MEMORANDUM

TO: The Honorable Brian J. J. Choy, Director
   Office of Environmental Quality Control

FROM: William W. Paty, Chairperson
       Board of Land and Natural Resources

SUBJECT: DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN -
         ENVIRONMENTAL ASSESSMENT FOR CONSERVATION DISTRICT USE
         APPLICATION MD-2494 for a Single Family Residence and
         Other Property Improvements, TMK 5-6-10: 24

The above-mentioned Chapter 343 Document was reviewed and a
negative declaration was issued based upon the environmental
assessment provided with the CDDA.

Please feel free to call me or Ed Henry of our Office of
Conservation and Environmental Affairs, at 548-7837, if you have
any questions.

Attachment(s)
APPLICANT'S CHECKLIST
CONSERVATION DISTRICT USE APPLICATION (CDUA)

// Eighteen (18) Copies of the CDUA
// $50 Filing Fee
// $50 Public Hearing Fee
// Shoreline Management Act Permit (From County Planning Agency)
// Tax Map Key(s) Determined
// Conservation District Sub-Zone Determined
// Landownership Determined
// Agent Established
// Applicant Has Signed the CDUA
// Applicant Has Provided a Division Map
// Applicant Has Provided a Zone Map
// Applicant Has Provided a Section Map
// Applicant Has Provided a Plat Map
// Applicant Has Provided a Parcel Map
// Applicant Has Provided Project Plans
// Applicant Has Provided Project Photographs
// Applicant Has Provided Eighteen (18) Copies of the Environmental Assessment
// Applicant Has Provided Eighteen (18) Copies of the Environmental Impact Statement
// Applicant has Filed a Previous CDUA: MO - 9/5/90 - 2423
// Other

Document No. 9922E
I. LANDOWNER/WATER SOURCE OWNER
(If State land, to be filled in by Government Agency in control of property)

Name Mitsuo & Genevieve Shito
Address 94-277 Hanaa St. 94-193 Kupuna Lp.
94-277 Haa St.,
Waipahu, HI 96797
Telephone No. 848-3230 (B)
677-5976 (H)
671-7980 (H)
SIGNATURE
Date

II. APPLICANT (Water Use, omit if applicant is landowner)

Name Mitsuo & Genevieve Shito
Address 94-277 Haa St.
Waipahu, HI 96797
Telephone No. 848-3230 (B)
677-5976 (H)
671-7980 (H)
Interest in Property Owners

*SIGNATURE
Date

Indicate interest in property; submit written evidence of this interest

III. TYPE OF PERMIT(S) APPLYING FOR

( ) A. State Lands
( ) B. Conservation District Use
(x) C. Withdraw Water From A Ground Water Control Area
( ) D. Supply Water From A Ground Water Control Area
( ) E. Well Drilling/Modification

IV. WELL OR LAND PARCEL LOCATION REQUESTED

District
Island
County
Tax Map Key 5-6-010-24
Area of Parcel 14,638 sq. ft.
Term (if lease) N/A
ENVIRONMENT REQUIREMENTS

Please note the following environmental assessment of the proposed use:

1. Identification of Applicant: Land owner, Mitsuo Shito, Genevieve Ilima Shito, George Irwin Leong, Eugenie H. L. Shito-Leong.

2. Identification of Approving Agency: Department of Land and Natural Resources.

3. Identification of Agencies Consulted in making Assessment: Land Use Commission (Fred Tulon) County Planning, Department of Maui.

4. General Description of the Action's Technical, Economic, Social, and Environmental Characteristics:

Technical:

a. Install electrical transmission poles and lines from Old Government Road via road and utility easement (See Exhibit "A" for location of electrical poles and lines.)

b. Install factory-built house (Continental Homes), 950 sq. ft., width 25-1/2 ft. x 42 ft. Factory employee will put in place on a turnkey basis. (Continental Factory Built Homes meets all U. S. Housing and Urban Development (HUD) standards and code. Electrical and plumbing connections will be by licensed technicians. (See Exhibit "A")

c. Install rest room facilities in the approved 12' width x 24' length storage room which will contain toilet, wash basin, and shower stall. Install electrical fixtures and wall plugs for same approved storage shed. (See Exhibit "B")

d. Construct Sears-type metal storage shed, size 6' width x 8' to be located as shown on Exhibit "A" for location.

e. Correct setback to 8 ft. instead of 30 ft. Letter submitted on May 20, 1991. (See Exhibit "A" plus letter attachment as Exhibit A-1)

4. Construct wood walkway through mangrove area to water line. (See Exhibit "F")

Economic:

Backfill area with soil and cinders as shown on site
plan Exhibit "C".

