

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE
MANABU TAGOMORI
Dan T. Kochi

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

AUG 13 1991

'91 AGO 14 P1:12

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

FILE NO.: MO-6/21/91-2494
DOC. NO.: 1291E

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 - *W*

SUBJECT: *Mitsuo Shito*
DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN -
ENVIRONMENTAL ASSESSMENT FOR CONSERVATION DISTRICT USE
APPLICATION MO-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 CDUA.

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)

MR. MITSUO SHITO
94277 HAAA ST.
WAIPAHU, HI. 96797

1991-08-23-MO-FRA-

Mitsuo Shito Sign Family Residence
Improvement

FILE COPY

JOHN WAIHEE
GOVERNOR OF HAWAII



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DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

LIBERT K. LANDGRAF
DEPUTY

AQUACULTURE DEVELOPMENT
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STATE PARKS
WATER AND LAND DEVELOPMENT

DOC.: 3046E

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

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)
- ~~f. Construct wood walkway through mangrove area to water line. (See Exhibit "F")~~ *5/26/91*

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 prepainted 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.
- C. Existing Access. Already granted under Application 9/5/90 - 2423.
- 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.

HANNIBAL TAVARES
Mayor



CHRISTOPHER L. HART
Planning Director
JOHN E. MIN
Deputy Planning Director

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

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, Kamueli, Molokai.
(File No. MO-9/5/90-2423)

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.

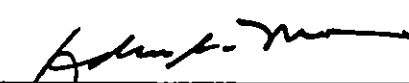
(2) The application is for the construction of a 12 ft.x
x 24 ft. storage shed and the erection of a 6 ft. high chain
link fence. According to the application, the land parcel has
been held and is intended for residential and farm use. We
understand that the storage shed will be constructed to blend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

