Date Made Active in Reports: 03/13/2013 Number of Days to Update: 12 Source: EPA Telephone: 703-412-9810 Last EDR Contact: 05/29/2013 Next Scheduled EDR Contact: 05/09/2013 Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 02/12/2013 Date Data Arrived at EDR: 02/21/2013 Date Made Active in Reports: 02/27/2013 Number of Days to Update: 6 Source: EPA Telephone: 800-424-9346 Last EDR Contact: 07/01/2013 Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/12/2013 Date Data Arrived at EDR: 02/15/2013 Date Made Active in Reports: 02/27/2013 Number of Days to Update: 12 Source: Environmental Protection Agency Telephone: (415) 495-8895 Last EDR Contact: 07/01/2013 Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/12/2013 Date Data Arrived at EDR: 02/15/2013 Date Made Active in Reports: 02/27/2013 Number of Days to Update: 12 Source: Environmental Protection Agency Telephone: (415) 495-8895 Last EDR Contact: 07/01/2013 Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/12/2013 Date Data Arrived at EDR: 02/15/2013 Date Made Active in Reports: 02/27/2013 Number of Days to Update: 12 Source: Environmental Protection Agency Telephone: (415) 495-8895 Last EDR Contact: 07/01/2013 Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/12/2013 Date Data Arrived at EDR: 02/15/2013 Date Made Active in Reports: 02/27/2013 Number of Days to Update: 12 Source: Environmental Protection Agency Telephone: (415) 495-8895 Last EDR Contact: 07/01/2013 Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Varies

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 03/14/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/29/2013	Telephone: 703-603-0695
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 06/10/2013
Number of Days to Update: 42	Next Scheduled EDR Contact: 09/23/2013
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 03/14/2013 Date Data Arrived at EDR: 03/29/2013 Date Made Active in Reports: 05/10/2013 Number of Days to Update: 42 Source: Environmental Protection Agency Telephone: 703-603-0695 Last EDR Contact: 06/10/2013 Next Scheduled EDR Contact: 09/23/2013 Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005 Date Data Arrived at EDR: 12/11/2006 Date Made Active in Reports: 01/11/2007 Number of Days to Update: 31 Source: Department of the Navy Telephone: 843-820-7326 Last EDR Contact: 05/20/2013 Next Scheduled EDR Contact: 09/02/2013 Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/2012 Date Data Arrived at EDR: 01/17/2013 Date Made Active in Reports: 02/15/2013 Number of Days to Update: 29 Source: National Response Center, United States Coast Guard Telephone: 202-267-2180 Last EDR Contact: 07/01/2013 Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Annually

State- and tribal - equivalent CERCLIS

SHWS: Sites List

Facilities, sites or areas in which the Office of Hazard Evaluation and Emergency Response has an interest, has investigated or may investigate under HRS 128D (includes CERCLIS sites).

Date of Government Version: 01/17/2013	Source: Department of Health
Date Data Arrived at EDR: 02/28/2013	Telephone: 808-586-4249
Date Made Active in Reports: 04/09/2013	Last EDR Contact: 05/31/2013
Number of Days to Update: 40	Next Scheduled EDR Contact: 09/09/2013
· ·	Data Release Frequency: Semi-Annually

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: Permitted Landfills in the State of Hawaii

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/17/2012 Date Data Arrived at EDR: 04/03/2013 Date Made Active in Reports: 05/10/2013 Number of Days to Update: 37

Source: Department of Health Telephone: 808-586-4245 Last EDR Contact: 07/05/2013 Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Varies

State and tribal leaking storage tank lists

LUST: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/05/2013	Source: Department of Health
Date Data Arrived at EDR: 03/06/2013	Telephone: 808-586-4228
Date Made Active in Reports: 04/09/2013	Last EDR Contact: 06/03/2013
Number of Days to Update: 34	Next Scheduled EDR Contact: 09/16/2013
	Data Release Frequency: Semi-Annually

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/28/2012	Source: EPA Region 1
Date Data Arrived at EDR: 11/01/2012	Telephone: 617-918-1313
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 05/01/2013
Number of Days to Update: 162	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/06/2013	Source: EPA Region 4
Date Data Arrived at EDR: 02/08/2013	Telephone: 404-562-8677
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 07/24/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 11/11/2013
	Data Release Frequency: Semi-Annually

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011 Date Data Arrived at EDR: 09/13/2011 Date Made Active in Reports: 11/11/2011 Number of Days to Update: 59

Source: EPA Region 6 Telephone: 214-665-6597 Last EDR Contact: 07/24/2013 Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 12/31/2012	Source: EPA Region 7
Date Data Arrived at EDR: 02/28/2013	Telephone: 913-551-7003
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 07/24/2013
Number of Days to Update: 43	Next Scheduled EDR Contact: 11/11/2013
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.				
Date of Government Version: 08/27/2012 Date Data Arrived at EDR: 08/28/2012 Date Made Active in Reports: 10/16/2012 Number of Days to Update: 49	Source: EPA Region 8 Telephone: 303-312-6271 Last EDR Contact: 07/24/2013 Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Quarterly			
INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Arizona, California, New Mexico and Nevada				
Date of Government Version: 03/01/2013 Date Data Arrived at EDR: 03/01/2013 Date Made Active in Reports: 04/12/2013 Number of Days to Update: 42	Source: Environmental Protection Agency Telephone: 415-972-3372 Last EDR Contact: 07/24/2013 Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Quarterly			
INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.				
Date of Government Version: 02/05/2013 Date Data Arrived at EDR: 02/06/2013 Date Made Active in Reports: 04/12/2013 Number of Days to Update: 65	Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 07/24/2013 Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Quarterly			

State and tribal registered storage tank lists

UST: Underground Storage Tank Database

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 03/05/2013 Date Data Arrived at EDR: 03/06/2013 Date Made Active in Reports: 04/09/2013 Number of Days to Update: 34 Source: Department of Health Telephone: 808-586-4228 Last EDR Contact: 06/03/2013 Next Scheduled EDR Contact: 09/16/2013 Data Release Frequency: Semi-Annually

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 08/27/2012	
Date Data Arrived at EDR: 08/28/2012	
Date Made Active in Reports: 10/16/2012	
Number of Days to Update: 49	
Date Made Active in Reports: 10/16/2012	

Source: EPA Region 8 Telephone: 303-312-6137 Last EDR Contact: 07/24/2013 Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Quarterly

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 12/31/2012	Source: EPA Region 7
Date Data Arrived at EDR: 02/28/2013	Telephone: 913-551-7003
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 07/24/2013
Number of Days to Update: 43	Next Scheduled EDR Contact: 11/11/2013
	Data Release Frequency: Varies

	ndian Land database provides information about underground storage tanks on Indian)klahoma, New Mexico, Texas and 65 Tribes).
Date of Government Version: 05/10/2011 Date Data Arrived at EDR: 05/11/2011 Date Made Active in Reports: 06/14/2011 Number of Days to Update: 34	Source: EPA Region 6 Telephone: 214-665-7591 Last EDR Contact: 07/24/2013 Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Semi-Annually
INDIAN UST R5: Underground Storage Tanks on I The Indian Underground Storage Tank (UST) land in EPA Region 5 (Michigan, Minnesota a	database provides information about underground storage tanks on Indian
Date of Government Version: 08/02/2012 Date Data Arrived at EDR: 08/03/2012 Date Made Active in Reports: 11/05/2012 Number of Days to Update: 94	Source: EPA Region 5 Telephone: 312-886-6136 Last EDR Contact: 07/24/2013 Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Varies
	ndian Land database provides information about underground storage tanks on Indian rgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee
Date of Government Version: 02/06/2013 Date Data Arrived at EDR: 02/08/2013 Date Made Active in Reports: 04/12/2013 Number of Days to Update: 63	Source: EPA Region 4 Telephone: 404-562-9424 Last EDR Contact: 07/24/2013 Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Semi-Annually
	ndian Land database provides information about underground storage tanks on Indian assachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal
Date of Government Version: 09/28/2012 Date Data Arrived at EDR: 11/07/2012 Date Made Active in Reports: 04/12/2013 Number of Days to Update: 156	Source: EPA, Region 1 Telephone: 617-918-1313 Last EDR Contact: 04/29/2013 Next Scheduled EDR Contact: 08/12/2013 Data Release Frequency: Varies
INDIAN UST R10: Underground Storage Tanks on The Indian Underground Storage Tank (UST) land in EPA Region 10 (Alaska, Idaho, Oregor	database provides information about underground storage tanks on Indian
Date of Government Version: 02/05/2013 Date Data Arrived at EDR: 02/06/2013 Date Made Active in Reports: 04/12/2013 Number of Days to Update: 65	Source: EPA Region 10 Telephone: 206-553-2857 Last EDR Contact: 07/24/2013 Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Quarterly
	ndian Land database provides information about underground storage tanks on Indian waii, Nevada, the Pacific Islands, and Tribal Nations).
Date of Government Version: 02/21/2013 Date Data Arrived at EDR: 02/26/2013 Date Made Active in Reports: 04/12/2013 Number of Days to Update: 45	Source: EPA Region 9 Telephone: 415-972-3368 Last EDR Contact: 07/24/2013 Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Quarterly

Data Release Frequency: Quarterly

FEMA UST: Underground Storage Tank Listing A listing of all FEMA owned underground storage tanks.		
Date of Government Version: 01/01/2010 Date Data Arrived at EDR: 02/16/2010 Date Made Active in Reports: 04/12/2010 Number of Days to Update: 55	Source: FEMA Telephone: 202-646-5797 Last EDR Contact: 07/19/2013 Next Scheduled EDR Contact: 10/28/2013 Data Release Frequency: Varies	
State and tribal institutional control / engineering	g control registries	
ENG CONTROLS: Engineering Control Sites A listing of sites with engineering controls in place.		
Date of Government Version: 01/17/2013 Date Data Arrived at EDR: 02/28/2013 Date Made Active in Reports: 04/09/2013 Number of Days to Update: 40	Source: Department of Health Telephone: 404-586-4249 Last EDR Contact: 05/31/2013 Next Scheduled EDR Contact: 09/09/2013 Data Release Frequency: Varies	
INST CONTROL: Sites with Institutional Controls Voluntary Remediation Program and Brownfields sites with institutional controls in place.		
Date of Government Version: 01/17/2013 Date Data Arrived at EDR: 02/28/2013 Date Made Active in Reports: 04/09/2013 Number of Days to Update: 40	Source: Department of Health Telephone: 808-586-4249 Last EDR Contact: 05/31/2013 Next Scheduled EDR Contact: 09/09/2013 Data Release Frequency: Varies	
State and tribal voluntary cleanup sites		
VCP: Voluntary Response Program Sites Sites participating in the Voluntary Response Program. The purpose of the VRP is to streamline the cleanup process in a way that will encourage prospective developers, lenders, and purchasers to voluntarily cleanup properties.		
Date of Government Version: 01/17/2013 Date Data Arrived at EDR: 02/28/2013 Date Made Active in Reports: 04/09/2013 Number of Days to Update: 40	Source: Department of Health Telephone: 808-586-4249 Last EDR Contact: 05/31/2013 Next Scheduled EDR Contact: 09/09/2013 Data Release Frequency: Varies	
INDIAN VCP R1: Voluntary Cleanup Priority Listing A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.		
Date of Government Version: 09/28/2012 Date Data Arrived at EDR: 10/02/2012 Date Made Active in Reports: 10/16/2012 Number of Days to Update: 14	Source: EPA, Region 1 Telephone: 617-918-1102 Last EDR Contact: 07/02/2013 Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Varies	
INDIAN VCP R7: Voluntary Cleanup Priority Lisitng A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.		
Date of Government Version: 03/20/2008 Date Data Arrived at EDR: 04/22/2008 Date Made Active in Reports: 05/19/2008 Number of Days to Update: 27	Source: EPA, Region 7 Telephone: 913-551-7365 Last EDR Contact: 04/20/2009 Next Scheduled EDR Contact: 07/20/2009	

State and tribal Brownfields sites

BROWNFIELDS: Brownfields Sites

With certain legal exclusions and additions, the term 'brownfield site' means real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Date of Government Version: 01/17/2013 Date Data Arrived at EDR: 02/28/2013 Date Made Active in Reports: 04/09/2013 Number of Days to Update: 40 Source: Department of Health Telephone: 808-586-4249 Last EDR Contact: 05/31/2013 Next Scheduled EDR Contact: 09/09/2013 Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 12/10/2012 Date Data Arrived at EDR: 12/11/2012 Date Made Active in Reports: 12/20/2012 Number of Days to Update: 9 Source: Environmental Protection Agency Telephone: 202-566-2777 Last EDR Contact: 06/25/2013 Next Scheduled EDR Contact: 10/07/2013 Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009	Source:
Date Data Arrived at EDR: 05/07/2009	Telepho
Date Made Active in Reports: 09/21/2009	Last ED
Number of Days to Update: 137	Next Sc

Source: EPA, Region 9 Telephone: 415-947-4219 Last EDR Contact: 07/26/2013 Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: No Update Planned

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985 Date Data Arrived at EDR: 08/09/2004 Date Made Active in Reports: 09/17/2004 Number of Days to Update: 39 Source: Environmental Protection Agency Telephone: 800-424-9346 Last EDR Contact: 06/09/2004 Next Scheduled EDR Contact: N/A Data Release Frequency: No Update Planned

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands Location of open dumps on Indian land.

Date of Government Version: 12/31/1998 Date Data Arrived at EDR: 12/03/2007 Date Made Active in Reports: 01/24/2008 Number of Days to Update: 52 Source: Environmental Protection Agency Telephone: 703-308-8245 Last EDR Contact: 05/03/2013 Next Scheduled EDR Contact: 08/19/2013 Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 06/03/2013
Next Scheduled EDR Contact: 09/16/2013
Data Release Frequency: Quarterly

CDL: Clandestine Drug Lab Listing A listing of clandestine drug lab site locations.

Date of Government Version: 08/04/2010 Date Data Arrived at EDR: 09/10/2010 Date Made Active in Reports: 10/22/2010 Number of Days to Update: 42 Source: Department of Health Telephone: 808-586-4249 Last EDR Contact: 06/03/2013 Next Scheduled EDR Contact: 09/16/2013 Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007 Date Data Arrived at EDR: 11/19/2008 Date Made Active in Reports: 03/30/2009 Number of Days to Update: 131 Source: Drug Enforcement Administration Telephone: 202-307-1000 Last EDR Contact: 03/23/2009 Next Scheduled EDR Contact: 06/22/2009 Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/06/2013 Date Data Arrived at EDR: 04/25/2013 Date Made Active in Reports: 05/10/2013 Number of Days to Update: 15 Source: Environmental Protection Agency Telephone: 202-564-6023 Last EDR Contact: 07/24/2013 Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Varies

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/31/2012 Date Data Arrived at EDR: 01/03/2013 Date Made Active in Reports: 02/27/2013 Number of Days to Update: 55

Source: U.S. Department of Transportation Telephone: 202-366-4555 Last EDR Contact: 07/01/2013 Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Annually

SPILLS: Release Notifications

Releases of hazardous substances to the environment reported to the Office of Hazard Evaluation and Emergency Response since 1988.

Date of Government Version: 01/31/2012 Date Data Arrived at EDR: 02/28/2012 Date Made Active in Reports: 04/04/2012 Number of Days to Update: 36 Source: Department of Health Telephone: 808-586-4249 Last EDR Contact: 05/31/2013 Next Scheduled EDR Contact: 09/09/2013 Data Release Frequency: Varies

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 03/10/2012 Date Data Arrived at EDR: 01/03/2013 Date Made Active in Reports: 02/11/2013 Number of Days to Update: 39 Source: FirstSearch Telephone: N/A Last EDR Contact: 01/03/2013 Next Scheduled EDR Contact: N/A Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/12/2013 Date Data Arrived at EDR: 02/15/2013 Date Made Active in Reports: 02/27/2013 Number of Days to Update: 12 Source: Environmental Protection Agency Telephone: (415) 495-8895 Last EDR Contact: 07/01/2013 Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012 Date Data Arrived at EDR: 08/07/2012 Date Made Active in Reports: 09/18/2012 Number of Days to Update: 42 Source: Department of Transporation, Office of Pipeline Safety Telephone: 202-366-4595 Last EDR Contact: 05/07/2013 Next Scheduled EDR Contact: 08/19/2013 Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 11/10/2006 Date Made Active in Reports: 01/11/2007 Number of Days to Update: 62 Source: USGS Telephone: 888-275-8747 Last EDR Contact: 07/19/2013 Next Scheduled EDR Contact: 10/28/2013 Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2011 Date Data Arrived at EDR: 02/26/2013 Date Made Active in Reports: 03/13/2013 Number of Days to Update: 15 Source: U.S. Army Corps of Engineers Telephone: 202-528-4285 Last EDR Contact: 06/10/2013 Next Scheduled EDR Contact: 09/23/2013 Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2011	Source: Department of Justice, Consent Decree Library
Date Data Arrived at EDR: 01/15/2013	Telephone: Varies
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 06/25/2013
Number of Days to Update: 57	Next Scheduled EDR Contact: 10/14/2013
	Data Release Frequency: Varies

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 12/18/2012	Source: EPA
Date Data Arrived at EDR: 03/13/2013	Telephone: 703-416-0223
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 06/11/2013
Number of Days to Update: 30	Next Scheduled EDR Contact: 09/23/2013
	Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010	Source: Department of Energy
Date Data Arrived at EDR: 10/07/2011	Telephone: 505-845-0011
Date Made Active in Reports: 03/01/2012	Last EDR Contact: 05/28/2013
Number of Days to Update: 146	Next Scheduled EDR Contact: 09/09/2013
	Data Release Frequency: Varies

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/05/2013 Date Data Arrived at EDR: 04/18/2013	Source: Department of Labor, Mine Safety and Health Administration Telephone: 303-231-5959
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 06/04/2013
Number of Days to Update: 22	Next Scheduled EDR Contact: 09/16/2013
	Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2009	
Date Data Arrived at EDR: 09/01/2011	
Date Made Active in Reports: 01/10/2012	
Number of Days to Update: 131	

Source: EPA Telephone: 202-566-0250 Last EDR Contact: 05/29/2013 Next Scheduled EDR Contact: 09/09/2013 Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2006 Date Data Arrived at EDR: 09/29/2010 Date Made Active in Reports: 12/02/2010 Number of Days to Update: 64 Source: EPA Telephone: 202-260-5521 Last EDR Contact: 06/25/2013 Next Scheduled EDR Contact: 10/07/2013 Data Release Frequency: Every 4 Years