Cost of backfill at $18.00 per cu. yd. x 96 cu. yd. = $1,728.00.

Cost of Factory-built house (Continental Homes), plus plumbing and electrical hookup - $75,000 (See Exhibit "D")

Cost of electrical poles and transmission lines - $7,500.

Social:

This is an undeveloped area with only one ranch-type house, storage shed, pasture land, and corral to train horses. This information was furnished on my initial application, File No. MO - 9/5/90 - 2423, Document No. 9922E.

Environmental:

a. The electrical pole and transmission line will follow the road and utility easement and have no detrimental effect to the environment. (See Exhibit "A")

b. The factory-built house (Continental Homes), will be used exclusively for me and my immediate family when we travel to Molokai for rest and recuperation. The unit comes pre-painted with light gray walls and rustic colored asphalt shingles which will blend nicely with the storage shed. Area surrounding building will be landscaped with trees, grass, flowering plants, fruit trees and ti leaves. Six coconut trees have already been planted, along with ten papaya trees.

5. Summary Description of Affected Environment:

This was submitted in initial application of MO - 9/5/90 - 2423, Document No. 0074E. Additional filling will be required as noted to area where house will be placed.

6. Identification and Summary of Major Impacts and Alternatives Considered:

Construction of the factory-built house will be of a short-term nature. Electrical transmission pole and lines require 90 days lead time prior to installation. Again, impact is very minimal.

7. Proposed Mitigation Measures:

In the filling of the area, dust will be held to a
minimum. Material will be watered down.

INFORMATION REQUIRED FOR ALL USES

I. Description of Parcel

A. Existing Structures/Use. Construction of 12' x 24' storage shed will begin shortly. This plus 6 ft. chain link fence and driveway was approved under initial permit MO - 9/5/90 - 2423.

B. Existing Utilities. Water has been installed by the Maui County Water Board. Application for electrical transmission line and pole will be requested to Maui Electric upon approval of this application.


D. Vegetation. Dried up keawe, uprooted trees, have been removed. Mangrove has not been worked on yet.

E. Topography. Flat land, 3 - 4 ft. above sea level with drainage towards the ocean. Contour map was submitted on 9/5/90 - 2423, initial application.

F. Description of Shoreline. The shoreline is taken over with mangrove trees. The shoreline is mud/sand, blackish in nature. This is caused by the mangrove preventing circulation of the wave action of the ocean surrounding the area. (Submitted 9/5/90 - 2423)

G. Existing Covenant, Easements, Restriction. Subject to title to all minerals and metallic mines reserved to the State of Hawaii.

H. Historic Sites Affected. There are no historic sites near subject property. The old fish pond is about one mile away east on ocean side.

II. DESCRIPTION: Describe the Activity Proposed.

A. Have Maui Electric Co. install electrical transmission poles and lines following utilities easement road.

B. Factory-built house will be shipped from Honolulu to Molokai, installed on designated area of lot. Factory employees will put in unit under turnkey, including hiring of electrical and plumbing subcontractors. Area where the factory-built house will sit requires filling of soil and cinders prior to arrival of unit.
C. Install toilet, wash basin and shower stall for 12' x 24' shed to be constructed, including electrical light fixture, wall plugs and plumbing for the installation of toilet, wash basin and shower stall.

D. Construct 6' x 8' (Sears type) storage shed.

III. COMMENCEMENT DATE: Upon approval of application.

COMPLETION DATE: Eighteen months to two years for factory-built house and transmission line.

IV. TYPE OF USE REQUESTED:

Nonconforming Use: Subzone L

Area of Proposed Use: Land 14,638 sq. ft. Storage Shed: 288 sq. ft. Future proposed house: 4 - 6 years, of 1,400 sq. ft.

Name and Distance of Nearest Town or Landmark: Kamalo Old Abandoned Wharf and Old Abandoned Fish Pond.

Boundary Interpretation: Within the conservation district as indicated by a straight line on attached map designating area. (See Exhibit "E").