Letter
CDUA MO-9/5/90-2423
Page 2

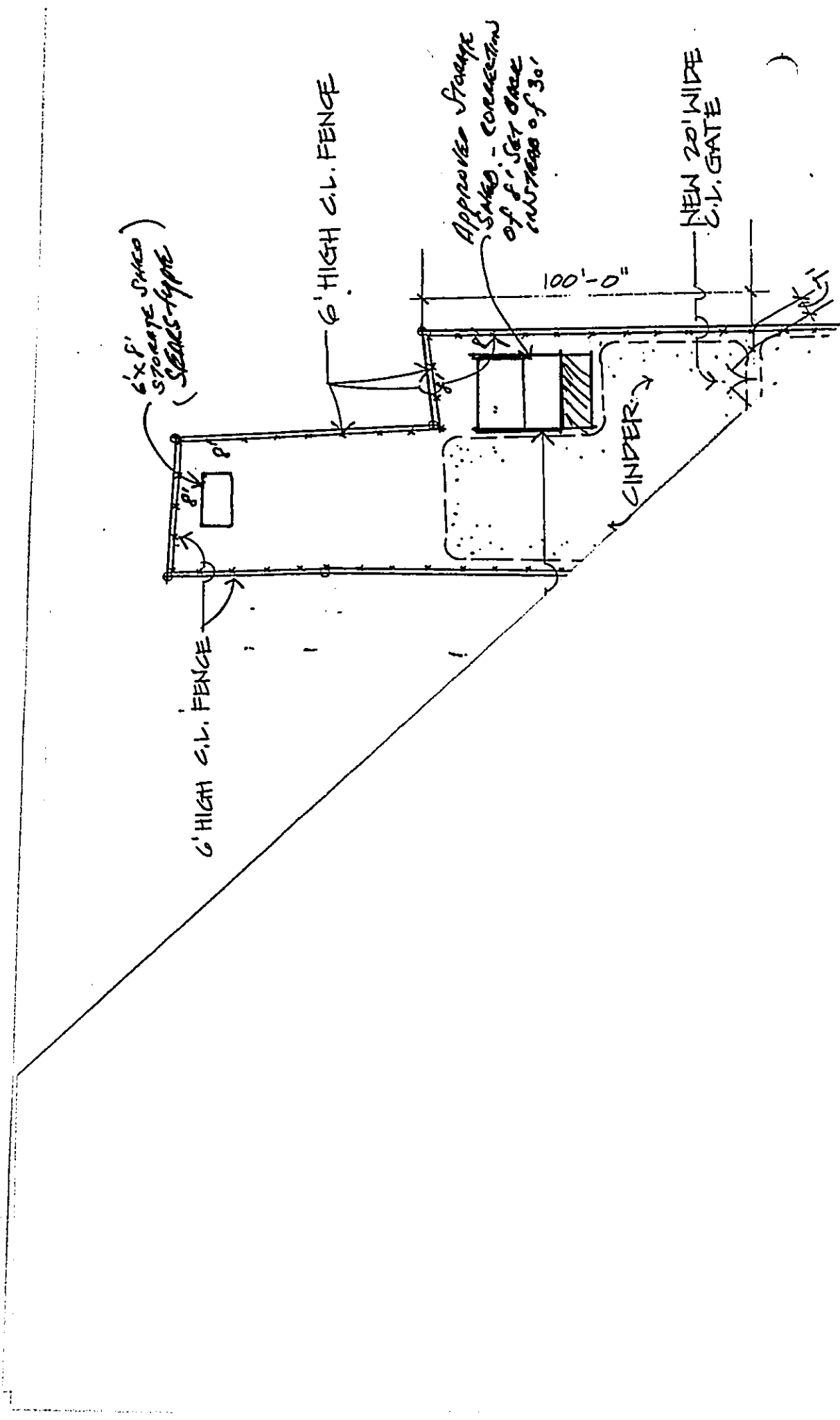
Very truly yours,

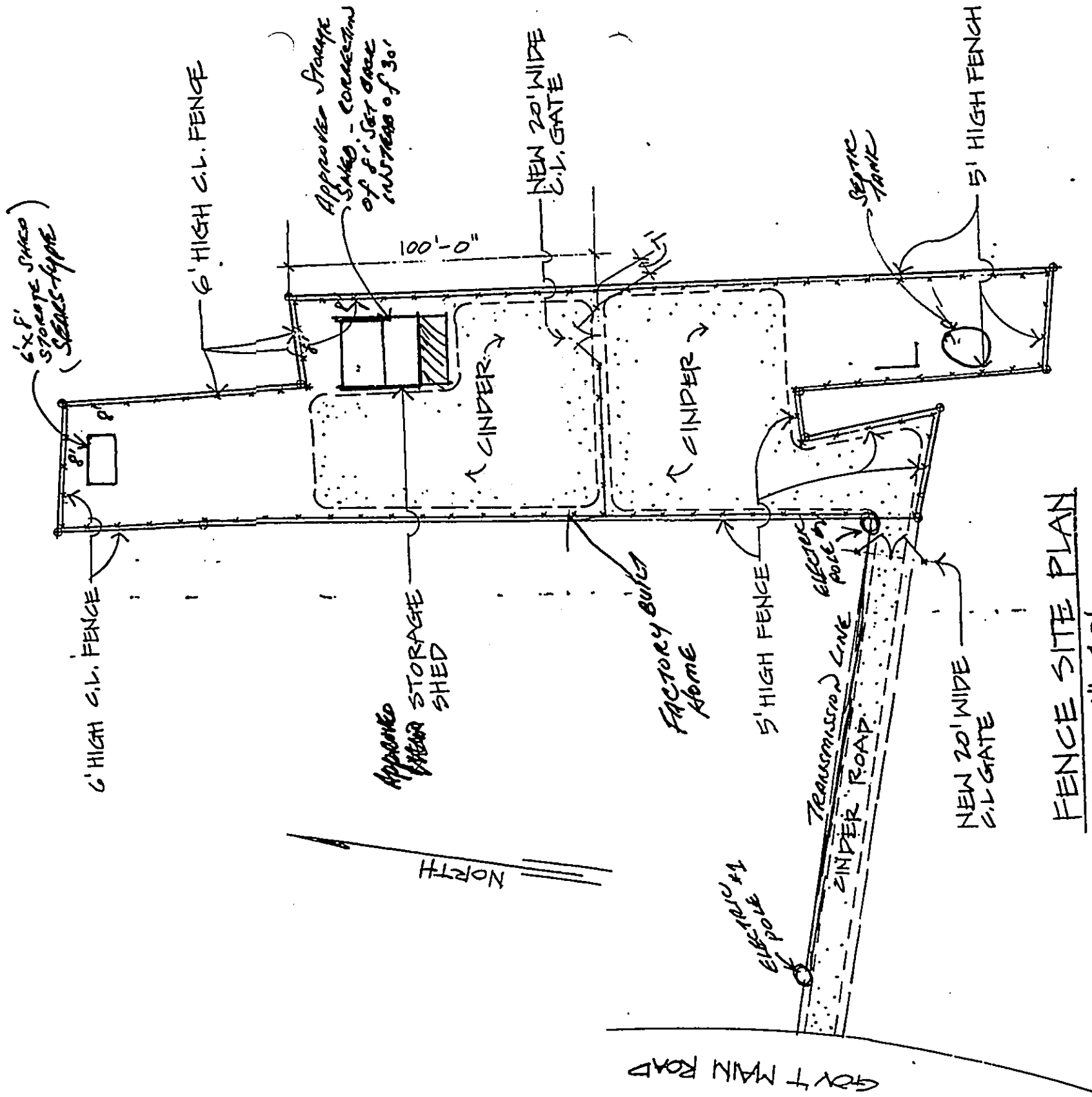
for 

Christopher L. Hart
Planning Director

cc: Mitsuo Shito
LUCA, Public Works Dept.
John Min
C. Yoshida

A
44





FENCE SITE PLAN
SCALE: 1"=40'

EXHIBIT "A"

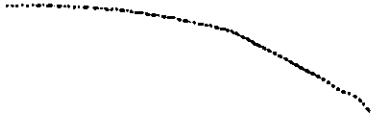
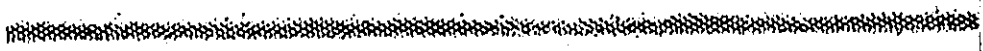
SILVER GATE

FENCE SITE PLAN
SCALE: 1" = 40'

EXHIBIT "A"



R2



94-277 HAAA STREET
WAIPAHU, HAWAII 96797

DEPARTMENT OF LAND AND NATURAL RESOURCES
Kalanimoku Building
1151 Punchbowl Street
Honolulu, Hawaii 96813

MAY 20 1991

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 a 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 you department. See enclosure.