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 05/28/2013
Number of Days to Update: 25	Next Scheduled EDR Contact: 09/09/2013
	Data Release Frequency: Quarterly

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act) A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 05/28/2013
Number of Days to Update: 25	Next Scheduled EDR Contact: 09/09/2013
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006 Date Data Arrived at EDR: 03/01/2007 Date Made Active in Reports: 04/10/2007 Number of Days to Update: 40 Source: Environmental Protection Agency Telephone: 202-564-2501 Last EDR Contact: 12/17/2007 Next Scheduled EDR Contact: 03/17/2008 Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006 Date Data Arrived at EDR: 03/01/2007 Date Made Active in Reports: 04/10/2007 Number of Days to Update: 40 Source: Environmental Protection Agency Telephone: 202-564-2501 Last EDR Contact: 12/17/2008 Next Scheduled EDR Contact: 03/17/2008 Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/2009 Date Data Arrived at EDR: 12/10/2010 Date Made Active in Reports: 02/25/2011 Number of Days to Update: 77 Source: EPA Telephone: 202-564-4203 Last EDR Contact: 07/24/2013 Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/20/2011 Date Data Arrived at EDR: 11/10/2011 Date Made Active in Reports: 01/10/2012 Number of Days to Update: 61 Source: Environmental Protection Agency Telephone: 202-564-5088 Last EDR Contact: 07/01/2013 Next Scheduled EDR Contact: 10/28/2013 Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 11/01/2012	Source: EPA
Date Data Arrived at EDR: 01/16/2013	Telephone: 202-566-0500
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 07/17/2013
Number of Days to Update: 114	Next Scheduled EDR Contact: 10/28/2013
	Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 03/14/2013	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 03/20/2013	Telephone: 301-415-7169
Date Made Active in Reports: 07/10/2013	Last EDR Contact: 07/10/2013
Number of Days to Update: 112	Next Scheduled EDR Contact: 09/23/2013
	Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/09/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/11/2013	Telephone: 202-343-9775
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 07/12/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 10/21/2013
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 03/08/2013 Date Data Arrived at EDR: 03/21/2013 Date Made Active in Reports: 07/10/2013 Number of Days to Update: 111 Source: EPA Telephone: (415) 947-8000 Last EDR Contact: 06/13/2013 Next Scheduled EDR Contact: 09/23/2013 Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995 Date Data Arrived at EDR: 07/03/1995 Date Made Active in Reports: 08/07/1995 Number of Days to Update: 35 Source: EPA Telephone: 202-564-4104 Last EDR Contact: 06/02/2008 Next Scheduled EDR Contact: 09/01/2008 Data Release Frequency: No Update Planned

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/08/2012 Date Data Arrived at EDR: 05/25/2012 Date Made Active in Reports: 07/10/2012 Number of Days to Update: 46 Source: Environmental Protection Agency Telephone: 202-564-8600 Last EDR Contact: 07/24/2013 Next Scheduled EDR Contact: 11/11/2013 Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2011 Date Data Arrived at EDR: 02/26/2013 Date Made Active in Reports: 04/19/2013 Number of Days to Update: 52 Source: EPA/NTIS Telephone: 800-424-9346 Last EDR Contact: 05/30/2013 Next Scheduled EDR Contact: 09/09/2013 Data Release Frequency: Biennially

UIC: Underground Injection Wells Listing

A listing of underground injection well locations.

Date of Government Version: 02/07/2013 Date Data Arrived at EDR: 02/12/2013 Date Made Active in Reports: 04/09/2013 Number of Days to Update: 56 Source: Department of Health Telephone: 808-586-4258 Last EDR Contact: 06/03/2013 Next Scheduled EDR Contact: 09/16/2013 Data Release Frequency: Varies

DRYCLEANERS: Permitted Drycleaner Facility Listing A listing of permitted drycleaner facilities in the state.

Date of Government Version: 12/31/2012	Source: Department of Health
Date Data Arrived at EDR: 01/25/2013	Telephone: 808-586-4200
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Date Made Active in Reports: 02/28/2013	Last EDR Contact: 07/18/2013
Number of Days to Update: 34	Next Scheduled EDR Contact: 10/21/2013
	Data Release Frequency: Varies

AIRS: List of Permitted Facilities A listing of permitted facilities in the state.		
Date of Government Version: 04/24/2013 Date Data Arrived at EDR: 04/25/2013 Date Made Active in Reports: 05/10/2013 Number of Days to Update: 15	Source: Department of Health Telephone: 808-586-4200 Last EDR Contact: 07/18/2013 Next Scheduled EDR Contact: 10/21/2013 Data Release Frequency: Varies	
INDIAN RESERV: Indian Reservations This map layer portrays Indian administered lan than 640 acres.	nds of the United States that have any area equal to or greater	
Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 12/08/2006 Date Made Active in Reports: 01/11/2007 Number of Days to Update: 34	Source: USGS Telephone: 202-208-3710 Last EDR Contact: 07/19/2013 Next Scheduled EDR Contact: 10/28/2013 Data Release Frequency: Semi-Annually	
SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.		
Date of Government Version: 03/07/2011 Date Data Arrived at EDR: 03/09/2011 Date Made Active in Reports: 05/02/2011 Number of Days to Update: 54	Source: Environmental Protection Agency Telephone: 615-532-8599 Last EDR Contact: 07/18/2013 Next Scheduled EDR Contact: 11/04/2013 Data Release Frequency: Varies	
2020 COR ACTION: 2020 Corrective Action Program List The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.		
Date of Government Version: 11/11/2011 Date Data Arrived at EDR: 05/18/2012 Date Made Active in Reports: 05/25/2012 Number of Days to Update: 7	Source: Environmental Protection Agency Telephone: 703-308-4044 Last EDR Contact: 05/17/2013 Next Scheduled EDR Contact: 08/26/2013 Data Release Frequency: Varies	
LEAD SMELTER 2: Lead Smelter Sites A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust		
Date of Government Version: 04/05/2001 Date Data Arrived at EDR: 10/27/2010 Date Made Active in Reports: 12/02/2010 Number of Days to Update: 36	Source: American Journal of Public Health Telephone: 703-305-6451 Last EDR Contact: 12/02/2009 Next Scheduled EDR Contact: N/A Data Release Frequency: No Update Planned	
LEAD SMELTER 1: Lead Smelter Sites A listing of former lead smelter site locations.		
Date of Government Version: 01/29/2013 Date Data Arrived at EDR: 02/14/2013 Date Made Active in Reports: 02/27/2013 Number of Days to Update: 13	Source: Environmental Protection Agency Telephone: 703-603-8787 Last EDR Contact: 07/03/2013 Next Scheduled EDR Contact: 10/21/2013 Data Release Frequency: Varies	

Financial Assurance: Financial Assurance Information Listing

A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 03/18/2013	Source: Department of Health
Date Data Arrived at EDR: 03/19/2013	Telephone: 808-586-4226
Date Made Active in Reports: 04/09/2013	Last EDR Contact: 06/13/2013
Number of Days to Update: 21	Next Scheduled EDR Contact: 09/30/2013
	Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010	Source: Environmental Protection Agency
Date Data Arrived at EDR: 01/03/2011	Telephone: N/A
Date Made Active in Reports: 03/21/2011	Last EDR Contact: 06/14/2013
Number of Days to Update: 77	Next Scheduled EDR Contact: 09/23/2013
	Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 07/19/2013
Next Scheduled EDR Contact: 10/28/2013
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 05/03/2013
Number of Days to Update: 83	Next Scheduled EDR Contact: 08/12/2013
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/04/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/15/2013	Telephone: 202-566-1917
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 05/20/2013
Number of Days to Update: 56	Next Scheduled EDR Contact: 09/02/2013
	Data Release Frequency: Quarterly

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 12/31/2012 Date Data Arrived at EDR: 02/18/2013 Date Made Active in Reports: 05/10/2013 Number of Days to Update: 81

Source: Environmental Protection Agency Telephone: 617-520-3000 Last EDR Contact: 05/10/2013 Next Scheduled EDR Contact: 08/26/2013 Data Release Frequency: Quarterly

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 12/18/2012 Date Data Arrived at EDR: 04/04/2013 Date Made Active in Reports: 07/10/2013 Number of Days to Update: 97 Source: EPA Telephone: 202-564-6023 Last EDR Contact: 07/03/2013 Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Quarterly

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 01/23/2013 Date Data Arrived at EDR: 01/30/2013 Date Made Active in Reports: 05/10/2013 Number of Days to Update: 100 Source: EPA Telephone: 202-564-5962 Last EDR Contact: 06/25/2013 Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Annually

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Source: U.S. Geological Survey

Date of Government Version: 12/31/2005 Date Data Arrived at EDR: 02/06/2006 Date Made Active in Reports: 01/11/2007 Number of Days to Update: 339

US AIRS MINOR: Air Facility System Data A listing of minor source facilities.

> Date of Government Version: 01/23/2013 Date Data Arrived at EDR: 01/30/2013 Date Made Active in Reports: 05/10/2013 Number of Days to Update: 100

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A Date Data Arrived at EDR: N/A Date Made Active in Reports: N/A Number of Days to Update: N/A Source: EDR, Inc. Telephone: N/A Last EDR Contact: N/A Next Scheduled EDR Contact: N/A Data Release Frequency: No Update Planned

Telephone: 888-275-8747 Last EDR Contact: 07/19/2013 Next Scheduled EDR Contact: 10/28/2013 Data Release Frequency: N/A

Source: EPA Telephone: 202-564-5962 Last EDR Contact: 06/25/2013 Next Scheduled EDR Contact: 10/14/2013 Data Release Frequency: Annually

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A Date Data Arrived at EDR: N/A Date Made Active in Reports: N/A Number of Days to Update: N/A Source: EDR, Inc. Telephone: N/A Last EDR Contact: N/A Next Scheduled EDR Contact: N/A Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A	Source: EDR, Inc.
Date Data Arrived at EDR: N/A	Telephone: N/A
Date Made Active in Reports: N/A	Last EDR Contact: N/A
Number of Days to Update: N/A	Next Scheduled EDR Contact: N/A
	Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Proprietary Historic Dry Cleaners - Cole

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Auto Stat: EDR Proprietary Historic Gas Stations - Cole

Date of Government Version: N/A Date Data Arrived at EDR: N/A Date Made Active in Reports: N/A Number of Days to Update: N/A Source: N/A Telephone: N/A Last EDR Contact: N/A Next Scheduled EDR Contact: N/A Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: Rextag Strategies Corp.
Telephone: (281) 769-2247
U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services,

a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary

and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are

comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

PIILANI PROMENADE PIILANI HIGHWAY AND KAONOULU STREET KIHEI, HI 96753

TARGET PROPERTY COORDINATES

Latitude (North):	20.7684 - 20° 46' 6.24''
Longitude (West):	156.4479 - 156° 26' 52.44''
Universal Tranverse Mercator:	Zone 4
UTM X (Meters):	765714.1
UTM Y (Meters):	2298479.8
Elevation:	79 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	20156-G4 WAILUKU, HI
Most Recent Revision:	Not reported

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

- 1. Groundwater flow direction, and
- 2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

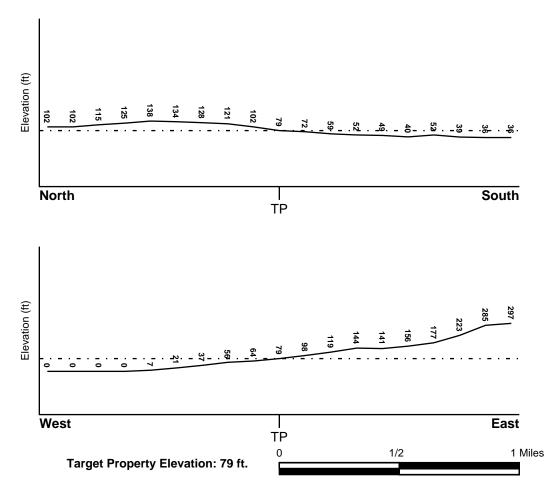
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General SW

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Target Property County MAUI, HI	FEMA Flood <u>Electronic Data</u> YES - refer to the Overview Map and Detail Map	
Flood Plain Panel at Target Property:	1500030265C - FEMA Q3 Flood data	
Additional Panels in search area:	1500030255B - FEMA Q3 Flood data	
NWI Quad at Target Property NOT AVAILABLE	NWI Electronic <u>Data Coverage</u> YES - refer to the Overview Map and Detail Map	

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

> MAP ID Not Reported

LOCATION FROM TP

GENERAL DIRECTION GROUNDWATER FLOW

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

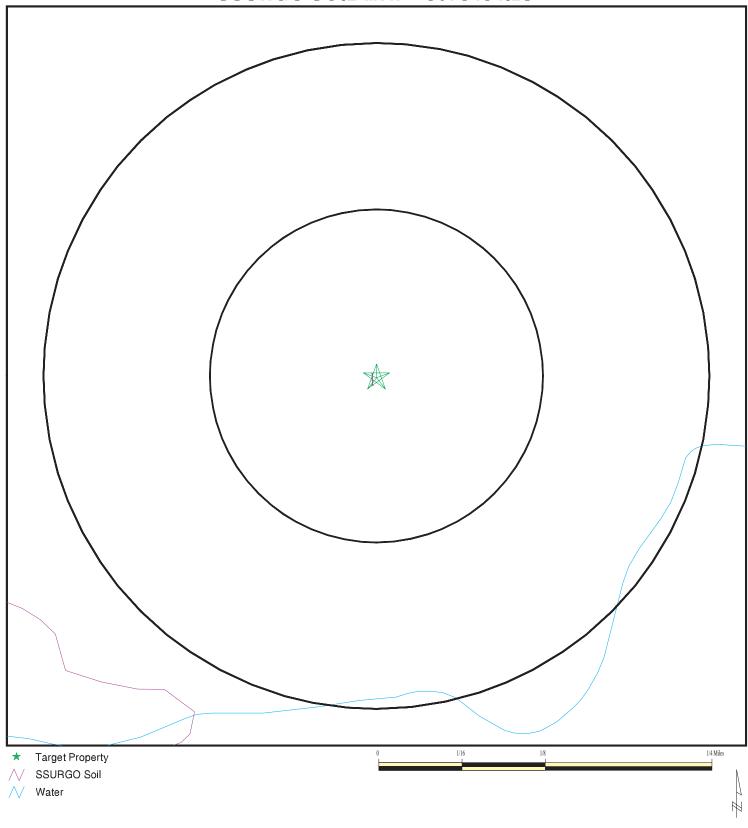
Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

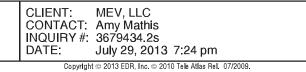
GEOLOGIC AGE IDENTIFICATION

Era:	- Category:	-
System:	-	
Series:	-	
Code:	N/A (decoded above as Era, System & Series)	

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).



SITE NAME:	Piilani Promenade Piilani Highway and Kaonoulu Street
ADDITE 33.	Kihei HI 96753
LAT/LONG:	20.7684 / 156.4479



DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1	
Soil Component Name:	Waiakoa
Soil Surface Texture:	extremely stony silty clay loam
Hydrologic Group:	Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
Soil Drainage Class:	Well drained
Hydric Status: Not hydric	
Corrosion Potential - Uncoated Steel:	Moderate
Depth to Bedrock Min:	> 71 inches
Depth to Watertable Min:	> 0 inches

	Soil Layer Information						
	Bou	indary		Classification		Saturated hydraulic	
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil	conductivity micro m/sec	Soil Reaction (pH)
1	0 inches	0 inches	extremely stony silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
2	0 inches	20 inches	extremely stony silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
3	20 inches	27 inches	stony silty clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:
4	27 inches	31 inches	bedrock	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	Not reported	Max: 0.42 Min: 0.02	Max: Min:

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A3	USGS40000268873	1/4 - 1/2 Mile North
B5	USGS40000268872	1/4 - 1/2 Mile NNW
C7	USGS40000268876	1/4 - 1/2 Mile North
D9	USGS40000268869	1/2 - 1 Mile WNW
E12	USGS40000268879	1/2 - 1 Mile North
D14	USGS40000268870	1/2 - 1 Mile WNW
F15	USGS40000268867	1/2 - 1 Mile SSW
E18	USGS40000268882	1/2 - 1 Mile North
G20	USGS40000268864	1/2 - 1 Mile SSW
H24	USGS40000268863	1/2 - 1 Mile SSW
125	USGS40000268886	1/2 - 1 Mile NNW
127	USGS40000268887	1/2 - 1 Mile NNW
J29	USGS40000268875	1/2 - 1 Mile NW
30	USGS40000268878	1/2 - 1 Mile NW
J32	USGS40000268877	1/2 - 1 Mile NW
34	USGS40000268888	1/2 - 1 Mile NNW
K35	USGS40000268861	1/2 - 1 Mile SSW
K38	USGS40000268860	1/2 - 1 Mile SSW
L39	USGS40000268883	1/2 - 1 Mile NW
M42	USGS40000268880	1/2 - 1 Mile NW

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

		LOCATION
MAP ID	WELL ID	FROM TP
No PWS System Found		

Note: PWS System location is not always the same as well location.