Conservation District Subzone: L

County General Plan Designation: N/A

INFORMATION REQUIRED FOR CONDITIONAL USE ONLY

I. Plans:

A. Area Plan: See Exhibits ___ and ___.

B. Site Plan: See Exhibit ___.

C. Construction Plan: See Exhibit ___. Applicants are planning to revegetate by planting 6 plumeria trees, 7 kukui nut trees, 6 - 12 coconut trees of which 2 are Samoan type coconut trees, 2 Hayden mango trees, 1 Olu tree, 4 Solo papaya trees, 2 lime trees, green ti leaves, lawn with flowers and vegetable garden containing root, leaf and vine crops for home consumption.

D. Maintenance Plans: N/A

E. Management Plans: N/A
F. Historic or Archaeological Site Plan: N/A

II. Subzone Objective: The objective of Subzone L is to limit uses where natural conditions suggest constraints on human activities. The proposed land use, construction of a storage shed and development of a single family dwelling is a nonconforming use; however, the four necessary conditions for eligibility as nonconforming use application under Subchapter 1, Title 13, Chapter 2, of the Departmental Administrative Rules, as amended, have been satisfied.

1. The subject land parcel is less than ten (10) acres;

2. The subject land parcel (TMK 5-06-010-24) was created and subject to real property taxes as early as the 1940s and has all real property taxes paid up to the current year of 1991;

3. The land parcel has been held and intended for residential and farm use; and

4. Only two storage sheds and a residential dwelling, plus electrical transmission poles and lines are being proposed to be put on the subject land parcel.
November 19, 1990

Mr. William W. Paty
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Paty:

Re: Conservation District Use Application for the Construction of a Storage Shed, Fencing, Driveway, and other Property Improvements at TMK: 5-6-10:24, Kamuela, Molokai. (File No. MO-95/99-2423)

Our office has reviewed the above mentioned application and offers the following comments:

(1) The project site is located within the Special Management Area as shown on the Makolelau-Kamalo SMA map.

(2) The application is for the construction of a 12 ft. x 24 ft. storage shed and the erection of a 6 ft. high chain link fence. According to the application, the land parcel has been held and is intended for residential and farm use. We understand that the storage shed will be constructed to blend in with the environment.

(3) We find that the proposed activity is not part of a larger project and the storage shed, fencing, driveway, and other proposed improvements are related to the proposed agricultural activity on the property. Therefore, we find that the proposed project is not a development and exempt from having to obtain an SMA permit under Section 205A-22(B)(viii), HRS and Section 12-2-5(b) of the Molokai Planning Commission Rules.

Thank you for the allowing us the opportunity to comment on this application. Should you have any questions, please contact Clayton Yoshida of this office at 243-7735.
Very truly yours,

[Signature]

[Name]
Planning Director

cc: Mitsuo Shito
LUCA, Public Works Dept.
John Min
C. Yoshida
DEPARTMENT OF LAND AND NATURAL RESOURCES
Kalaninoku Building
1151 Punchbowl Street
Honolulu, Hawaii 96813

Mr. William W. Paty Jr.
Chairman

Dear Mr. Paty;

On February 22, 1991, I had received approval for my property located on the island of Molokai, File No. MO-9/590-2423, Document No. 9922E, and the plans and specification was approved on April 24, 1991. There was an error in the location of the storage shed. It should read 8 feet from the fence line on the northeast side instead of 30 feet. Request that this amended footage be granted. I will file with the bureau of conveyance upon receipt of approval from your department. See enclosure.

Sincerely,

[Signature]

Mits Shito

Exhibit A-1
STORAGE SHELF

2x8 stud @ 24" OC
3/8" 1/2" EXT. PLYWOOD WALL

STORAGE SHELF

6x8 window
8x8 door

FLOOR PLAN
SCALE 1/8" = 1'-0"

STORAGE SHEED

FOR MR. MRS. MITSUO SHITO
KUMUKLI, MOLOKAI, HAWAII
TMK = 5-6-95 - LOT A
10-24
ILIMA HALE MODEL

2 BEDROOMS/2 BATH
TOTAL LIVING AREA: 950 SQ. FT.
NO DOCUMENTS
CERTIFICATION

I HEREBY CERTIFY THAT THE MICROPHOTOGRAPH APPEARING IN THIS REEL OF FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.

2004

DATE

Signature of Operator
Centimeter

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 mm

Inches

1.0 1.1 1.25 1.4 1.6

Manufactured to AIIM Standards
By Applied Image, Inc.