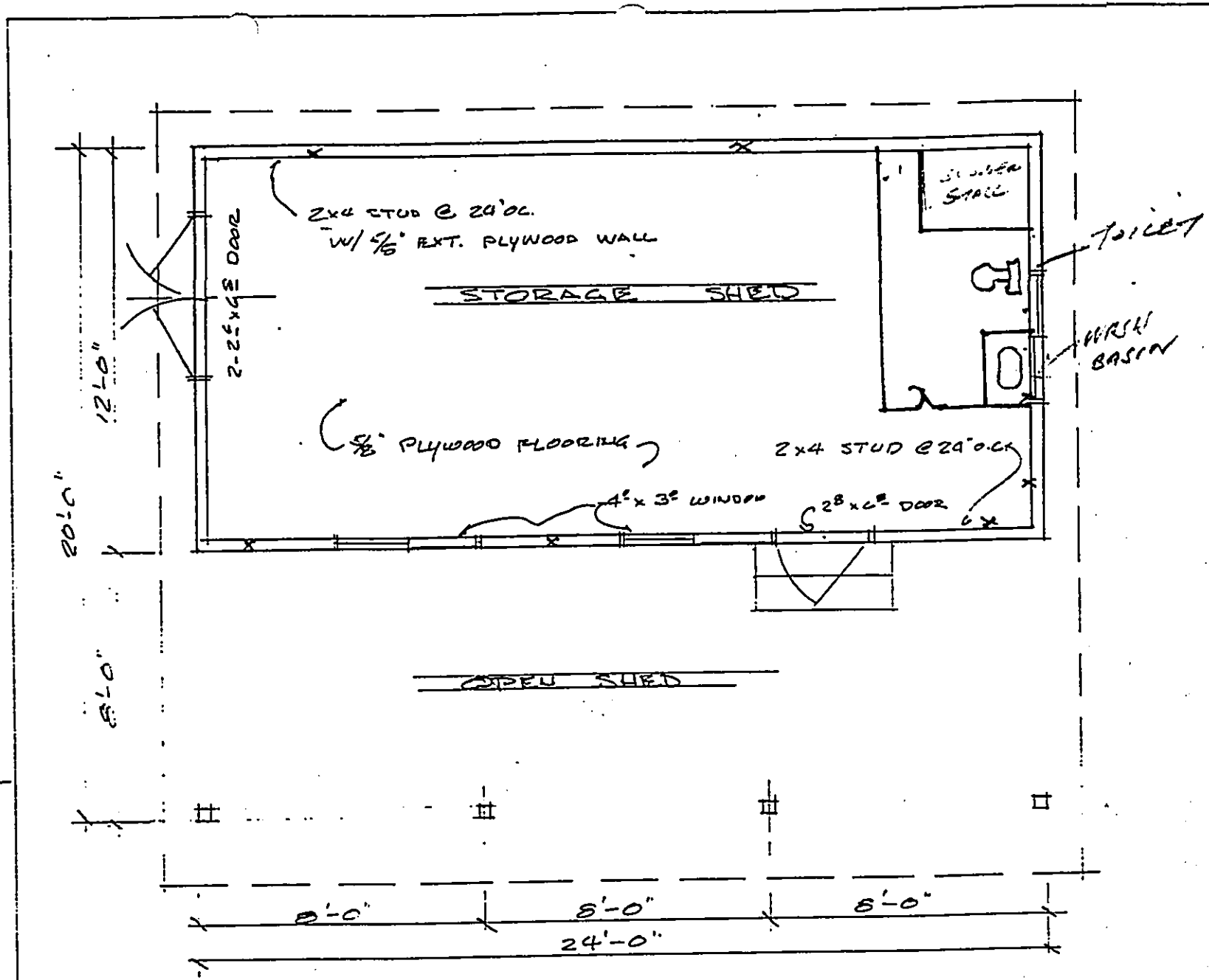
Sincerely,



Mits Shito

EXHIBIT A-1

B



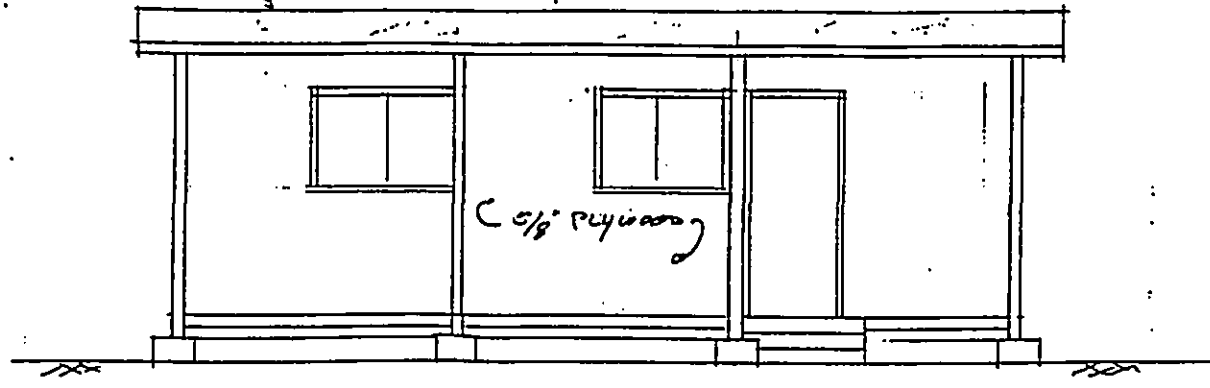
FLOOR PLAN
SCALE 1/4" = 1'-0"