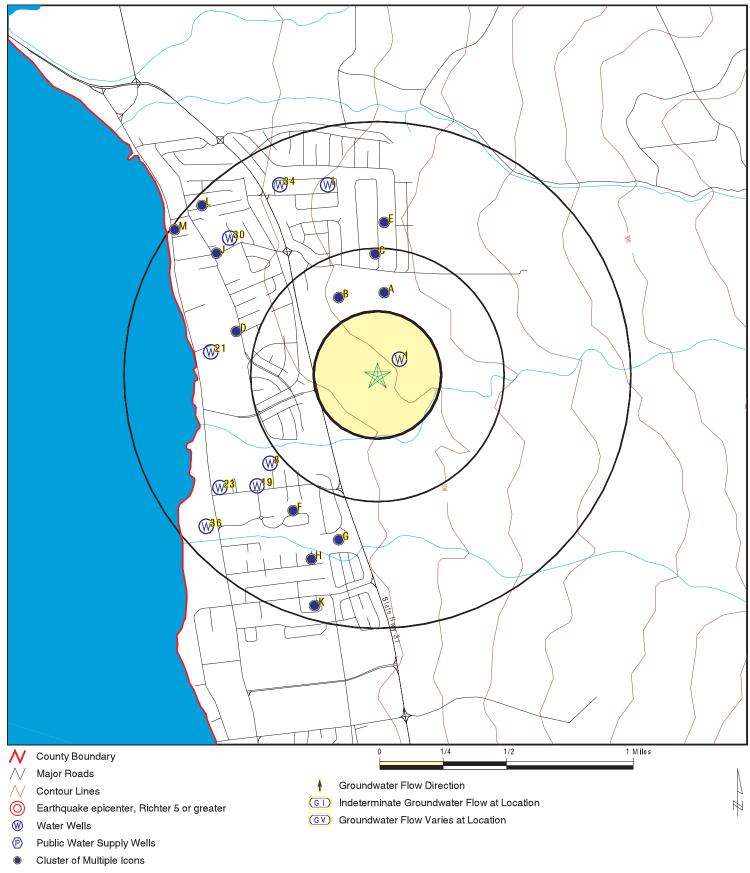
STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	HI8000000001116	0 - 1/8 Mile NE

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
A2	HI8000000001123	1/4 - 1/2 Mile North
B4	HI800000001122	1/4 - 1/2 Mile NNW
C6	HI800000001129	1/4 - 1/2 Mile North
8	HI800000001112	1/2 - 1 Mile SW
D10	HI800000001118	1/2 - 1 Mile WNW
E11	HI800000001132	1/2 - 1 Mile North
D13	HI800000001119	1/2 - 1 Mile WNW
E16	HI800000001134	1/2 - 1 Mile North
F17	HI800000001109	1/2 - 1 Mile SSW
19	HI800000001111	1/2 - 1 Mile SW
21	HI800000001117	1/2 - 1 Mile West
G22	HI800000001107	1/2 - 1 Mile SSW
23	HI800000001110	1/2 - 1 Mile SW
H26	HI800000001106	1/2 - 1 Mile SSW
J28	HI800000001126	1/2 - 1 Mile NW
J31	HI800000001128	1/2 - 1 Mile NW
J33	HI800000001130	1/2 - 1 Mile NW
36	HI800000001108	1/2 - 1 Mile SW
L37	HI800000001135	1/2 - 1 Mile NW
K40	HI800000001104	1/2 - 1 Mile SSW
M41	HI800000001131	1/2 - 1 Mile NW

PHYSICAL SETTING SOURCE MAP - 3679434.2s



SITE NAME:	Piilani Promenade
ADDRESS:	Piilani Highway and Kaonoulu Street
LAT/LONG:	Kihei HI 96753 20.7684 / 156.4479

	MEV, LLC Amy Mathis 3679434.2s July 29, 2013 7:24 pm	
Copyrigh	t © 2013 EDR, Inc. © 2010 Tele Atlas Rel. 07	/2009.

/lap ID Direction				
Distance Elevation			Database	EDR ID Numbe
E			HI WELLS	HI8000000001116
- 1/8 Mile igher				
Objectid:	3044	Wid:	6-4626-002	
Island:	Maui	Well name:	Kaonoulu Irr 1	
Old name:	Not Reported			
Yr drilled:	2012			
Driller:	Moreira			
Quad map:	0			
Long83dd:	-156.44655			
Lat83dd:	20.7693			
Gps:	0	Utm:	0	
Owner user:	Charles Jenks	Old number:	Not Reported	
Well type:	ROT	Casing dia:	10	
Ground el:	118	0		
Well depth:	133			
Solid case:	123	Perf case:	133	
Use:	IRR - Irrigation (non-dor	nestic, nor Uagriædt ure)	Not Reported	
Init head:	1.12	Init head2:	Not Reported	
Init head3:	Not Reported		·	
Init cl:	180			
Test date:	1/17/2012	Test gpm:	179	
Test ddown:	2.46	Test chlor:	180	
Test temp:	73.5	Test unit:	F	
Pump gpm:	150			
Draft mgy:	Not Reported	Head feet:	Not Reported	
Max chlor:	Not Reported	Min chlor:	Not Reported	
Geology:	Not Reported			
Pump yr:	2012			
Draft yr:	Not Reported	Bot hole:	-15	
Bot solid:	-5	Bot perf:	-15	
Spec capac:	Not Reported			
Pump mgd:	.216			
Draft mgd:	Not Reported	Pump elev:	-8	
Pump depth:	128	Tmk:	(2) 3-9-001:169	
Aqui code:	60304			
Latest hd:	Not Reported	Wcr:	02/23/2012	
Pir:	2/23/2012	Surveyor:	Not Reported	
T:	Not Reported	Site id:	HI8000000001116	
2 orth			HI WELLS	HI8000000001123
/4 - 1/2 Mile ligher				
Objectid:	3058	Wid:	6-4627-014	
Island:	Maui	Well name:	Tmk 3-9-01-34	
Old name:	Not Reported			
Yr drilled:	1969			
Driller:	OCEAN VIEW			
Quad map:	8			
Long83dd:	-156.4475			
Lat83dd:	20.7730555556			
Gps:	0	Utm:	-1	
Owner user:	Hashimoto T	Old number:	226-	

Well type: Ground el:	ROT 130	Casing dia:	Not Reported
Well depth:	200		
Solid case:	Not Reported	Perf case:	Not Reported
Use:	IRR - Irrigation (non-domestic, r	onUagriceature)	Not Reported
Init head:	Not Reported	Init head2:	Not Reported
Init head3:	Not Reported		
Init cl:	0		
Test date:	Not Reported	Test gpm:	Not Reported
Test ddown:	Not Reported	Test chlor:	Not Reported
Test temp:	Not Reported	Test unit:	Not Reported
Pump gpm:	0		
Draft mgy:	24	Head feet:	Not Reported
Max chlor:	Not Reported	Min chlor:	Not Reported
Geology:	Not Reported		
Pump yr:	0		
Draft yr:	Not Reported	Bot hole:	-70
Bot solid:	Not Reported	Bot perf:	Not Reported
Spec capac:	Not Reported		
Pump mgd:	0		
Draft mgd:	Not Reported	Pump elev:	Not Reported
Pump depth:	Not Reported	Tmk:	Not Reported
Aqui code:	60304		
Latest hd:	Not Reported	Wcr:	01/01/1969
Pir:	Not Reported	Surveyor:	Not Reported
T:	Not Reported	Site id:	HI800000001123
	·		

A3 North 1/4 - 1/2 Mile Higher

FED USGS USGS40000268873

Org. Identifier:	USGS-HI				
Formal name:	USGS Hawaii Water Science Center				
Monloc Identifier:	USGS-204635156270101				
Monloc name:	6-4627-14 Waiakea Homesteads	6-4627-14 Waiakea Homesteads, Maui, HI			
Monloc type:	Well				
Monloc desc:	former local no. W226				
Huc code:	20020000	Drainagearea value:	Not Reported		
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported		
Contrib drainagearea units:	Not Reported	Latitude:	20.7731899		
Longitude:	-156.447459	Sourcemap scale:	24000		
Horiz Acc measure:	1	Horiz Acc measure units:	seconds		
Horiz Collection method:	Interpolated from map				
Horiz coord refsys:	NAD83	Vert measure val:	130.00		
Vert measure units:	feet	Vertacc measure val:	10		
Vert accmeasure units:	feet				
Vertcollection method:	Interpolated from topographic ma	p			
Vert coord refsys:	HILOCAL	Countrycode:	US		
Aquifername:	Not Reported				
Formation type:	Not Reported				
Aquifer type:	Not Reported				
Construction date:	19690101	Welldepth:	200		
Welldepth units:	ft	Wellholedepth:	200		
Wellholedepth units:	ft				

Ground-water levels, Number of Measurements: 0

levation			Database	EDR ID Numbe
4 NW 4 - 1/2 Mile igher			HI WELLS	HI8000000001122
Objectid:	3052	Wid:	6-4627-008	
Island:	Maui	Well name:	Tmk 3-9-01-33	
Old name:	Not Reported			
Yr drilled:	1948			
Driller:	MULLIN			
Quad map:	8			
Long83dd:	-156.450277778			
Lat83dd:	20.772777778			
Gps:	0	Utm:	-1	
Owner user:	Hashimoto T	Old number:	225-	
Well type:	Not Reported	Casing dia:	6	
Ground el:	Not Reported	3		
Well depth:	116			
Solid case:	85	Perf case:	Not Reported	
Use:	IRR - Irrigation (non-dom	estic. nort-Jaerice.atture)	Not Reported	
Init head:	Not Reported	Init head2:	Not Reported	
Init head3:	Not Reported			
Init cl:	0			
Test date:	Not Reported	Test gpm:	100	
Test ddown:	Not Reported	Test chlor:	435	
Test temp:	Not Reported	Test unit:	Not Reported	
Pump gpm:	0			
Draft mgy:	12	Head feet:	Not Reported	
Max chlor:	Not Reported	Min chlor:	Not Reported	
Geology:	TK			
Pump yr:	0			
Draft yr:	Not Reported	Bot hole:	Not Reported	
Bot solid:	Not Reported	Bot perf:	Not Reported	
Spec capac:	Not Reported	200 000		
Pump mgd:	0			
Draft mgd:	Not Reported	Pump elev:	Not Reported	
Pump depth:	Not Reported	Tmk:	Not Reported	
Aqui code:	60304	THUX.	Not Reported	
Latest hd:	Not Reported	Wcr:	01/01/1948	
Pir:	Not Reported	Surveyor:	Not Reported	
ги. Т:	Not Reported	Site id:	HI800000001122	

B5 NNW 1/4 - 1/2 Mile Higher

Org. Identifier:	USGS-HI		
Formal name:	USGS Hawaii Water Science Center		
Monloc Identifier:	USGS-204634156271101		
Monloc name:	6-4627-08 W225		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	20020000	Drain	
Drainagearea Units:	Not Reported	Cont	
Contrib drainagearea units:	Not Reported	Latitu	
Longitude:	-156.4502367	Sour	

Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Not Reported Not Reported 20.7729122 24000

FED USGS

USGS40000268872

Horiz Acc measure: Horiz Collection method:	1 Interpolated from map	Horiz Acc measure units:	seconds
Horiz coord refsys:	NAD83	Vert measure val:	105.00
,			
Vert measure units:	feet	Vertacc measure val:	5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic ma	ip	
Vert coord refsys:	HILOCAL	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19480101	Welldepth:	116
Welldepth units:	ft	Wellholedepth:	116
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1 Feet below Feet to

Date Surface Sealevel

1973-07-16 92.28

C6	
North	
1/4 - 1/2 Mile	
Higher	

ingriei			
Objectid:	3059	Wid:	6-4627-015
Island:	Maui	Well name:	Tmk 3-9-26-43
Old name:	Not Reported		
Yr drilled:	1969		
Driller:	OCEAN VIEW		
Quad map:	8		
Long83dd:	-156.448055556		
Lat83dd:	20.7752777778		
Gps:	0	Utm:	-1
Owner user:	Neubauer A	Old number:	227-
Well type:	ROT	Casing dia:	4
Ground el:	Not Reported		
Well depth:	110		
Solid case:	Not Reported	Perf case:	Not Reported
Use:	IRR - Irrigation (non-dom	estic, nor Uagrice.at ure)	Not Reported
Init head:	Not Reported	Init head2:	Not Reported
Init head3:	Not Reported		
Init cl:	0		
Test date:	Not Reported	Test gpm:	Not Reported
Test ddown:	Not Reported	Test chlor:	Not Reported
Test temp:	Not Reported	Test unit:	Not Reported
Pump gpm:	0		
Draft mgy:	Not Reported	Head feet:	Not Reported
Max chlor:	Not Reported	Min chlor:	Not Reported
Geology:	Not Reported		
Pump yr:	0		
Draft yr:	Not Reported	Bot hole:	Not Reported
Bot solid:	Not Reported	Bot perf:	Not Reported
Spec capac:	Not Reported		
Pump mgd:	0		

HI800000001129

HI WELLS

Draft mgd: Pump depth: Aqui code: Latest hd: Pir: T:	Not Reported Not Reported 60304 Not Reported Not Reported Not Reported	Pump elev: Tmk: Wcr: Surveyor: Site id:	Not Reported Not Reported 01/01/1969 Not Reported HI8000000001129	
C7 North 1/4 - 1/2 Mile Higher			FED USGS	USGS40000268876
Org. Identifier: Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units:	-156.4480145 1 Interpolated from map NAD83 feet	nter Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val:	Not Reported Not Reported 20.7754119 24000 seconds 130.00 10	
Vert accmeasure units: Vertcollection method: Vert coord refsys: Aquifername: Formation type: Aquifer type: Construction date: Welldepth units: Wellholedepth units:	feet Interpolated from topographic ma HILOCAL Not Reported Not Reported 19690101 ft Not Reported	ap Countrycode: Welldepth: Wellholedepth:	US 110 Not Reported	

Ground-water levels, Number of Measurements: 0

8 SW 1/2 - 1 Mile Lower			HI WELLS	HI800000001112
Objectid:	3034	Wid:	6-4527-018	
Island:	Maui	Well name:	Kaonoulu 5	
Old name:	Not Reported			
Yr drilled:	2007			
Driller:	Not Reported			
Quad map:	6			
Long83dd:	-156.45444444			
Lat83dd:	20.7633333333			
Gps:	-1	Utm:	0	
Owner user:	Not Reported	Old number:	Not Reported	

Well type:	ROT	Casing dia:	6
Ground el:	18	5	
Well depth:	50		
Solid case:	20	Perf case:	50
Use:	IRR - Landscape/Water Features	Use year:	Not Reported
Init head:	3.14	Init head2:	Not Reported
Init head3:	Not Reported		
Init cl:	184		
Test date:	Not Reported	Test gpm:	Not Reported
Test ddown:	Not Reported	Test chlor:	Not Reported
Test temp:	Not Reported	Test unit:	Not Reported
Pump gpm:	60		
Draft mgy:	Not Reported	Head feet:	Not Reported
Max chlor:	Not Reported	Min chlor:	Not Reported
Geology:	тк		
Pump yr:	2006		
Draft yr:	Not Reported	Bot hole:	-32
Bot solid:	-2	Bot perf:	-32
Spec capac:	Not Reported		
Pump mgd:	.086		
Draft mgd:	Not Reported	Pump elev:	-28
Pump depth:	46	Tmk:	(2) 3-9-001:161
Aqui code:	60304		
Latest hd:	Not Reported	Wcr:	04/16/2007
Pir:	9/16/2009	Surveyor:	Not Reported
T:	Not Reported	Site id:	HI800000001112

FED USGS USGS40000268869

D9 WNW 1/2 - 1 Mile Lower

Org. Identifier: Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc:	USGS-HI USGS Hawaii Water Science Cer USGS-204626156273301 6-4627-11 W220 Well Not Beauted	nter	
Huc code:	Not Reported 20020000	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	•	Latitude:	20.7706902
Longitude:	-156.4563476	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	18.00
Vert measure units:	feet	Vertacc measure val:	2
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic ma	р	
Vert coord refsys:	HILOCAL	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19490101	Welldepth:	19
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

Ilevation 10 /NW /2 - 1 Mile ower Objectid: Island: Old name: Yr drilled: Driller: Quad map: Long83dd: Lat83dd: Gps: Owner user: Well type: Ground el: Well depth: Solid case:	3055 Maui Not Reported 1949 MULLIN 6 -156.456388889 20.7705555556 0 Alo S Not Reported Not Reported 19 18 IRR - Irrigation (non-dome: Not Reported	Wid: Well name: Utm: Old number: Casing dia: Perf case: stic. not-benire#ture)	Database HI WELLS 6-4627-011 Tmk 3-9-01-99	EDR ID Numbe
2 - 1 Mile ower Objectid: Island: Old name: Yr drilled: Driller: Quad map: Long83dd: Lat83dd: Gps: Owner user: Well type: Ground el: Well depth:	Maui Not Reported 1949 MULLIN 6 -156.456388889 20.7705555556 0 Alo S Not Reported Not Reported 19 18 IRR - Irrigation (non-domes	Well name: Utm: Old number: Casing dia: Perf case:	6-4627-011 Tmk 3-9-01-99 -1 220- 8	HI800000001118
Objectid: Island: Old name: Yr drilled: Driller: Quad map: Long83dd: Lat83dd: Gps: Owner user: Well type: Ground el: Well depth:	Maui Not Reported 1949 MULLIN 6 -156.456388889 20.7705555556 0 Alo S Not Reported Not Reported 19 18 IRR - Irrigation (non-domes	Well name: Utm: Old number: Casing dia: Perf case:	Tmk 3-9-01-99 -1 220- 8	
Island: Old name: Yr drilled: Driller: Quad map: Long83dd: Lat83dd: Gps: Owner user: Well type: Ground el: Well depth:	Maui Not Reported 1949 MULLIN 6 -156.456388889 20.7705555556 0 Alo S Not Reported Not Reported 19 18 IRR - Irrigation (non-domes	Well name: Utm: Old number: Casing dia: Perf case:	Tmk 3-9-01-99 -1 220- 8	
Old name: Yr drilled: Driller: Quad map: Long83dd: Lat83dd: Gps: Owner user: Well type: Ground el: Well depth:	Not Reported 1949 MULLIN 6 -156.456388889 20.7705555556 0 Alo S Not Reported Not Reported 19 18 IRR - Irrigation (non-domes	Utm: Old number: Casing dia: Perf case:	-1 220- 8	
Yr drilled: Driller: Quad map: Long83dd: Lat83dd: Gps: Owner user: Well type: Ground el: Well depth:	1949 MULLIN 6 -156.456388889 20.7705555556 0 Alo S Not Reported Not Reported 19 18 IRR - Irrigation (non-domes	Old number: Casing dia: Perf case:	220- 8	
Driller: Quad map: Long83dd: Lat83dd: Gps: Owner user: Well type: Ground el: Well depth:	MULLIN 6 -156.4563888889 20.7705555556 0 Alo S Not Reported Not Reported 19 18 IRR - Irrigation (non-domes	Old number: Casing dia: Perf case:	220- 8	
Quad map: Long83dd: Lat83dd: Gps: Owner user: Well type: Ground el: Well depth:	6 -156.456388889 20.7705555556 0 Alo S Not Reported Not Reported 19 18 IRR - Irrigation (non-dome:	Old number: Casing dia: Perf case:	220- 8	
Long83dd: Lat83dd: Gps: Owner user: Well type: Ground el: Well depth:	-156.456388889 20.7705555556 0 Alo S Not Reported Not Reported 19 18 IRR - Irrigation (non-dome:	Old number: Casing dia: Perf case:	220- 8	
Lat83dd: Gps: Owner user: Well type: Ground el: Well depth:	20.7705555556 0 Alo S Not Reported Not Reported 19 18 IRR - Irrigation (non-dome:	Old number: Casing dia: Perf case:	220- 8	
Gps: Owner user: Well type: Ground el: Well depth:	0 Alo S Not Reported Not Reported 19 18 IRR - Irrigation (non-dome:	Old number: Casing dia: Perf case:	220- 8	
Owner user: Well type: Ground el: Well depth:	Alo S Not Reported Not Reported 19 18 IRR - Irrigation (non-dome	Old number: Casing dia: Perf case:	220- 8	
Well type: Ground el: Well depth:	Not Reported Not Reported 19 18 IRR - Irrigation (non-dome:	Casing dia: Perf case:	8	
Ground el: Well depth:	Not Reported 19 18 IRR - Irrigation (non-dome	Perf case:		
Well depth:	19 18 IRR - Irrigation (non-dome			
•	18 IRR - Irrigation (non-dome			
	IRR - Irrigation (non-dome		Not Reported	
Use:			Not Reported Not Reported	
Init head:	NULIVEPUILEU	Init head2:	Not Reported	
Init head3:	Not Reported	init neauz.	Not Reported	
Init cl:				
Test date:	Not Reported	Test gpm:	Not Reported	
Test ddown:	Not Reported	Test chlor:	Not Reported	
Test temp:	Not Reported	Test unit:	Not Reported	
Pump gpm:		rest unit.	Not Reported	
Draft mgy:	Not Reported	Head feet:	Not Reported	
Max chlor:	Not Reported	Min chlor:	Not Reported	
Geology:	THO	Wint Officit.	Not Reported	
Pump yr:	0			
Draft yr:	Not Reported	Bot hole:	Not Reported	
Bot solid:	Not Reported	Bot perf:	Not Reported	
Spec capac:	Not Reported			
Pump mgd:	0			
Draft mgd:	Not Reported	Pump elev:	Not Reported	
Pump depth:	Not Reported	Tmk:	Not Reported	
Aqui code:	60304			
Latest hd:	Not Reported	Wcr:	01/01/1949	
Pir:	Not Reported	Surveyor:	Not Reported	
T:	Not Reported	Site id:	HI800000001118	
1 orth 2 - 1 Mile			HI WELLS	HI8000000001132
gher				
Objectid:	3060	Wid:	6-4627-016	
Island:	Maui	Well name:	Tmk 3-9-26-67	
Old name:	Not Reported			
Yr drilled:	1969			
Driller:	OCEAN VIEW			
Quad map:	8			
Long83dd:	-156.4475			
Lat83dd:	20.77666666667			
Gps:	0	Utm:	-1	
Owner user:	Batoon A	Old number:	228-	

Well type: Ground el:	ROT Not Reported	Casing dia:	4
Well depth:	161		
Solid case:	Not Reported	Perf case:	Not Reported
Use:	IRR - Irrigation (non-domestic,	norl-Jagnice.atture)	Not Reported
Init head:	Not Reported	Init head2:	Not Reported
Init head3:	Not Reported		
Init cl:	0		
Test date:	Not Reported	Test gpm:	Not Reported
Test ddown:	Not Reported	Test chlor:	Not Reported
Test temp:	Not Reported	Test unit:	Not Reported
Pump gpm:	0		
Draft mgy:	Not Reported	Head feet:	Not Reported
Max chlor:	Not Reported	Min chlor:	Not Reported
Geology:	Not Reported		
Pump yr:	0		
Draft yr:	Not Reported	Bot hole:	Not Reported
Bot solid:	Not Reported	Bot perf:	Not Reported
Spec capac:	Not Reported		
Pump mgd:	0		
Draft mgd:	Not Reported	Pump elev:	Not Reported
Pump depth:	Not Reported	Tmk:	Not Reported
Aqui code:	60304		
Latest hd:	Not Reported	Wcr:	01/01/1969
Pir:	Not Reported	Surveyor:	Not Reported
T:	Not Reported	Site id:	HI800000001132

E12 North 1/2 - 1 Mile Higher

FED USGS USGS40000268879

USGS-HI Org. Identifier: Formal name: USGS Hawaii Water Science Center Monloc Identifier: USGS-204648156270101 6-4627-16 W228 Monloc name: Monloc type: Well Monloc desc: Not Reported Huc code: 20020000 Drainagearea value: Not Reported Drainagearea Units: Not Reported Contrib drainagearea: Not Reported 20.7768007 Contrib drainagearea units: Not Reported Latitude: Longitude: -156.447459 24000 Sourcemap scale: Horiz Acc measure: Horiz Acc measure units: seconds 1 Horiz Collection method: Interpolated from map Horiz coord refsys: NAD83 Vert measure val: 140.00 Vert measure units: feet Vertacc measure val: 10 Vert accmeasure units: feet Vertcollection method: Interpolated from topographic map Vert coord refsys: HILOCAL Countrycode: US Not Reported Aquifername: Not Reported Formation type: Not Reported Aquifer type: Construction date: 19690101 Welldepth: 161 Welldepth units: ft Wellholedepth: Not Reported Wellholedepth units: Not Reported

Ground-water levels, Number of Measurements: 0

listance levation			Database	EDR ID Numbe
13 /NW /2 - 1 Mile ower			HI WELLS	HI8000000001119
Objectid:	3047	Wid:	6-4627-003	
Island:	Maui	Well name:	Tmk 3-9-01-54	
Old name:	Not Reported			
Yr drilled:	1947			
Driller:	VENTURA J			
Quad map:	6			
Long83dd:	-156.456666667			
Lat83dd:	20.7711111111			
Gps:	0	Utm:	-1	
Owner user:	Ting L	Old number:	230-	
Well type:	Not Reported	Casing dia:	10	
Ground el:	Not Reported			
Well depth:	29			
Solid case:	26	Perf case:	Not Reported	
Use:	Other	Use year:	Not Reported	
Init head:	Not Reported	Init head2:	Not Reported	
Init head3:	Not Reported			
Init cl:	0			
Test date:	Not Reported	Test gpm:	Not Reported	
Test ddown:	Not Reported	Test chlor:	Not Reported	
Test temp:	Not Reported	Test unit:	Not Reported	
Pump gpm:	0			
Draft mgy:	Not Reported	Head feet:	Not Reported	
Max chlor:	Not Reported	Min chlor:	Not Reported	
Geology:	QD			
Pump yr:	0			
Draft yr:	Not Reported	Bot hole:	Not Reported	
Bot solid:	Not Reported	Bot perf:	Not Reported	
Spec capac:	Not Reported			
Pump mgd:	0			
Draft mgd:	Not Reported	Pump elev:	Not Reported	
Pump depth:	Not Reported	Tmk:	Not Reported	
Aqui code:	60304			
Latest hd:	Not Reported	Wcr:	01/01/1947	
Pir:	Not Reported	Surveyor:	Not Reported	
T:	Not Reported	Site id:	HI800000001119	

D14 WNW 1/2 - 1 Mile Lower

Org. Identifier: USGS-HI USGS Hawaii Water Science Center Formal name: Monloc Identifier: USGS-204628156273401 Monloc name: 6-4627-03 W230 Monloc type: Well Monloc desc: Not Reported 20020000 Huc code: Not Reported Drainagearea Units: Contrib drainagearea units: Not Reported Longitude: -156.4566253

Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale:

Not Reported Not Reported 20.7712457 24000

FED USGS

USGS40000268870

Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	18.00
Vert measure units:	feet	Vertacc measure val:	3
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic ma	ар	
Vert coord refsys:	HILOCAL	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19470101	Welldepth:	29
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

F15 USGS40000268867 SSW FED USGS 1/2 - 1 Mile Lower Org. Identifier: USGS-HI Formal name: USGS Hawaii Water Science Center USGS-204550156272101 Monloc Identifier: Monloc name: 6-4527-06 W210 Monloc type: Well Monloc desc: Not Reported 20020000 Drainagearea value: Not Reported Huc code: Contrib drainagearea: Drainagearea Units: Not Reported Not Reported Contrib drainagearea units: Not Reported 20.760691 Latitude: Longitude: -156.4530145 Sourcemap scale: 24000 Horiz Acc measure: 1 Horiz Acc measure units: seconds Interpolated from map Horiz Collection method: Horiz coord refsys: NAD83 20.00 Vert measure val: Vert measure units: feet Vertacc measure val: 5 Vert accmeasure units: feet Interpolated from topographic map Vertcollection method: HILÓCAL US Vert coord refsys: Countrycode: Not Reported Aquifername: Formation type: Not Reported Aquifer type: Not Reported 19480101 Welldepth: 28 Construction date: Wellholedepth: Welldepth units: Not Reported ft Wellholedepth units: Not Reported

Ground-water levels, Number of Measurements: 0

E16 North 1/2 - 1 Mile Higher			HI WELLS	HI800000001134
Objectid:	3061	Wid:	6-4627-017	
Island:	Maui	Well name:	Tmk 3-9-26-66	
Old name:	Not Reported			
Yr drilled:	1969			
Driller:	OCEAN VIEW			
Quad map:	8			
Long83dd:	-156.4475			
Lat83dd:	20.7775			
Gps:	0	Utm:	-1	
Öwner user:	Tavares H	Old number:	229-	

Well type:	ROT	Casing dia:	4
Ground el:	Not Reported		
Well depth:	120		
Solid case:	Not Reported	Perf case:	Not Reported
Use:	IRR - Irrigation (non-domestic,	non Jagrjædt ure)	Not Reported
Init head:	Not Reported	Init head2:	Not Reported
Init head3:	Not Reported		
Init cl:	0		
Test date:	Not Reported	Test gpm:	Not Reported
Test ddown:	Not Reported	Test chlor:	Not Reported
Test temp:	Not Reported	Test unit:	Not Reported
Pump gpm:	0		
Draft mgy:	Not Reported	Head feet:	Not Reported
Max chlor:	Not Reported	Min chlor:	Not Reported
Geology:	Not Reported		
Pump yr:	0		
Draft yr:	Not Reported	Bot hole:	Not Reported
Bot solid:	Not Reported	Bot perf:	Not Reported
Spec capac:	Not Reported		
Pump mgd:	0		
Draft mgd:	Not Reported	Pump elev:	Not Reported
Pump depth:	Not Reported	Tmk:	Not Reported
Aqui code:	60304		
Latest hd:	Not Reported	Wcr:	01/01/1969
Pir:	Not Reported	Surveyor:	Not Reported
T:	Not Reported	Site id:	HI800000001134

HI800000001109 **HI WELLS**

Objectid: Island: Old name: Yr drilled: Driller: Quad map: Long83dd: Lat83dd:	3026 Maui Not Reported 1948 MULLIN 8 -156.453055556 20.7605555556	Wid: Well name:	6-4527-006 Tmk 3-9-01-9
Gps:	0	Utm:	-1
Owner user:	Teruya E	Old number:	210-
Well type:	Not Reported	Casing dia:	6
Ground el:	Not Reported		
Well depth:	28		
Solid case:	25	Perf case:	Not Reported
Use:	IRR - Irrigation (non-domestic, r	onUagriceature)	Not Reported
Init head:	Not Reported	Init head2:	Not Reported
Init head3:	Not Reported		
Init cl:	0		
Test date:	Not Reported	Test gpm:	42
Test ddown:	Not Reported	Test chlor:	541
Test temp:	Not Reported	Test unit:	Not Reported
Pump gpm:	0		
Draft mgy:	Not Reported	Head feet:	Not Reported
Max chlor:	Not Reported	Min chlor:	Not Reported
Geology:	ТК		
Pump yr:	0		
Draft yr:	Not Reported	Bot hole:	Not Reported
Bot solid:	Not Reported	Bot perf:	Not Reported
Spec capac:	Not Reported		
Pump mgd:	0		

F17 SSW 1/2 - 1 Mile Lower

Draft mgd: Pump depth: Aqui code: Latest hd: Pir: T:	Not Reported Not Reported 60304 Not Reported Not Reported Not Reported	Pump elev: Tmk: Wcr: Surveyor: Site id:	Not Reported (2) 3-9-001:009 01/01/1948 Not Reported HI8000000001109	
E18 North 1/2 - 1 Mile Higher			FED USGS	USGS40000268882
Org. Identifier: Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units:	USGS-HI USGS Hawaii Water Science Ce USGS-204651156270101 6-4627-17 W229 Well Not Reported 20020000 Not Reported Not Reported -156.447459 5 Interpolated from map NAD83 feet feet	nter Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val:	Not Reported Not Reported 20.777634 24000 seconds 140.00 10	
Vertcollection method: Vert coord refsys: Aquifername: Formation type: Aquifer type: Construction date: Welldepth units:	Interpolated from topographic ma HILOCAL Not Reported Not Reported Not Reported 19690101 ft	ap Countrycode: Welldepth: Wellholedepth:	US 120 Not Reported	

Ground-water levels, Number of Measurements: 0

20.762039

Not Reported

0

Lat83dd:

Owner user:

Gps:

19 SW 1/2 - 1 Mile Lower			HI WELLS	HI800000001111
Objectid:	3036	Wid:	6-4527-020	
Island:	Maui	Well name:	Haleakala Gardens	Irrigation
Old name:	Not Reported			-
Yr drilled:	2012			
Driller:	Not Reported			
Quad map:	0			
Long83dd:	-156.455236			

Utm	1:
Old	number:

0 Not Reported

Well type: Ground el:	Not Reported	Casing dia:	6
	11.41		
Well depth:	60	Derf eeee	Nat Danastad
Solid case:	35	Perf case:	Not Reported
Use:	IRR - Irrigation (non-domestic, r	•••	Not Reported
Init head:	2.65	Init head2:	2.65
Init head3:	2.92		
Init cl:	120	_	
Test date:	9/17/2012	Test gpm:	90
Test ddown:	0.9	Test chlor:	120
Test temp:	73	Test unit:	F
Pump gpm:	90		
Draft mgy:	71	Head feet:	Not Reported
Max chlor:	Not Reported	Min chlor:	Not Reported
Geology:	Qa		
Pump yr:	2012		
Draft yr:	Not Reported	Bot hole:	-48.59
Bot solid:	-23.59	Bot perf:	Not Reported
Spec capac:	100	·	·
Pump mgd:	.13		
Draft mgd:	Not Reported	Pump elev:	-12.59
Pump depth:	24	Tmk:	(2) 3-9-044:041
Aqui code:	60304		()
Latest hd:	Not Reported	Wcr:	11/08/2012
Pir:	11/8/2012	Surveyor:	Not Reported
T:	Not Reported	Site id:	HI800000001111
••		0.10 .0.	

G20 SSW 1/2 - ⁻ Lowe

FED USGS USGS40000268864

2	-	1	Mile
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Org. Identifier: Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc:	USGS-HI USGS Hawaii Water Science Ce USGS-204544156271101 6-4527-08 PIILANI Well Not Reported	nter	
Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure:	20020000 Not Reported	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units:	Not Reported Not Reported 20.7590244 24000 seconds
Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units:	Interpolated from map NAD83 feet feet	Vert measure val: Vertacc measure val:	35.75 .1
Vertcollection method: Vert coord refsys: Aquifername: Formation type:	Level or other surveying method HILOCAL Not Reported Not Reported	Countrycode:	US
Aquifer type: Construction date: Welldepth units: Wellholedepth units:	Not Reported 19900426 ft ft	Welldepth: Wellholedepth:	66 66

Ground-water levels, Number of Measurements: 1 Feet below Feet to Sealevel Date Surface

1990-04-26 35.25

21 West 1/2 - 1 Mile Lower

/2 - 1 Mile .ower			
Objectid:	3062	Wid:	6-4627-019
Island:	Maui	Well name:	Maui Lu
Old name:	Not Reported		
Yr drilled:	1956		
Driller:	GIBSON		
Quad map:	8		
Long83dd:	-156.458055556		
Lat83dd:	20.7697222222		
Gps:	0	Utm:	-1
Owner user:	Maui Lu Resort	Old number:	Not Reported
Well type:	DUG	Casing dia:	Not Reported
Ground el:	Not Reported	•	
Well depth:	0		
Solid case:	Not Reported	Perf case:	Not Reported
Use:	IRR - Landscape/Water Features	Use year:	Not Reported
Init head:	Not Reported	Init head2:	Not Reported
Init head3:	Not Reported		
Init cl:	0		
Test date:	Not Reported	Test gpm:	Not Reported
Test ddown:	Not Reported	Test chlor:	Not Reported
Test temp:	Not Reported	Test unit:	Not Reported
Pump gpm:	600		
Draft mgy:	Not Reported	Head feet:	Not Reported
Max chlor:	Not Reported	Min chlor:	Not Reported
Geology:	Not Reported		
Pump yr:	0		
Draft yr:	Not Reported	Bot hole:	Not Reported
Bot solid:	Not Reported	Bot perf:	Not Reported
Spec capac:	Not Reported		
Pump mgd:	0		
Draft mgd:	Not Reported	Pump elev:	Not Reported
Pump depth:	Not Reported	Tmk:	(2) 3-9-001:086
Aqui code:	60304		
Latest hd:	Not Reported	Wcr:	12/30/1899
Pir:	Not Reported	Surveyor:	Not Reported
T:	Not Reported	Site id:	HI800000001117

G22 SSW 1/2 - 1 Mile Lower

HI WELLS

HI WELLS

HI800000001117

HI800000001107

Objectid: Island: Old name: Yr drilled: Driller: Quad map: Long83dd: Lat83dd:
Gps:
Owner user:
Well type:
Ground el:
Well depth:
Solid case:
Use:
Init head:
Init head3:
Init cl:
Test date:
Test ddown:
Test temp:
Pump gpm:
Draft mgy:
Max chlor:
Geology:
Pump yr:
Draft yr:
Bot solid:
Spec capac: Pump mgd:
Draft mgd:
Pump depth:
Aqui code:
Latest hd:
Pir:
T:

3028 Maui Not Reported 1990 DAVID PICO 8 -156.450277778	Wid: Well name:	6-4527-008 Kihei-Piilani
20.7588888889		
0 Blackfield Hawaii ROT 41 71	Utm: Old number: Casing dia:	-1 Not Reported 10
38	Perf case:	58
IRR - Irrigation (non-domestic, no		Not Reported
0.75 Not Reported 0	Init head2:	Not Reported
4/26/1990	Test gpm:	25
0.3	Test chlor:	420
23.3	Test unit:	С
40		
Not Reported	Head feet:	Not Reported
Not Reported TK 1997	Min chlor:	Not Reported
Not Reported	Bot hole:	-30
3	Bot perf:	-17
83		
.057		
Not Reported 50	Pump elev: Tmk:	-9 (2) 2-2-002:042
60304		05/04/4000
Not Reported	Wcr:	05/01/1990 Not Boportod
1/16/1997 Not Poportod	Surveyor: Site id:	Not Reported HI8000000001107
Not Reported		11000000001107