STORAGE SHED
FOR MR. & MRS. MITSUO SHITO
KUMUELI MOLOKAI HAWAII
TMK - 5-6-85 - LOT A
10-24

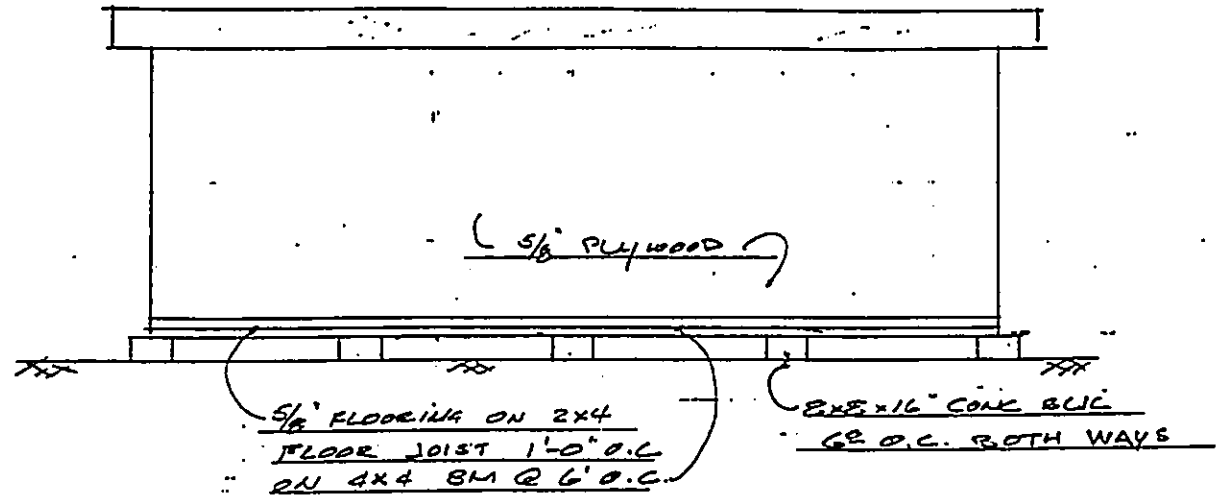
EXHIBIT "B"

TOILET
WASH
BASIN

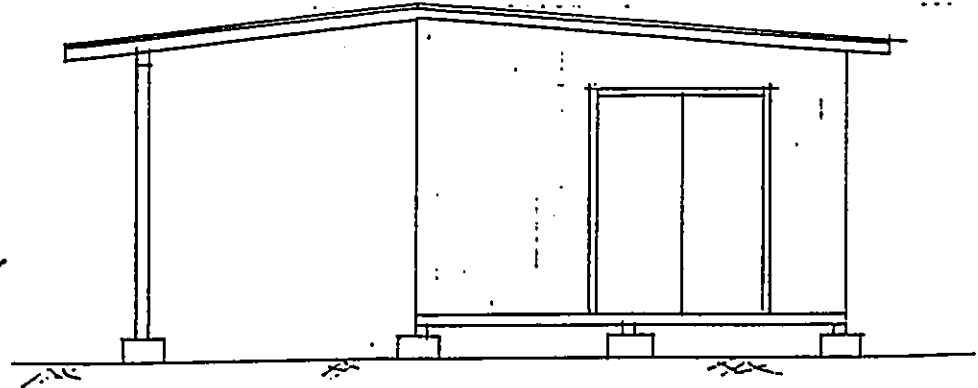
CORRUGATED FIBRE-GLASS ROOFING
W/ 2x4 RAFTER 2'-0" O.C. ON 2x4 BM 2'-0" O.C.