23 SW 1/2 - 1 |

1/2 - 1 Mile Lower

> Objectid: Island: Old name: Yr drilled: Driller: Quad map: Long83dd: Lat83dd: Gps: Owner user: Well type: Ground el: Well depth: Solid case: Use: Init head: Init head3: Init cl: Test date: Test ddown:

3029 Wid: 6-4527-010 Maui Well name: Kihei-Koa Not Reported 1992 OWNER 6 -156.4575 20.761944444 Utm: 0 -1 Koa Res Assoc Old number: Not Reported DUG Casing dia: 24 7 14 7 Perf case: 12 IRR - Landscape/Water Features Use year: Not Reported Not Reported Init head2: Not Reported Not Reported 335 8/6/1992 Test gpm: 20 1.8 Test chlor: 697

HI WELLS HI800000001110

Test temp:	24.4	Test unit:	С
Pump gpm:	30		
Draft mgy:	Not Reported	Head feet:	Not Reported
Max chlor:	Not Reported	Min chlor:	Not Reported
Geology:	QD		
Pump yr:	1992		
Draft yr:	Not Reported	Bot hole:	-7
Bot solid:	0	Bot perf:	-5
Spec capac:	11		
Pump mgd:	.043		
Draft mgd:	Not Reported	Pump elev:	Not Reported
Pump depth:	Not Reported	Tmk:	(2) 3-9-001:134
Aqui code:	60304		
Latest hd:	Not Reported	Wcr:	07/24/1992
Pir:	8/8/1992	Surveyor:	Not Reported
T:	Not Reported	Site id:	HI800000001110
H24 SSW 1/2 - 1 Mile Lower			FED USGS USGS40000268863
Org. Identifier:	USGS-HI		
Formal name:	USGS Hawaii Water Science Ce	nter	
Formal name: Monloc Identifier:	USGS Hawaii Water Science Ce USGS-204540156271701	nter	
Formal name: Monloc Identifier: Monloc name:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207	nter	
Formal name: Monloc Identifier:	USGS Hawaii Water Science Ce USGS-204540156271701	nter	
Formal name: Monloc Identifier: Monloc name:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported	nter	
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000	Drainagearea value:	Not Reported
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported	Drainagearea value: Contrib drainagearea:	Not Reported
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported Not Reported	Drainagearea value: Contrib drainagearea: Latitude:	Not Reported 20.7579134
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported Not Reported -156.4519034	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale:	Not Reported
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported Not Reported -156.4519034 5	Drainagearea value: Contrib drainagearea: Latitude:	Not Reported 20.7579134
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported Not Reported -156.4519034 5 Interpolated from map	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units:	Not Reported 20.7579134 24000 seconds
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported Not Reported -156.4519034 5 Interpolated from map NAD83	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val:	Not Reported 20.7579134 24000 seconds 25.00
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported Not Reported -156.4519034 5 Interpolated from map NAD83 feet	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units:	Not Reported 20.7579134 24000 seconds
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported Not Reported -156.4519034 5 Interpolated from map NAD83 feet feet	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val:	Not Reported 20.7579134 24000 seconds 25.00
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert accmeasure units:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported -156.4519034 5 Interpolated from map NAD83 feet feet Interpolated from topographic mat	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val:	Not Reported 20.7579134 24000 seconds 25.00 5
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert coord refsys:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported -156.4519034 5 Interpolated from map NAD83 feet feet Interpolated from topographic mathered HILOCAL	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val:	Not Reported 20.7579134 24000 seconds 25.00
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert accmeasure units: Vert coord refsys: Aquifername:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported -156.4519034 5 Interpolated from map NAD83 feet feet Interpolated from topographic mathematication HILOCAL Not Reported	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val:	Not Reported 20.7579134 24000 seconds 25.00 5
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert accmeasure units: Vert coord refsys: Aquifername: Formation type:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported -156.4519034 5 Interpolated from map NAD83 feet feet Interpolated from topographic mathematication HILOCAL Not Reported Not Reported	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val:	Not Reported 20.7579134 24000 seconds 25.00 5
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert accmeasure units: Vert coord refsys: Aquifername: Formation type: Aquifer type:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported -156.4519034 5 Interpolated from map NAD83 feet feet Interpolated from topographic mathematication HILOCAL Not Reported Not Reported Not Reported Not Reported	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val: ap Countrycode:	Not Reported 20.7579134 24000 seconds 25.00 5 US
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert accmeasure units: Vert coord refsys: Aquifername: Formation type: Aquifer type: Construction date:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported -156.4519034 5 Interpolated from map NAD83 feet feet Interpolated from topographic mathematication HILOCAL Not Reported Not Reported Not Reported Not Reported 19490101	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val: ap Countrycode: Welldepth:	Not Reported 20.7579134 24000 seconds 25.00 5 US 42
Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert accmeasure units: Vert coord refsys: Aquifername: Formation type: Aquifer type:	USGS Hawaii Water Science Ce USGS-204540156271701 6-4527-07 W207 Well Not Reported 20020000 Not Reported -156.4519034 5 Interpolated from map NAD83 feet feet Interpolated from topographic mathematication HILOCAL Not Reported Not Reported Not Reported Not Reported	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val: ap Countrycode:	Not Reported 20.7579134 24000 seconds 25.00 5 US

Ground-water levels, Number of Measurements: 0

l25 NNW 1/2 - 1 Mile Higher

FED USGS USGS40000268886

Org. Identifier: Formal name: Monloc Identifier: Monloc name: Monloc type: Monloc desc:	USGS-HI USGS Hawaii Water Science Ce USGS-204657156271301 6-4627.CA IWS Well Not Reported	enter	
Huc code:	20020000	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	20.7793005
Longitude:	-156.450792	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	110.00
Vert measure units:	feet	Vertacc measure val:	10
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic ma	ар	
Vert coord refsys:	HILOCAL	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19740917	Welldepth:	30
Welldepth units:	ft	Wellholedepth:	30
Wellholedepth units:	ft		

Ground-water levels, Number of Measurements: 1 Feet below Feet to Sealevel

Date Surface _____

1974-09-17

Note: The site was dry (no water level recorded).

H26 SSW 1/2 - 1 Mile Lower			HI WELLS	HI800000001106
Objectid:	3027	Wid:	6-4527-007	
Island:	Maui	Well name:	Tmk 3-9-23-30	
Old name:	Not Reported			
Yr drilled:	1949			
Driller:	MULLIN			
Quad map:	8			
Long83dd:	-156.451944444			
Lat83dd:	20.757777778			
Gps:	0	Utm:	-1	
Owner user:	Uyeno H	Old number:	207-	
Well type:	Not Reported	Casing dia:	8	
Ground el:	Not Reported			
Well depth:	42			
Solid case:	42	Perf case:	Not Reported	
Use:	UNU - Unused	Use year:	Not Reported	
Init head:	Not Reported	Init head2:	Not Reported	
Init head3:	Not Reported			
Init cl:	0			
Test date:	Not Reported	Test gpm:	Not Reported	
Test ddown:	Not Reported	Test chlor:	Not Reported	

Test temp: Pump gpm:		Test unit:	Not Donortod	
	Not Reported 0	Test unit.	Not Reported	
	Not Reported	Head feet:	Not Reported	
	Not Reported	Min chlor:	Not Reported	
Geology:	TK	WITT CHIOT.	Not Reported	
0,	0			
Pump yr:	Not Reported	Det hale:	Not Doportod	
5	Not Reported	Bot hole:	Not Reported Not Reported	
	•	Bot perf:	Not Reported	
	Not Reported			
Pump mgd:	0 Not Departed	Duran alaun	Net Demented	
Draft mgd:	Not Reported	Pump elev:	Not Reported	
	Not Reported	Tmk:	(2) 3-9-023:030	
	60304	14/	04/04/4040	
	Not Reported	Wcr:	01/01/1949	
	Not Reported	Surveyor:	Not Reported	
T:	Not Reported	Site id:	HI800000001106	
27 NW /2 - 1 Mile ligher			FED USGS	USGS40000268887
Org. Identifier:	USGS-HI			
0	USGS Hawaii Water Scien	ce Center		
Formal name:				
Formal name: Monloc Identifier:	USGS-204657156271401			
Monloc Identifier:	USGS-204657156271401			
Monloc Identifier: Monloc name:	USGS-204657156271401 6-4627.BA IWS			
Monloc Identifier: Monloc name: Monloc type:	USGS-204657156271401 6-4627.BA IWS Well			
Monloc Identifier: Monloc name: Monloc type: Monloc desc:	USGS-204657156271401 6-4627.BA IWS Well Not Reported		Not Reported	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000	Drainagearea value:	Not Reported	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported	Drainagearea value: Contrib drainagearea:	Not Reported	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported Not Reported	Drainagearea value: Contrib drainagearea: Latitude:	Not Reported 20.7793005	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported Not Reported -156.4510699	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale:	Not Reported 20.7793005 24000	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported Not Reported -156.4510699 1	Drainagearea value: Contrib drainagearea: Latitude:	Not Reported 20.7793005	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported Not Reported -156.4510699 1 Interpolated from map	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units:	Not Reported 20.7793005 24000 seconds	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported Not Reported -156.4510699 1 Interpolated from map NAD83	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val:	Not Reported 20.7793005 24000 seconds 110.00	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported Not Reported -156.4510699 1 Interpolated from map NAD83 feet	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units:	Not Reported 20.7793005 24000 seconds	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 2002000 Not Reported Not Reported -156.4510699 1 Interpolated from map NAD83 feet feet	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val:	Not Reported 20.7793005 24000 seconds 110.00	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert accmeasure units:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported -156.4510699 1 Interpolated from map NAD83 feet feet Interpolated from topograp	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val: hic map	Not Reported 20.7793005 24000 seconds 110.00 10	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert collection method: Vert coord refsys:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported -156.4510699 1 Interpolated from map NAD83 feet feet Interpolated from topograp HILOCAL	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val:	Not Reported 20.7793005 24000 seconds 110.00	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert accmeasure units: Vert coord refsys: Aquifername:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported -156.4510699 1 Interpolated from map NAD83 feet feet Interpolated from topograp HILOCAL Not Reported	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val: hic map	Not Reported 20.7793005 24000 seconds 110.00 10	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert accmeasure units: Vert coord refsys: Aquifername: Formation type:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported -156.4510699 1 Interpolated from map NAD83 feet feet Interpolated from topograp HILOCAL Not Reported Not Reported	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val: hic map	Not Reported 20.7793005 24000 seconds 110.00 10	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert accmeasure units: Vert coord refsys: Aquifername: Formation type: Aquifer type:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported -156.4510699 1 Interpolated from map NAD83 feet feet Interpolated from topograp HILOCAL Not Reported Not Reported Not Reported	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val: hic map Countrycode:	Not Reported 20.7793005 24000 seconds 110.00 10 US	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert accmeasure units: Vert coord refsys: Autifername: Formation type: Aquifer type: Construction date:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported -156.4510699 1 Interpolated from map NAD83 feet feet Interpolated from topograp HILOCAL Not Reported Not Reported Not Reported 19740916	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val: hic map Countrycode: Welldepth:	Not Reported 20.7793005 24000 seconds 110.00 10 US	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert accmeasure units: Vert coord refsys: Aquifername: Formation type: Aquifer type: Construction date: Welldepth units:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported -156.4510699 1 Interpolated from map NAD83 feet feet Interpolated from topograp HILOCAL Not Reported Not Reported Not Reported	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val: hic map Countrycode:	Not Reported 20.7793005 24000 seconds 110.00 10 US	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert accmeasure units: Vert coord refsys: Aquifername: Formation type: Aquifer type: Construction date: Welldepth units:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported -156.4510699 1 Interpolated from map NAD83 feet feet Interpolated from topograp HILOCAL Not Reported Not Reported Not Reported 19740916 ft	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val: hic map Countrycode: Welldepth:	Not Reported 20.7793005 24000 seconds 110.00 10 US	
Monloc Identifier: Monloc name: Monloc type: Monloc desc: Huc code: Drainagearea Units: Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert accmeasure units: Vert coord refsys: Aquifername: Formation type: Aquifer type: Construction date: Welldepth units: Wellholedepth units:	USGS-204657156271401 6-4627.BA IWS Well Not Reported 20020000 Not Reported -156.4510699 1 Interpolated from map NAD83 feet feet Interpolated from topograp HILOCAL Not Reported Not Reported Not Reported 19740916 ft	Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val: hic map Countrycode: Welldepth:	Not Reported 20.7793005 24000 seconds 110.00 10 US	

1974-09-16

Note: The site was dry (no water level recorded).

J28 NW 1/2 - 1 Mile Lower

HI WELLS HI800000001126

Objectid: Island: Old name: Yr drilled: Driller: Quad map: Long83dd: Lat83dd: Gps: Owner user: Well type: Ground el: Well depth: Solid case: Use: Init head: Init head3: Init cl: Test date: Test ddown: Test temp: Pump gpm: Draft mgy: Max chlor: Geology: Pump yr: Draft yr: Bot solid: Spec capac: Pump mgd: Draft mgd: Pump depth: Aqui code: Latest hd: Pir: T:

3056 Maui Not Reported 1950 MULLIN 6 -156.45777778 20.775	Wid: Well name:	6-4627-012 Tmk 3-9-15-12
0	Utm:	-1
Fedalizo C	Old number:	235-
Not Reported	Casing dia:	8
Not Reported	eachig dai	C C
31		
31	Perf case:	Not Reported
IRR - Irrigation (non-domes	stic, nort-Jaerice.atture)	Not Reported
Not Reported	Init head2:	Not Reported
Not Reported		·
0		
Not Reported	Test gpm:	Not Reported
Not Reported	Test chlor:	Not Reported
Not Reported	Test unit:	Not Reported
0		
Not Reported	Head feet:	Not Reported
Not Reported THO	Min chlor:	Not Reported
0		
Not Reported	Bot hole:	Not Reported
Not Reported	Bot perf:	Not Reported
Not Reported		
0		
Not Reported	Pump elev:	Not Reported
Not Reported	Tmk:	Not Reported
60304		
Not Reported	Wcr:	01/01/1950
Not Reported	Surveyor:	Not Reported
Not Reported	Site id:	HI800000001126

J29 NW 1/2 - 1 Mile Lower

FED USGS USGS40000268875

Org. Identifier:	USGS-HI		
Formal name:	USGS Hawaii Water Science Ce	nter	
Monloc Identifier:	USGS-204642156273801		
Monloc name:	6-4627-12 W235		
Monloc type:	Well		
Monloc desc:	Not Reported		
Huc code:	20020000	Drainagearea value:	Not Reported
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported
Contrib drainagearea units:	Not Reported	Latitude:	20.7751343
Longitude:	-156.4577364	Sourcemap scale:	24000
Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	18.00
Vert measure units:	feet	Vertacc measure val:	2
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic ma	ар	
Vert coord refsys:	HILOCAL	Countrycode:	US
Aquifername:	Not Reported	-	
Formation type:	Not Reported		