FRONT VIEW
SCALE 3/16" = 1'-0"

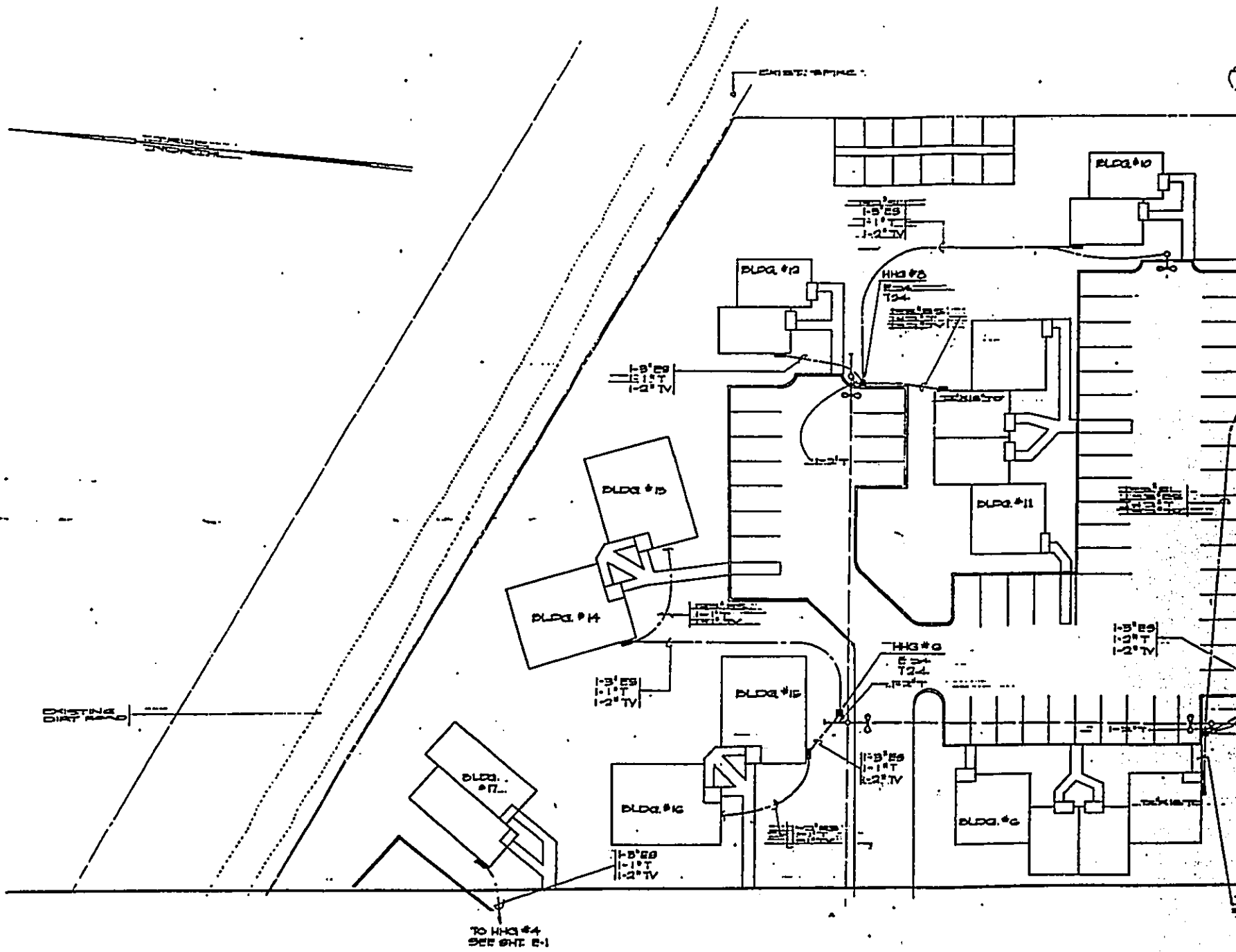


REAR VIEW
SCALE 1'-0"