Org. Identifier: USGS-HI Formal name: USGS Hawaii Water Science Center Monico demittife: USGS-204640156273501 Monico came: 6-4627-011 W237 Monico desc: Not Reported Huc code: 20020000 Drainagearea Units: Not Reported Longitude: 156.456903 Sourcemap scale: 20.7762453 Longitude: 1 Horz Colection method: Interpolated from map Horz Colection method: Interpolated from map Horz Colection method: Interpolated from topographic map Vert accmeasure units: Feet Vert accmeasure units: Not Reported Graund-water levels, Number of Measurements: 0 US MW Multicum Welldopth: Not Reported Vert accmeasure units: Not Reported Wellooldopth: Not Reported Ground-water levels, Number of Measurements: 0 </th <th>Aquifer type: Construction date: Welldepth units: Wellholedepth units:</th> <th>Not Reported 19500101 ft Not Reported</th> <th>Welldepth: Wellholedepth:</th> <th>31 Not Reported</th> <th></th>	Aquifer type: Construction date: Welldepth units: Wellholedepth units:	Not Reported 19500101 ft Not Reported	Welldepth: Wellholedepth:	31 Not Reported	
NW Lower FED USGS USGS 40000268 Crg. Identifier: USGS 5-2046/40156273501 USGS 40000268 Monico cidentifier: USGS 5-2046/40156273501 USGS 40000268 Monico cidentifier: USGS 5-2046/40156273501 Not Reported Monico cidentifier: USGS 5-2046/40156273501 Not Reported Monico cidentifier: USGS 5-2046/40156273501 Not Reported Drainagearea Units: Not Reported Contrib drainagearea: Not Reported Contrib drainagearea Units: Not Reported Contrib drainagearea: Not Reported Contrib drainagearea units: Not Reported Contrib drainagearea Not Reported Contrib drainagearea units: Not Reported Contrib drainagearea Not Reported Contrib drainagearea units: Not Reported Sourcemap scale: 24000 Horiz Acc measure: 1 Horiz Acc measure units: seconds Horiz Coord refsys: NAD83 Vert neasure val: 3 Vert accomeasure units: feet Vertacc measure val: 3 Vert accomeasure units: Not Reported Countrycode: US Aquifer inpre: Not Reported Welldepth: Not Reported Construction date: Not Reported Well depth: Not Reported <	Ground-water levels, Numb	er of Measurements: 0			
1/2 - 1 Mile USGS Hil Formal name: USGS Hawaii Water Science Center Monico Identifier: USGS Hawaii Water Science Center Monico tame: 6-4627-01 W237 Monico desc: Not Reported Huc code: 2002000 Drainagearea units: Not Reported Contrib drainagearea units: Not Reported Longitude: -156.456903 Sourcemap scale: 24000 Horiz Acc measure: 1 Horiz Acc measure: 1 Horiz Acc measure: 3 Vert measure units: teet Vert measure units: teet Vert measure units: teet Vert measure units: teet Vert collection method: Interpolated from topographic map Vert collection method: Interpolated from topographic map Vert collection method: Not Reported Ground-water levels, Number of Measurements: 0 0 Jii Mile Mile Maui Vert descret levels, Number of Measuremetts: 0 1 Mile Maui Weil name: Tmk 3-9-15-14					1150540000269979
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Geology:	ТНО		Not Reported	
Pump yr:	0			
Draft yr:	Not Reported	Bot hole:	-9	
Bot solid:	9	Bot perf:	Not Reported	
Spec capac:	Not Reported	Dorpolit	nornoponou	
Pump mgd:	0			
Draft mgd:	Not Reported	Pump elev:	Not Reported	
Pump depth:	Not Reported	Tmk:	Not Reported	
Aqui code:	60304			
Latest hd:	Not Reported	Wcr:	01/01/1950	
Pir:	Not Reported	Surveyor:	Not Reported	
T:	Not Reported	Site id:	HI800000001128	
J32 NW 1/2 - 1 Mile Lower			FED USGS	USGS40000268877
Org. Identifier:	USGS-HI			
Formal name:	USGS Hawaii Water Science Cer	nter		
Monloc Identifier:	USGS-204643156273801			
Monloc name:	6-4627-13 W236			
Monloc type:	Well			
Monloc desc:	Not Reported			
Huc code:	20020000	Drainagearea value:		
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Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys:	Not Reported -156.4577364 1	Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val:	Not Reported 20.775412 24000 seconds 20.00	
Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units:	Not Reported -156.4577364 1 Interpolated from map NAD83 feet	Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units:	Not Reported 20.775412 24000 seconds	
Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units:	Not Reported -156.4577364 1 Interpolated from map NAD83 feet feet	Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val:	Not Reported 20.775412 24000 seconds 20.00	
Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vertcollection method:	Not Reported -156.4577364 1 Interpolated from map NAD83 feet feet Interpolated from topographic ma	Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val:	Not Reported 20.775412 24000 seconds 20.00 2	
Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vertcollection method: Vert coord refsys:	Not Reported -156.4577364 1 Interpolated from map NAD83 feet feet Interpolated from topographic ma HILOCAL	Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val:	Not Reported 20.775412 24000 seconds 20.00	
Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vertcollection method: Vert coord refsys: Aquifername:	Not Reported -156.4577364 1 Interpolated from map NAD83 feet feet Interpolated from topographic ma HILOCAL Not Reported	Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val:	Not Reported 20.775412 24000 seconds 20.00 2	
Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert collection method: Vert coord refsys: Aquifername: Formation type:	Not Reported -156.4577364 1 Interpolated from map NAD83 feet feet Interpolated from topographic ma HILOCAL Not Reported Not Reported	Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val:	Not Reported 20.775412 24000 seconds 20.00 2	
Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert collection method: Vert coord refsys: Aquifername: Formation type: Aquifer type:	Not Reported -156.4577364 1 Interpolated from map NAD83 feet feet Interpolated from topographic ma HILOCAL Not Reported Not Reported Not Reported	Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val: p Countrycode:	Not Reported 20.775412 24000 seconds 20.00 2 US	
Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert collection method: Vert coord refsys: Aquifername: Formation type: Aquifer type: Construction date:	Not Reported -156.4577364 1 Interpolated from map NAD83 feet feet Interpolated from topographic ma HILOCAL Not Reported Not Reported Not Reported Not Reported 19500101	Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val: p Countrycode: Welldepth:	Not Reported 20.775412 24000 seconds 20.00 2 US 29	
Contrib drainagearea units: Longitude: Horiz Acc measure: Horiz Collection method: Horiz coord refsys: Vert measure units: Vert accmeasure units: Vert collection method: Vert coord refsys: Aquifername: Formation type: Aquifer type:	Not Reported -156.4577364 1 Interpolated from map NAD83 feet feet Interpolated from topographic ma HILOCAL Not Reported Not Reported Not Reported	Contrib drainagearea: Latitude: Sourcemap scale: Horiz Acc measure units: Vert measure val: Vertacc measure val: p Countrycode:	Not Reported 20.775412 24000 seconds 20.00 2 US	

Ground-water levels, Number of Measurements: 0

J33 NW 1/2 - 1 Mile Lower

HI WELLS HI800000001130

Objectid: Island: Old name: Yr drilled: Driller: Quad map: Long83dd: Lat83dd: Gps: Owner user: Well type: Ground el: Well depth: Solid case: Use: Init head: Init head3: Init cl: Test date: Test ddown: Test temp: Pump gpm: Draft mgy: Max chlor: Geology: Pump yr: Draft yr: Bot solid: Spec capac: Pump mgd: Draft mgd: Pump depth: Aqui code: Latest hd: Pir: T:

3045 Maui Not Reported 0 Not Reported 6 -156.4575 20.7761111111 0 Uehara T Not Reported Not Reported 0 Not Reported Other Not Reported Not Reported 0 Not Reported Not Reported Not Reported 0 Not Reported Not Reported THO 0 Not Reported Not Reported Not Reported 0 Not Reported Not Reported 60304 Not Reported Not Reported Not Reported

Wid: Well name: Utm: Old number:

> Perf case: Use year: Init head2:

Casing dia:

Test gpm: Test chlor: Test unit:

Head feet: Min chlor:

Bot hole: Bot perf:

Pump elev: Tmk:

Wcr: Surveyor: Site id: Not Reported Not Reported Not Reported

-1 237-

Not Reported Not Reported

Not Reported

Not Reported

6-4627-001

Tmk 3-9-01-24

Not Reported Not Reported

Not Reported Not Reported

Not Reported Not Reported

12/30/1899 Not Reported HI8000000001130

34 NNW 1/2 - 1 Mile Lower

FED USGS USGS40000268888

Org. Identifier: USGS-HI Formal name: USGS Hawaii Water Science Center Monloc Identifier: USGS-204657156272401 6-4627.AA IWS Monloc name: Well Monloc type: Monloc desc: Not Reported Huc code: 20020000 Drainagearea value: Not Reported Drainagearea Units: Not Reported Contrib drainagearea: Not Reported 20.7793005 Contrib drainagearea units: Not Reported Latitude: Longitude: -156.4538476 Sourcemap scale: 24000 Horiz Acc measure: Horiz Acc measure units: seconds 1 Horiz Collection method: Interpolated from map NAD83 Horiz coord refsys: Vert measure val: 58.00 Vert measure units: feet Vertacc measure val: 10 Vert accmeasure units: feet Vertcollection method: Interpolated from topographic map US Vert coord refsys: HILOCAL Countrycode: Not Reported Aquifername: Formation type: Not Reported

Aquifer type:	Not Reported			
Construction date:	19730720	Welldepth:	28	
Welldepth units:	ft	Wellholedepth:	28	
Wellholedepth units:	ft			
Ground-water levels, Nun				
Feet below				
Date Surface	Sealevel			
1973-07-20	(no water level recorded).			
K35 SSW 4/2 1 Mile			FED USGS	USGS40000268861
1/2 - 1 Mile Lower				
Org. Identifier:	USGS-HI			
Formal name:	USGS Hawaii Water Science	ce Center		
Monloc Identifier:	USGS-204533156271701			
Monloc name:	6-4527.AA IWS			
Monloc type:	Well			
Monloc desc:	Not Reported			
Huc code:	20020000	Drainagearea value:	Not Reported	
Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported	
Contrib drainagearea unit		Latitude:	20.7559691	
Longitude:	-156.4519034	Sourcemap scale:	24000	
Horiz Acc measure:	1	Horiz Acc measure units:	seconds	
Horiz Collection method:	Interpolated from map			
Horiz coord refsys:	NAD83	Vert measure val:	19.00	
Vert measure units:	feet	Vertacc measure val:	10	
Vert accmeasure units:	feet		-	
Vertcollection method:	Interpolated from topograph	nic map		
Vert coord refsys:	HILOCAL	Countrycode:	US	
Aquifername:	Not Reported	· · · · · · · · · · · · · · · · · · ·		
Formation type:	Not Reported			
Aquifer type:	Not Reported			
Construction date:	19741109	Welldepth:	60	
Welldepth units:	ft	Wellholedepth:	60	
Wellholedepth units:	ft			
Ground-water levels, Nun	nber of Measurements: 0			
36 SW 1/2 - 1 Mile Lower			HI WELLS	HI8000000001108
Objectid:	3031	Wid:	6-4527-014	
Island:	Maui	Well name:	Kauhale Makai	
	Net Demented			

Island:	Maui	Well name:	Kauhale Makai	
Old name:	Not Reported			
Yr drilled:	2001			
Driller:	WAILANI DRLG			
Quad map:	6			
Long83dd:	-156.458333333			
Lat83dd:	20.7597222222			
Gps:	0	Utm:	-1	
Owner user:	Kauhale Makai	Old number:	Not Reported	

Well type: Ground el: Well depth: Solid case: Use: Init head: Init head3: Init cl: Test date: Test ddown: Test temp: Pump gpm: Draft mgy: Max chlor: Geology: Pump yr: Draft yr: Bot solid: Spec capac: Pump mgd: Draft mgd: Pump depth: Aqui code: Latest hd: Pir:

ROT 9 86 57 IRR - Parks 1.69 Not Reported 2518 3/7/2001 5.77 74 150 Not Reported Not Reported Not Reported 2001 Not Reported -48 17 .216 Not Reported 24 60304 Not Reported Not Reported

4552

Perf case: Use year: Init head2:

Casing dia:

Test gpm: Test chlor: Test unit:

Head feet: Min chlor:

Bot hole: Bot perf:

Pump elev: Tmk:

Wcr: Surveyor: Site id: Not Reported Not Reported

100

2897

F

6

Not Reported

Not Reported

Not Reported

-77 Not Reported

-15 (2) 3-9-001:075

12/30/1899 KIRK T TANAKA HI800000001108

HI WELLS HI800000001135

NW 1/2 - 1 Mile Lower

L37

T:

Objectid: Island: Old name: Yr drilled: Driller: Quad map: Long83dd: Lat83dd:	3053 Maui Not Reported 1948 MULLIN 6 -156.458611111 20.7780555556	Wid: Well name:	6-4627-009 Tmk 3-9-01-50
Gps:	0	Utm:	-1
Owner user:	Gusukuma T	Old number:	238-
Well type:	Not Reported	Casing dia:	4
Ground el:	Not Reported		
Well depth:	35		
Solid case:	35	Perf case:	Not Reported
Use:	IRR - Irrigation (non-domestic, no	onUagnjædture)	Not Reported
Init head:	Not Reported	Init head2:	Not Reported
Init head3:	Not Reported		
Init cl:	0		
Test date:	Not Reported	Test gpm:	Not Reported
Test ddown:	Not Reported	Test chlor:	Not Reported
Test temp:	Not Reported	Test unit:	Not Reported
Pump gpm:	0		
Draft mgy:	Not Reported	Head feet:	Not Reported
Max chlor:	Not Reported	Min chlor:	Not Reported
Geology:	THO		
Pump yr:	0		
Draft yr:	Not Reported	Bot hole:	Not Reported
Bot solid:	Not Reported	Bot perf:	Not Reported
Spec capac:	Not Reported		
Pump mgd:	0		

	Draft mgd:	Not Reported	Pump elev:	Not Reported	
	Pump depth:	Not Reported	Tmk:	Not Reported	
	Aqui code:	60304			
	Latest hd:	Not Reported	Wcr:	01/01/1948	
	Pir:	Not Reported	Surveyor:	Not Reported	
	T:	Not Reported	Site id:	HI800000001135	
S	38 SW			FED USGS	USGS40000268860
	/2 - 1 Mile ower				
	Org. Identifier:	USGS-HI			
	Formal name:	USGS Hawaii Water Science Cer	nter		
	Monloc Identifier:	USGS-204529156271601			
	Monloc name:	6-4527-01 W200			
	Monloc type:	Well			
	Monloc desc:	Not Reported			
	Huc code:	20020000	Drainagearea value:	Not Reported	
	Drainagearea Units:	Not Reported	Contrib drainagearea:	Not Reported	
	Contrib drainagearea units:	Not Reported	Latitude:	20.7548581	
	Longitude:	-156.4516257	Sourcemap scale:	24000	
	Horiz Acc measure:	1	Horiz Acc measure units:	seconds	
	Horiz Collection method:	Interpolated from map			
	Horiz coord refsys:	NAD83	Vert measure val:	18.00	
	Vert measure units:	feet	Vertacc measure val:	3	
	Vert accmeasure units:	feet			
	Vertcollection method:	Interpolated from topographic ma	р		
	Vert coord refsys:	HILOCAL	Countrycode:	US	
	Aquifername:	Not Reported	-		
	Formation type:	Not Reported			
	Aquifer type:	Not Reported			
	Construction date:	19450101	Welldepth:	30	
	Welldepth units:	ft	Wellholedepth:	Not Reported	
	Wellholedepth units:	Not Reported	•	-	

Ground-water levels, Number of Measurements: 0

L39 NW 1/2 - 1 Mile Lower

FED USGS USGS40000268883

Org. Identifier: USGS-HI Formal name: USGS Hawaii Water Science Center Monloc Identifier: USGS-204653156274101 6-4627-09 W238 Monloc name: Monloc type: Well Monloc desc: Not Reported Huc code: 20020000 Drainagearea Units: Not Reported Contrib drainagearea units: Not Reported Longitude: -156.4585696

Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale:

Not Reported Not Reported 20.7781896 24000

Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	25.00
Vert measure units:	feet	Vertacc measure val:	5
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic m	ар	
Vert coord refsys:	HILOCAL	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19480101	Welldepth:	35
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

K40 SSW 1/2 - 1 Mile Lower			HI WELLS	HI800000001104
Objectid:	3021	Wid:	6-4527-001	
Island:	Maui	Well name:	TMK 3-9-02-36	
Old name:	Not Reported			
Yr drilled:	1945			
Driller:	MULLIN			
Quad map:	8			
Long83dd:	-156.451666667			
Lat83dd:	20.7547222222			
Gps:	0	Utm:	-1	
Owner user:	Akina R	Old number:	200-	
Well type:	Not Reported	Casing dia:	6	
Ground el:	Not Reported	-		
Well depth:	30			
Solid case:	22	Perf case:	Not Reported	
Use:	AGR - Crops and Processing	Use year:	Not Reported	
Init head:	Not Reported	Init head2:	Not Reported	
Init head3:	Not Reported			
Init cl:	0			
Test date:	Not Reported	Test gpm:	250	
Test ddown:	2	Test chlor:	Not Reported	
Test temp:	Not Reported	Test unit:	Not Reported	
Pump gpm:	120			
Draft mgy:	Not Reported	Head feet:	Not Reported	
Max chlor:	Not Reported	Min chlor:	Not Reported	
Geology:	ТК			
Pump yr:	0			
Draft yr:	Not Reported	Bot hole:	Not Reported	
Bot solid:	Not Reported	Bot perf:	Not Reported	
Spec capac:	125			
Pump mgd:	.17			
Draft mgd:	Not Reported	Pump elev:	Not Reported	
Pump depth:	Not Reported	Tmk:	(2) 3-9-002:036	
Aqui code:	60304			
Latest hd:	Not Reported	Wcr:	01/01/1945	
Pir:	Not Reported	Surveyor:	Not Reported	
T:	Not Reported	Site id:	HI800000001104	

M41	Map ID Direction Distance				
NW 1/2 - 1 Mile LowerHI WELLSHI8000000011/2 - 1 Mile Lower3054Wid:6-4627-010Island:MauiWell name:Tmk 3-9-06-06Old name:Not ReportedTmk 3-9-06-06Old name:Not ReportedTmk 3-9-06-06Y r drilled:1948Tmk 3-9-06-06Driller:MULLINTmk 3-9-06-06Ouad map:6-Lat83dd:20.7766666667Gps:0Utm:-1Owner user:Fujimoto 1Old number:239-Well type:Not ReportedCasing dia:7Ground el:Not ReportedCasing dia:7Solid case:19Perf case:Not ReportedInit head:Not ReportedInit head2:Not ReportedInit head3:Not ReportedInit head2:Not ReportedInit c:0Test driv:Not ReportedTest date:Not ReportedTest prm:Not ReportedInit c:0Test unit:Not ReportedPump gpm:0Test unit:Not ReportedPump dept	Elevation			Database	EDR ID Number
Island:MauiWell name:Tmk 3-9-06-06Old name:Not ReportedY'r drilled:1948Driller:MULLINQuad map:6Long83dd:-156.460277778Lat83dd:20.77666666667Gps:0Utm:-1Owner user:Fujimoto IOld number:239-0Well type:Not ReportedCasing dia:7Ground el:Not ReportedCase:19Solid case:19Perf case:Not ReportedUse:IRR - Irrigation (non-domestic, norUsgrimathure)Init head3:Not ReportedInit head3:Not ReportedInit case:0Test date:Not ReportedInit caseNot ReportedTest date:Not ReportedTest date:Not ReportedPump gpm:0Draft mgy:Not ReportedPump gpm:0Draft yr:Not ReportedBot solid:Not ReportedBot solid:Not ReportedBot solid:Not ReportedPump yr:0Draft mgy:Not ReportedBot solid:Not ReportedPump ngd: </th <th>NW 1/2 - 1 Mile</th> <th></th> <th></th> <th>HI WELLS</th> <th>HI800000001131</th>	NW 1/2 - 1 Mile			HI WELLS	HI800000001131
Island:MauiWell name:Tmk 3-9-06-06Old name:Not ReportedY'r drilled:1948Driller:MULLINQuad map:6Long83dt:-156.460277778Lat83dd:20.77666666667Gps:0Utm:OptimotoOld number:Qavad map:239-Well type:Not ReportedCoround el:Not ReportedVell type:Not ReportedCoround el:Not ReportedVell depth:19Solid case:19Perf case:Not ReportedInit head3:Not ReportedInit head3:Not ReportedInit head3:Not ReportedInit head3:Not ReportedTest date:Not ReportedTest date:Not ReportedPump gpm:0Draft mgy:Not ReportedThest stemp:Not ReportedPump gpm:0Draft yr:Not ReportedBot solid:Not ReportedBot solid:Not ReportedPump yr:0Draft ngy:Not ReportedBot solid:Not ReportedBot solid:Not ReportedBot solid:Not ReportedPump ngd:0Draft ngd:Not ReportedSpec capac:Not ReportedPump depth:Not ReportedPump depth:Not ReportedTest date:Not ReportedPump depth:Not ReportedBot solid:Not Reported <td>Objectid:</td> <td>3054</td> <td>Wid:</td> <td>6-4627-010</td> <td></td>	Objectid:	3054	Wid:	6-4627-010	
Yr drilled:1948Driller:MULLINQuad map:6Long83dd:-156.460277778Lat83dd:20.776666667Gps:0Utm:-1Owner user:Fujimoto IOld number:239-Well type:Not ReportedCasing dia:7Ground el:Not ReportedVell depth:19Solid case:19Perf case:Not ReportedUse:IRR - Irrigation (non-domestic, notUagrigature)Not ReportedInit head2:Init head3:Not ReportedInit head3:Not ReportedInit head3:Not ReportedTest date:Not ReportedTest date:Not ReportedTest date:Not ReportedTest date:Not ReportedPump gpm:0Draft mgy:Not ReportedMax chlor:Not ReportedMax chlor:Not ReportedBot solid:Not ReportedBot solid:Not ReportedBot solid:Not ReportedMax chlor:Not ReportedBot solid:Not ReportedBot solid:Not ReportedBot solid:Not ReportedPump grd:0Draft mgd:Not ReportedPump depth:Not ReportedPump depth:Not ReportedPump depth:Not ReportedPump depth:Not ReportedPump depth:Not ReportedPump depth:Not ReportedPump	-	Maui	Well name:	Tmk 3-9-06-06	
Yr drilled:1948Driller:MULLINQuad map:6Long83dd:-156.460277778Lat83dd:20.776666667Gps:0Utm:-1Owner user:Fujimoto IOld number:239-Well type:Not ReportedCasing dia:7Ground el:Not ReportedVell depth:19Solid case:19Perf case:Not ReportedUse:IRR - Irrigation (non-domestic, notUagrigature)Not ReportedInit head2:Init head3:Not ReportedInit head3:Not ReportedInit head3:Not ReportedTest date:Not ReportedTest date:Not ReportedTest date:Not ReportedTest date:Not ReportedPump gpm:0Draft mgy:Not ReportedMax chlor:Not ReportedMax chlor:Not ReportedBot solid:Not ReportedBot solid:Not ReportedBot solid:Not ReportedMax chlor:Not ReportedBot solid:Not ReportedBot solid:Not ReportedBot solid:Not ReportedPump grd:0Draft mgd:Not ReportedPump depth:Not ReportedPump depth:Not ReportedPump depth:Not ReportedPump depth:Not ReportedPump depth:Not ReportedPump depth:Not ReportedPump	Old name:	Not Reported			
Driller:MULLINQuad map:6Long83dd:-156.460277778Lat83dd:20.7766666667Gps:0Utm:-1Owner user:Fujimoto IOld number:239-Well type:Not ReportedCasing dia:7Ground el:Not ReportedCasing dia:7Ground el:Not ReportedCasing dia:7Solid case:19Perf case:Not ReportedUse:IRR - Irrigation (non-domestic, notUsgrigaditure)Not ReportedInit head:Not ReportedInit head2:Not ReportedInit head3:Not ReportedTest gpm:Not ReportedInit cl:0					
Quad map:6Long83dd:-156.460277778Lat83dd:20.7766666667Gps:0Utm:-1Owner user:Fujimoto IOwner user:Fujimoto IOld number:239-Well type:Not ReportedCasing dia:Ground el:Not ReportedCasing dia:Well depth:19Solid case:19Perf case:Not ReportedInit head2:Not ReportedUse:IRR - Irrigation (non-domestic, nortUsgrigathure)Not ReportedInit head3:Not ReportedInit head2:Not ReportedInit head3:Not ReportedTest gpm:Not ReportedInit cl:0Test date:Not ReportedNot ReportedTest date:Not ReportedTest chlor:Not ReportedPump gpm:0Use:Not ReportedNot ReportedPump gpm:0Use:Not ReportedNot ReportedPump yr:0Draft mgy:Not ReportedNot ReportedPump yr:0Draft yr:Not ReportedNot ReportedSpec capac:Not ReportedBot perf:Not ReportedPump mgd:0UseUseUsePump depth:Not ReportedPump elev:Not ReportedPump depth:Not ReportedPump elev:Not ReportedPump depth:Not ReportedPump elev:Not ReportedPump depth:Not ReportedPump elev:Not ReportedPump depth:Not Re					
Long83d:-156.460277778Lat83d:20.776666667Gps:0Utm:-1Owner user:Fujimoto IOld number:239-Well type:Not ReportedCasing dia:7Ground el:Not ReportedCasing dia:7Well depth:19Perf case:Not ReportedUse:IRR - Irrigation (non-domestic, nort/sgripadrure)Not ReportedInit head:Not ReportedInit head2:Not ReportedInit head3:Not ReportedInit head2:Not ReportedInit cl:0Test date:Not ReportedTest date:Not ReportedTest chlor:Not ReportedTest date:Not ReportedTest chlor:Not ReportedPump gpm:0Test unit:Not ReportedPart mgy:Not ReportedMit chlor:Not ReportedPump gpm:0Test unit:Not ReportedPump yr:0Draft mgy:Not ReportedPump yr:0Draft ngy:Not ReportedPump yr:0Draft ngd:Not ReportedSpec capac:Not ReportedBot perf:Not ReportedSpec capac:Not ReportedTmk:Not ReportedPump mgd:0Draft mgd:Not ReportedPump depth:Not ReportedPump elev:Not ReportedPump depth:Not ReportedPump elev:Not ReportedPump depth:Not ReportedPump elev:Not ReportedPump depth:Not Reported					
Lat83dd:20.7766666667Gps:0Utm:-1Owner user:Fujmoto IOld number:239-Well type:Not ReportedCasing dia:7Ground el:Not ReportedCasing dia:7Well depth:19Perf case:Not ReportedUse:IRR - Irrigation (non-domestic, notWagrjaafuture)Not ReportedInit head3:Not ReportedInit head2:Not ReportedInit head3:Not ReportedInit head2:Not ReportedInit cl:0Test chlor:Not ReportedTest date:Not ReportedTest prime:Not ReportedTest date:Not ReportedTest unit:Not ReportedPump gpm:0DDraft mgy:Not ReportedMax chlor:Not ReportedMin chlor:Not ReportedMax chlor:Not ReportedBot hole:Not ReportedPump yr:0Draft yr:Not ReportedPump yr:0Draft yr:Not ReportedPump yr:0Draft yr:Not ReportedBot solid:Not ReportedBot hole:Not ReportedBot solid:Not ReportedBot perf:Not ReportedPump mgd:0DDraft mgd:Not ReportedPump depth:Not ReportedPump elev:Not ReportedPump depth:Not ReportedPump elev:Not ReportedPump depth:Not ReportedTrmk:Not ReportedPump depth:Not ReportedVor: <t< td=""><td></td><td>-</td><td></td><td></td><td></td></t<>		-			
Gps:0Utm:-1Owner user:Fujimoto IOld number:239-Well type:Not ReportedCasing dia:7Ground el:Not ReportedCasing dia:7Well depth:19Perf case:Not ReportedUse:IRR - Irrigation (non-domestic, not/degrigaditure)Not ReportedInit head2:Not ReportedInit head2:Not ReportedInit head3:Not ReportedInit head2:Not ReportedInit cl:0Test gpm:Not ReportedTest date:Not ReportedTest chlor:Not ReportedTest dato:Not ReportedTest unit:Not ReportedPump gpm:0Test unit:Not ReportedPump gpm:0OTest unit:Not ReportedPump yr:0OTest unit:Not ReportedPump yr:0Draft mgy:Not ReportedMot nchlor:Not ReportedPump yr:0Draft mgd:Not ReportedSot hole:Not ReportedPump yr:0Draft mgd:Not ReportedSot hole:Not ReportedSpec capac:Not ReportedBot perf:Not ReportedSpec capac:Not ReportedPump mgd:0Draft mgd:Not ReportedTmk:Not ReportedPump depth:Not ReportedPump elev:Not ReportedFire:Pump depth:Not ReportedYurp elev:Not ReportedPurp depth:Not ReportedWcr:01/01/1948Pir					
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M42 NW 1/2 - 1 Mile

Lower

Org. Identifier: USGS-HI USGS Hawaii Water Science Center Formal name: Monloc Identifier: USGS-204648156274701 Monloc name: 6-4627-10 W239 Monloc type: Well Monloc desc: Not Reported 20020000 Huc code: Not Reported Drainagearea Units: Contrib drainagearea units: Not Reported Latitude: Longitude: -156.4602363

Drainagearea value: Contrib drainagearea: Latitude: Sourcemap scale: Not Reported Not Reported 20.7768008 24000

FED USGS

USGS40000268880

Horiz Acc measure:	1	Horiz Acc measure units:	seconds
Horiz Collection method:	Interpolated from map		
Horiz coord refsys:	NAD83	Vert measure val:	10.00
Vert measure units:	feet	Vertacc measure val:	2
Vert accmeasure units:	feet		
Vertcollection method:	Interpolated from topographic ma	ар	
Vert coord refsys:	HILOCAL	Countrycode:	US
Aquifername:	Not Reported		
Formation type:	Not Reported		
Aquifer type:	Not Reported		
Construction date:	19480101	Welldepth:	19
Welldepth units:	ft	Wellholedepth:	Not Reported
Wellholedepth units:	Not Reported		

Ground-water levels, Number of Measurements: 0

AREA RADON INFORMATION

Federal EPA Radon Zone for MAUI County: 3

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L. : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 96753

Number of sites tested: 10

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.010 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS) Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS) This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Well Index Database
 Source: Commission on Water Resource Management
 Telephone: 808-587-0214
 CWRM maintains a Well Index Database to track specific information pertaining to the construction and installation of production wells in Hawaii

OTHER STATE DATABASE INFORMATION

RADON

Area Radon Information Source: USGS Telephone: 703-356-4020 The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones Source: EPA Telephone: 703-356-4020 Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater Source: Department of Commerce, National Oceanic and Atmospheric Administration

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Piilani Promenade

Piilani Highway and Kaonoulu Street Kihei, HI 96753

Inquiry Number: 3679434.3 July 29, 2013

Certified Sanborn® Map Report



440 Wheelers Farms Road Milford, CT 06461 800.352.0050 www.edrnet.com

Certified Sanborn® Map Report

Site Name:	Client Name:	
Piilani Promenade Piilani Highway and Kaonoulu Kihei, HI 96753	MEV, LLC P.O. Box 880487 Pukalani, HI 96788	EDR® Environmental Data Resources Inc
EDR Inquiry # 3679434.3	Contact: Amy Mathis	

The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by MEV, LLC were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Address: City, State, Zip: Cross Street:	Piilani Promenade Piilani Highway and Kaonoulu Street Kihei, HI 96753
P.O. # Project:	1307-0292 Piilani Promenade
Certification #	72AB-40AE-9149

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



7/29/13

Sanborn® Library search results Certification # 72AB-40AE-9149

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

Library of Congress
 University Publications of America
 EDR Private Collection

The Sanborn Library LLC Since 1866™

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July 18, 2013

State of Hawaii Department of Health Environmental Management Division 919 Ala Moana Boulevard, Room 308 Honolulu, HI 96814 Attn: Safe Drinking Water Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending <u>environmental permits</u>, <u>licenses</u>, <u>citations</u>, <u>releases</u>, or <u>other information</u> pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project Number:	1307-0292	
Tax Map Key No.:	(2) 2-2-2: 16 (portion) (2) 2-2-2: 82 (portion) (2) 3-9-1: 16,169, 170, 171,	(2) 2-2-2: 77 (2) 3-9-1: 34 (portion) 172
Address:	East of Piilani Highway, ea south of Ohukai Road Kih	st of Ka'ono'ulu Street and ei, HI 96753
Current Owners:	 (2) 2-2-2: 16 (portion) (2) 2-2-2: 77 & 82 (portion) (2) 3-9-1: 34 (portion) (2) 3-9-1: 170, 171, 172 (2) 3-9-1: 16 (2) 3-9-1: 169 	Haleakala Ranch Company Kaonoulu Ranch Harry H. Hashimoto Trust Piilani Promenade South Piilani Promenade North Honua'ula Partners LLC
Former Owner:	Unknown	
Current Occupant:	Unoccupied	

Type of Business: Vacant land

Tax Map Keys are enclosed.

Sincerely,

my R. Ken

Jeffrey R. King

```
>Jeffrey
>
Regarding MEV Project Number 1307-0292, there are no UIC records
>associated with any of the 9 properties.
>
Norris Uehara
>
Supervisor, Groundwater Pollution Control Section
>
Safe Drinking Water Branch
>
808 586-4258
```



July 18, 2013

Hawaii State Department of Health 919 Ala Moana Blvd., Room 203 Honolulu, HI 96814 Attn: Wastewater Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir:

We are requesting a search for any past or pending <u>environmental permits</u>, <u>licenses</u>, <u>citations</u>, <u>releases</u>, or <u>other information</u> pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project Number:	1307-0292	
Tax Map Key No.:	(2) 2-2-2: 16 (portion)	(2) 2-2-2: 77
	(2) 2-2-2: 82 (portion)	(2) 3-9-1: 34 (portion)
	(2) 3-9-1: 16,169, 170, 171,	172
Address:	East of Piilani Highway, ea south of Ohukai Road Kih	st of Ka'ono'ulu Street and ei, HI 96753
Current Owners:	(2) 2-2-2: 16 (portion)	Haleakala Ranch Company
	(2) 2-2-2: 77 & 82 (portion)	Kaonoulu Ranch
	(2) 3-9-1: 34 (portion)	Harry H. Hashimoto Trust
	(2) 3-9-1: 170, 171, 172	Piilani Promenade South
	(2) 3-9-1: 16	Piilani Promenade North
	(2) 3-9-1: 169	Honua'ula Partners LLC
Former Owner:	Unknown	
Current Occupant:	Unoccupied	

Type of Business: Vacant land

Tax Map Keys are enclosed.

Sincerely,

they R. King

Jeffrey R. King



July 18, 2013

State of Hawaii Department of Health Environmental Management Division 919 Ala Moana Boulevard, Room 309 Honolulu, HI 96814 Attn: Clean Air Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending <u>environmental permits</u>, <u>licenses</u>, <u>citations</u>, <u>releases</u>, or <u>other information</u> pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project Number:	1307-0292	
Tax Map Key No.:	(2) 2-2-2: 16 (portion) (2) 2-2-2: 82 (portion) (2) 3-9-1: 16,169, 170, 171,	(2) 2-2-2: 77 (2) 3-9-1: 34 (portion) 172
Address:	East of Piilani Highway, ea south of Ohukai Road Kih	st of Ka'ono'ulu Street and ei, HI 96753
Current Owners:	 (2) 2-2-2: 16 (portion) (2) 2-2-2: 77 & 82 (portion) (2) 3-9-1: 34 (portion) (2) 3-9-1: 170, 171, 172 (2) 3-9-1: 16 (2) 3-9-1: 169 	Haleakala Ranch Company Kaonoulu Ranch Harry H. Hashimoto Trust Piilani Promenade South Piilani Promenade North Honua'ula Partners LLC
Former Owner:	Unknown	
Current Occupant:	Unoccupied	

Type of Business: Vacant land

Tax Map Keys are enclosed.

Sincerely,

effrez R. King

Jeffrey R. King



July 18, 2013

State of Hawaii Department of Health Environmental Management Division 919 Ala Moana Boulevard, Room 301 Honolulu, HI 96814 Attn: Clean Water Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending <u>environmental permits</u>, <u>licenses</u>, <u>citations</u>, <u>releases</u>, or <u>other information</u> pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project Number:	1307-0292	
Tax Map Key No.:	(2) 2-2-2: 16 (portion) (2) 2-2-2: 82 (portion) (2) 3-9-1: 16,169, 170, 171,	(2) 2-2-2: 77 (2) 3-9-1: 34 (portion) 172
Address:	East of Piilani Highway, ea south of Ohukai Road Kih	st of Ka'ono'ulu Street and ei, HI 96753
Current Owners:	 (2) 2-2-2: 16 (portion) (2) 2-2-2: 77 & 82 (portion) (2) 3-9-1: 34 (portion) (2) 3-9-1: 170, 171, 172 (2) 3-9-1: 16 (2) 3-9-1: 169 	Haleakala Ranch Company Kaonoulu Ranch Harry H. Hashimoto Trust Piilani Promenade South Piilani Promenade North Honua'ula Partners LLC

Unknown

Former Owner:

Current Occupant: Unoccupied

Type of Business: Vacant land

Tax Map Keys are enclosed. Sincerely,

they R. King

Jeffrey R. King

PO Box 880487, Pukalani, Hawaii 96788-0487 • Phone (808) 876-0500 • Fax (808) 876-1900 Email: <u>info@malamaenvironmental.com</u> • Web: www.malamaenvironmental.com



July 18, 2013

State of Hawaii Department of Health Environmental Management Division 919 Ala Moana Boulevard, Room 206 Honolulu, HI 96814 Attn: HEER Office

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending <u>environmental permits</u>, <u>licenses</u>, <u>citations</u>, <u>releases</u>, or <u>other information</u> pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project Number:	1307-0292	
Tax Map Key No.:	(2) 2-2-2: 16 (portion)	(2) 2-2-2: 77
	(2) 2-2-2: 82 (portion)	(2) 3-9-1: 34 (portion)
	(2) 3-9-1: 16,169, 170, 171,	172
Address:	East of Piilani Highway, ea south of Ohukai Road Kih	st of Ka'ono'ulu Street and ei, HI 96753
Current Owners:	(2) 2-2-2: 16 (portion)	Haleakala Ranch Company
	(2) 2-2-2: 77 & 82 (portion)	Kaonoulu Ranch
	(2) 3-9-1: 34 (portion)	Harry H. Hashimoto Trust
	(2) 3-9-1: 170, 171, 172	Piilani Promenade South
	(2) 3-9-1: 16 (2) 3-9-1: 169	Piilani Promenade North Honua'ula Partners LLC
	(2) 5-9-1. 109	
Former Owner:	Unknown	
Current Occupant:	Unoccupied	
Type of Business:	Vacant land	

Tax Map Keys are enclosed.

Sincerely,

my R. Ken

Jeffrey R. King



July 18, 2013

State of Hawaii Department of Health Environmental Management Division 919 Ala Moana Boulevard, Room 212 Honolulu, HI 96814 Attn: Solid & Hazardous Waste Branch

Subject: REQUEST FOR PUBLIC RECORDS

Dear Sir/Madam:

We are requesting a search for any past or pending <u>environmental permits</u>, <u>licenses</u>, <u>citations</u>, <u>releases</u>, or <u>other information</u> pertaining to the site(s) described below.

SITE INFORMATION:

MEV Project Number:	1307-0292	
Tax Map Key No.:	(2) 2-2-2: 16 (portion)	(2) 2-2-2: 77
	(2) 2-2-2: 82 (portion)	(2) 3-9-1: 34 (portion)
	(2) 3-9-1: 16,169, 170, 171,	172
Address:	East of Piilani Highway, east of Ka'ono'ulu Street and south of Ohukai Road Kihei, HI 96753	
Current Owners:	(2) 2-2-2: 16 (portion)	Haleakala Ranch Company
	(2) 2-2-2: 77 & 82 (portion)	Kaonoulu Ranch
	(2) 3-9-1: 34 (portion)	Harry H. Hashimoto Trust
	(2) 3-9-1: 170, 171, 172	Piilani Promenade South
	(2) 3-9-1: 16	Piilani Promenade North
	(2) 3-9-1: 169	Honua'ula Partners LLC

Former Owner: Unknown

Current Occupant: Unoccupied

Type of Business: Vacant land

Tax Map Keys are enclosed.

Sincerely,

effrez R. Key

Jeffrey R. King

PO Box 880487, Pukalani, Hawaii 96788-0487 • Phone (808) 876-0500 • Fax (808) 876-1900 Email: <u>info@malamaenvironmental.com</u> • Web: www.malamaenvironmental.com



July 18, 2013

Maui County Fire Department Hazardous Materials Division 200 Dairy Road Kahului, Hawaii 96732 <u>Attn: Acting Officer</u>

RE: Request for Public Records

Dear Sir/Madam:

MEV is requesting any past or present information of environmental concern pertaining to the subject site and adjacent sites from the Maui County Fire Department's database. This could include information on environmental releases (spills), permits, citations, inspections, fires, etc.

SITE INFORMATION:

MEV Project Number:	1307-0292	
Tax Map Key No.:	(2) 2-2-2: 16 (portion)	(2) 2-2-2: 77
	(2) 2-2-2: 82 (portion)	(2) 3-9-1: 34 (portion)
	(2) 3-9-1: 16,169, 170, 171,	172
Address:	East of Piilani Highway, east of Ka'ono'ulu Street and south of Ohukai Road Kihei, HI 96753	
Current Owners:	(2) 2-2-2: 16 (portion)	Haleakala Ranch Company
	(2) 2-2-2: 77 & 82 (portion)	Kaonoulu Ranch
	(2) 3-9-1: 34 (portion)	Harry H. Hashimoto Trust
	(2) 3-9-1: 170, 171, 172	Piilani Promenade South
	(2) 3-9-1: 16	Piilani Promenade North
	(2) 3-9-1: 169	Honua'ula Partners LLC
Former Owner:	Unknown	
Current Occupant:	Unoccupied	
Type of Business:	Vacant land	

Thank you for your assistance.

Sincerely yours,

my R. Ken

Jeffrey R. King

NEIL ABERCROMBIE GOVERNOR OF HAWAII



LORETTA J. FUDDY, A.C.S.W., M.P.H. DIRECTOR OF HEALTH

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

In reply, please refer to: DOH/CWB

R10D273.EXT.12

October 15, 2012

Mr. Douglas Gray President Piilani Promenade South LLC 178022 Sky Park Circle #200 Irvine, California 92614

Dear Mr. Gray:

Subject: Administrative Extension of Notice of General Permit Coverage (NGPC) Kaonoulu Market Place / Piilani Promenade Kihei, Island of Maui, Hawaii File No. HI R10D273

The Department of Health (DOH), Clean Water Branch (CWB), acknowledges receipt of your renewal Notice of Intent (NOI) and \$500 filing fee for coverage under the National Pollutant Discharge Elimination System general permit provisions, in accordance with the Hawaii Administrative Rules (HAR), Section 11-55-34.08.

The DOH is unable to complete the processing of your NOI prior to the current NGPC expiration date. Therefore, in accordance with HAR, Section 11-55-34.09(d), the DOH hereby administratively extends the subject NGPC until a notice of renewed coverage under the applicable general permit is issued or until notified by the DOH, whichever occurs first. Please note that the DOH may request you submit additional information in order to complete the processing of your NOI for renewed coverage.

The Permittee shall not be held in violation of Hawaii Revised Statutes, Chapter 342D-6(h), and HAR, Chapter 11-55, during the pendency of its renewal NOI, so long as it acts consistently with the NGPC presently granted. **Note: The Permittee shall continue any sampling required by the current NGPC.** Any non-compliance with the conditions of the administratively extended NGPC may be subject to penalties of up to \$25,000 per violation per day.

It is the Permittee's responsibility to ensure that anyone working under this administrative extension of your NGPC understands and complies with the terms and conditions therein.

R10D273.EXT.12

Mr. Douglas Gray October 15, 2012 Page 2

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

Sincerely,

Sum

STUART YAMADA, P.E., CHIEF Environmental Management Division

Enclosure: Receipt No. 41339 for \$500 Filing Fee

 c: Mr. Douglas Gray, Piilani Promenade South LLC (w/o encl.) [via e-mail <u>dgray@eclipsedevelopmentgroup.com]</u>
 Mr. Charles Jenks, Piilani Promenade South LLC (w/o encl.) [via e-mail <u>charliej@pacificrimland.com]</u>
 Mr. Derek Ono, Warren S. Unemori Engineering (w/o encl.) [via e-mail <u>dono@wsui.com]</u> Amy, attached find the questionnaire you requested. The following addresses your questions:

1. Could you please tell me what the intended use is for the property? Will some of it be residential? At the present time there is a residential component of 200 rental units proposed for the project.

2. When I was walking around the baseyard, I noted 2 metal storage containers that were locked. Can you tell me what is inside of the containers?

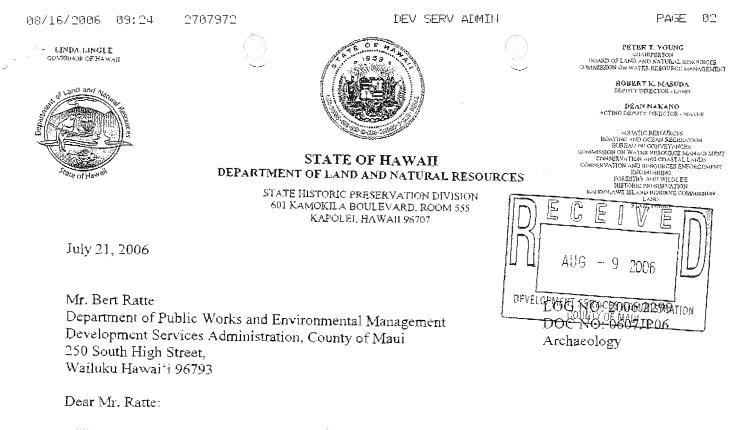
General construction materials associated with the material already purchased and stored on site such as valves, fasteners, etc.

3. Are there any petroleum projects within the baseyard that you are aware of? <u>Not at present</u>

4. Has there been a recent archaeological inspection conducted on the premises? If so, can I take a look at it?

Yes, the AIS was done in the early 90's and I have attached to this email.

CJ



SUBJECT: Chapter 6E-42 Historic Preservation Review [County/DSA] – Construction Plan Review and Drainage Report (File No: 2.2795) for the Proposed Ka'onu'ulu Marketplace AKA Ka'onu'ulu Ranch Large Lot Subdivision Ka'onu'ulu Ahupua'a, Wailuku District, Island of Maui <u>TMK: (2) 2-2-002:015 & 3-9-001:016</u>

The proposed undertaking involves Lot 2 of Ka'onu'ulu Ranch (Large-Lot) Subdivision. Proposed plans involve the development of approximately eighty-eight (88) acres that includes a commercial center consisting of four (4) light industrial lots numbered 1 through 4. Development will include asphalt paved roadways, concrete curbing and gutters, concrete sidewalks, and landscaping. Utility improvements will consist of underground sewer, drainage, water, and electrical and telephone distribution center.

We have previously provided comments involving the subject parcel (LOG NO: 2004.3636/ DOC NO: 0412CD19; LOG NO: 2004.1249/ DOC NO: 0404CD42). We commented on the preliminary plat review that summarized the status of the subject parcel (LOG NO: 2003.2065/ DOC NO: 0310CD33). In 1994, Xamanek Researches conducted an archaeological inventory survey and documented twenty-one (21) historic sites that were issued twenty (20) State Inventory of Historic Places (SIHP) numbers 50-50-10-3727 through -3746. Of these sites, nineteen (19) were deemed significant for information content and have had sufficient data collected therefore no further archaeological work is necessary. One (1) site (petroglyph) was removed from the original location and slated for permanent preservation at a different location [TMK: (2) 2-2-006:009]. The present location of the petroglyph is specified in the preservation plan (after-the-fact) that was submitted by Xamanek for Munekiyo and Arakawa in 1994 (LOG NO: 1998.21157/ DOC NO: 9802BD21).

At the time of the preliminary plat review, we requested that no action be taken of the subdivision until we have received a site plan with the original and permanent locations of SIHP 50-50-10-3746

Mr. Bert Ratte Page 2

clearly demarcated by a licensed surveyor (LOG NO: 2003.2065/ DOC NO: 0310CD33). Our records indicate that we have not yet received a location map for the petroglyph.

We concur that no historic properties will be affected by this undertaking because:

- Intensive cultivation has altered the land
- Residential development/urbanization has altered the land
- Previous grubbing/grading has altered the land

An accepted archaeological inventory survey (AIS) found no historic properties

- SHPD previously reviewed this project and mitigation has been completed
 - Other: We have previously investigated the subject property and documented twenty (20) historic archaeological sites. SIHP 50-50-10-3746 (petroglyph) was slated for permanent preservation and has an accepted preservation plan. It is unlikely that any historic properties will be affected by the proposed undertaking considering the specifics of the preservation plan are implemented.

In the event that historic resources, including human skeletal remains, are identified during routine construction activities, all work needs to cease in the immediate vicinity of the find, the find needs to be protected from additional disturbance, and the State Historic Preservation Division, Maui Section, needs to be contacted immediately at (808) 243-5169.

Aloha,

inistrator State Historic Preservation Division

JP:kf:gvf

Michael Foley, Director, Department of Planning, FAX 808-270-7634
 Maui Cultural Resources Commission, Dept. of Planning, 250 S. High St., Wailuku, HI 96793

Appendix C:

Qualifications of Environmental Professionals



MALAMA Environmental

STATEMENT OF QUALIFICATIONS for Amy Mathis, Environmental Scientist		
<i>Responsibilities and Duties:</i>	 Project Coordinator on Phase I & II Environmental Site Assessments/Investigations Project Coordinator on Phase III Remediation Projects Assist on Underground Storage Tank (UST) Closures Asbestos Inspections and Sampling Assist on Lead-Based Paint Inspections Indoor Air Quality Investigations and Sampling Erosion Control Plan (BMP) Development QA/QC Officer for Sampling Projects 	
<i>Experience</i> :	 Soil Investigations/Remediation UST Removal and Closure Hazardous Materials Management Asbestos and Lead-Based Paint Projects (Inspections & Sampling) Air Quality Sampling for Particulate and Microbiological Contaminants Wetland Delineations Environmental Report Writing and Compilation Ornithological counts/data collections Entomological counts/data collections Chemical technician specializing in wet chemical methods, analytical instrumentation and sample preparation. Geological mapping Vegetation mapping 	
Training & Education	 Bachelor of Science, Geology with Environmental Science Option New Mexico Institute of Mining and Technology, 1996-1999. Bachelor of Fine Arts, Music with minors in Fine Art and Theater Kutztown University Pennsylvania 1991-1995. Registered Environmental Assessor I REA I - 30347 40-hr OSHA HAZWOPER Course AHERA Asbestos Building Inspector HIASB-3044 Asbestos Air Quality Project Monitor Asbestos Contract Supervisor Lead-Based Paint Inspector PB-0446 	



MALAMA Environmental

	STATEMENT OF QUALIFICATIONS
	for Leffred D. King Manager Technical Commission
	Jeffrey R. King, Manager-Technical Services
Company Position:	Manager – Technical Services
Responsibilities and Duties:	 Phase I & II Environmental Site Assessments/Investigations Soil and Groundwater Investigation and Remediation Projects Underground Storage Tank (UST) Projects Asbestos, Lead-Based Paint, Hazardous Materials Inspections and Sampling Storm Water and Indoor Air Quality Investigations and Sampling Waste Management and Regulatory Compliance Projects Proposals, Contracts, Marketing
<i>Experience</i> :	 Soil and Groundwater Investigations/Remediation UST Investigations, Removal, and Closure Subsurface Investigations with Various Drill Rig Technologies Environmental Site Assessments, Property Condition Assessments Environmental Report Writing, Review, and Authorization Environmental Health and Safety Regulatory Compliance/Permitting Emergency Response
Training & Education:	 Bachelor of Science, Geology, University of California, Los Angeles, 1979 Graduate Courses in Hazardous Materials Management, Wayne State University, Detroit, Michigan, 1988-89 40-hr OSHA HAZWOPER Course and current 8-hour refresher Certified Hazardous Materials Manager (CHMM) Overview Course, CHMM- Michigan Michigan Risk-Based Corrective Action (RBCA) Course Licensed Professional Geologist #1795, Indiana Certified Asbestos Inspector #HIASB-3545, Hawaii Certified Lead Risk Assessor #PB-0663, Hawaii

Appendix D:

Acronyms and Abbreviations

Abbreviation	Definition
AST	Aboveground Storage Tank
AHERA	(Federal) Asbestos Hazard Emergency Response Act
ASTM	American Society for Testing and Materials
BACT	Best Available Control Technology
BLM	Bureau of Land Management
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes
CAA	Clean Air Act: Regulates Air Quality
CAMU	Corrective Action management Unit
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act: Federal Superfund
	for Cleanup of Environmental Contamination (1980, 1986)
CERCLIS	CERCLA Information System (data base)
CESQG	Conditionally Exempt SQG: Hazardous Waste Generator less than 100 kg/mo.
C.F.R.	Code of Federal Regulations: National Standard Regulations
COLIWASA	Composite Liquid Waste Sampler
CRC	Chlorofluorocarbon
CMU	Concrete Masonry Unit
CWA	Clean Water Act: Regulates Water Quality (1972, 1987)
CZMA	Coastal Zone Management Act
DLNR	Department of Land and Natural Resources
DOT	Department of Transportation: Administers hazardous Waste Containers-Marking-Labeling-
	Placarding and Transportation Procedures.
DOH	Department Of Health (State Of Hawaii)
DRASTIC	EPA Standardized System for Evaluating Groundwater Pollution Potential Using Hydrogeologic
	Settings.
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency: Administers CERCLA, RCRA and SARA
FID	Flame Ionization Detector
FIFRA	Federal Insecticide, Fungicide and Rodenticide Act: Regulates Pesticides (1972, 1988)
FSP	Field Sampling Plan
FWPCA	Federal Water Pollution Control Act
HAP	Hazardous Air Pollutant
HCS	(OSHA) Hazard Communication Standard
HSWA	(Federal) Hazardous and Solid Waste Amendments of 1984
LEL	Lower Explosive Limit
LQG	Large Quantity Generators; Hazardous Waste Generator in Excess of 100 kg/mo.
LUST	Leaking Underground Storage Tank.
MCL	Maximum Contaminant Level
MCLG	Maximum Contaminant Level Goal
MSDS	Material Safety Data Sheets: Hazard Information Required for Chemical Substances by OSHA
NAAQS	National Ambient Air Quality Standards
NEPA	National Environmental Policy Act
NESHAP	National Emission Standards for Hazardous Air Pollutants (Under CAA Regulations)
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
0&M	Operating and Maintenance
OCS	Outer Continental Shelf
OSHA	Occupational Safety and Health Act: Established Hazard Communication Program and
0\/A	Employee Right-to-Know Law (1970)
OVA PCB	Organic Vapor Analyzer Polychlorinated Biphenyls: Toxic Substance Used in Electric-Device Cooling.
	Polychionnated Biphenyis: Toxic Substance Used in Electric-Device Cooling.
PCi/I	
PEL	Permissible Airborne Exposure Level
PID	Photoionization Detector
POTW	Publicly Owned Treatment Works

ppb	parts per billion
ppm	parts per million
PWP	Project Work Plan
PRPs	Potentially Responsible Parties
QA/QC	Quality Assurance/Quality Control
QAPP	Quality Assurance Project Plan
RBCA	Risk Based Corrective Action and Decision-Making at Sites with Contaminated Soil and
	Groundwater. (Hawaii DOH)
RCRA	Resource Conservation and Recovery Act: Federal Hazardous Waste Management Law.
	Regulates Waste Generation, Transportation, Treatment, Storage or Disposal Sites (1976,
	1984)
RQ	Reportable Quantity
RUST	Registry of Underground Storage Tanks
SAP	Sampling & Analysis Plan
SARA	Superfund Amendments and Reauthorization Act: Amends CERCLA and includes Community
	Right to Know Law. Requires facilities report their chemical inventories and emissions (1986).
SDWA	Safe Drinking Water Act: Establishes maximum contaminant levels for drinking water (1974,
	1986).
SHSP	Site Health & Safety Plan
SIC	Standard Industrial Classification
SIP	State implementation plan
SPCC	Spill Prevention Control and Countermeasure
SQG	Small Quantity Generator: Hazardous Waste Generator between 100-1000 kg/mo.
TCLP	Toxicity Characteristic Leaching Procedure: A toxicity test for certain substances declared
	hazardous by the EPA.
ТМК	(Hawaii) Tax Map Key
ТРН	Total Petroleum Hydrocarbons
TPQ	Threshold Planning Quantity
TSCA	Toxic Substances Control Act: Regulates PCBs in electrical devices and chromium in
	evaporative cooling towers, asbestos in schools. (1976)
TSD	Treatment, Storage, and Disposal
UEL	Upper Explosive Limit
UIC	Underground Injection Control
USGS	United States Geological Survey
UST	Underground Storage Tank
VOA	Volatile Organic Analyses
VOC	Volatile Organic Compound: EPA listed toxic or carcinogenic organic substances.
Minimal, Minor or	1) An unlikely or remote event, i.e., possible, but not anticipated under current conditions and
Not Significant	observed features. 2) Insignificant when compared to regulatory acceptance levels, guideline
	action levels or when compared to background and/or baseline conditions of the local
	environment. 3) Any potential effect or impact attributed to the subject factor may be
	considered as the least likely source among a number of potentially responsible factors. 4) Any
	potential effect may not be measurable or detected by current technology. 5) Education,
	experience, and background of the investigator were utilized to conclude the situation or
	condition as trifle.