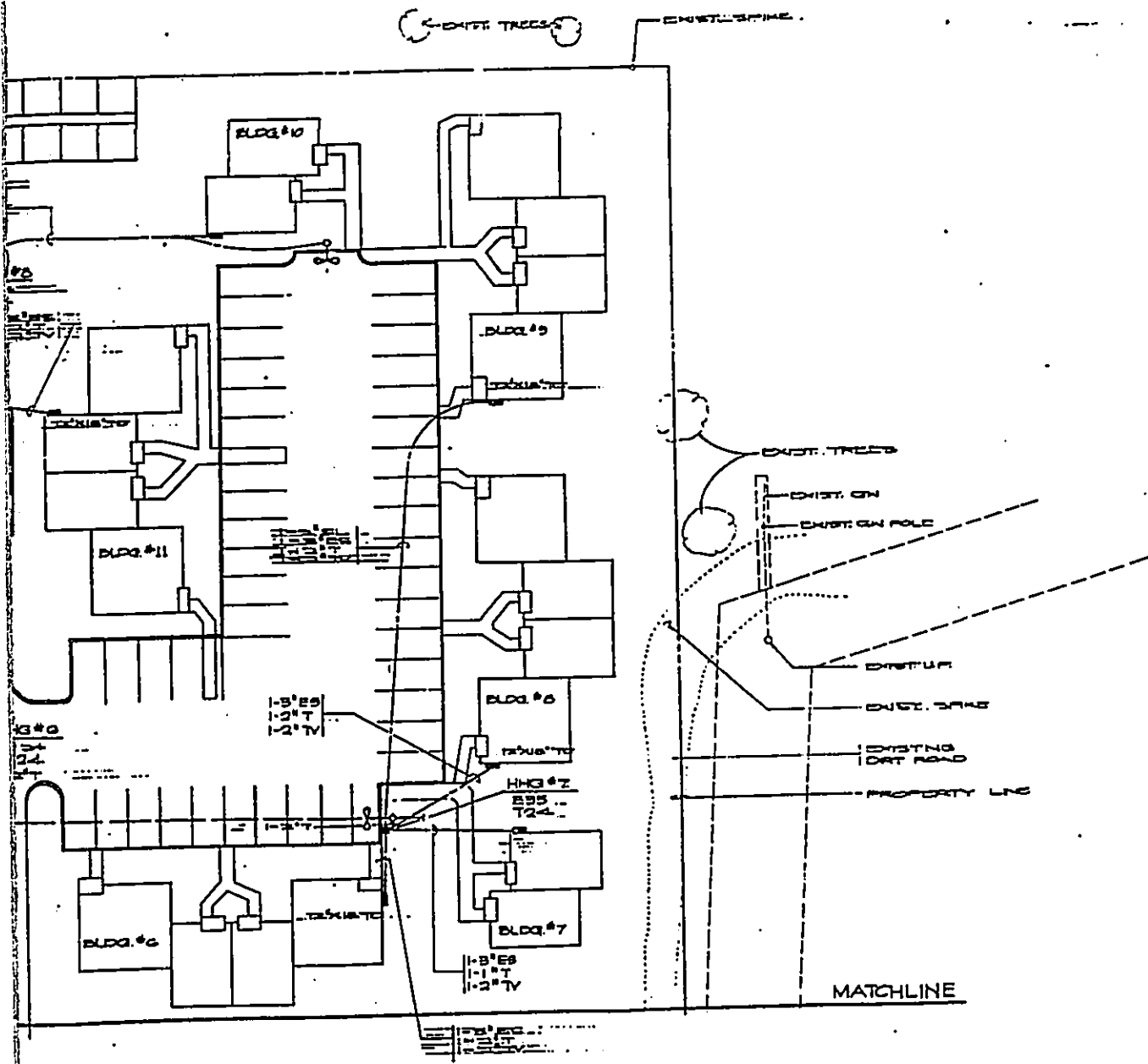


RIGHT VIEW (REFURBED)
SCALE 3/16" = 1'-0"

EXHIBIT "B"



ELECTRICAL SITE PLAN
 SCALE: 1/8" = 1'-0"



ITE PLAN

ECM, INC.
 ELECTRICAL, COMMERCIAL, CIVIL,
 & ENERGY CONSULTANTS
 485 W. IALE DRIVE
 WAILUKU, HAWAII 96793
 TEL. (808) 243-8878

WILSON H. UHENEKI
 REGISTERED
 PROFESSIONAL
 ENGINEER
 No. 6378-E
 HAWAII, U.S.A.

This work was prepared by me or under my supervision and approval of the design will be of the my supervision. I am a member of the Board of Professional Engineers, Architects, and Land Surveyors (State of Hawaii).

Owner/Contractor shall check and verify all dimensions of job before any starting work.

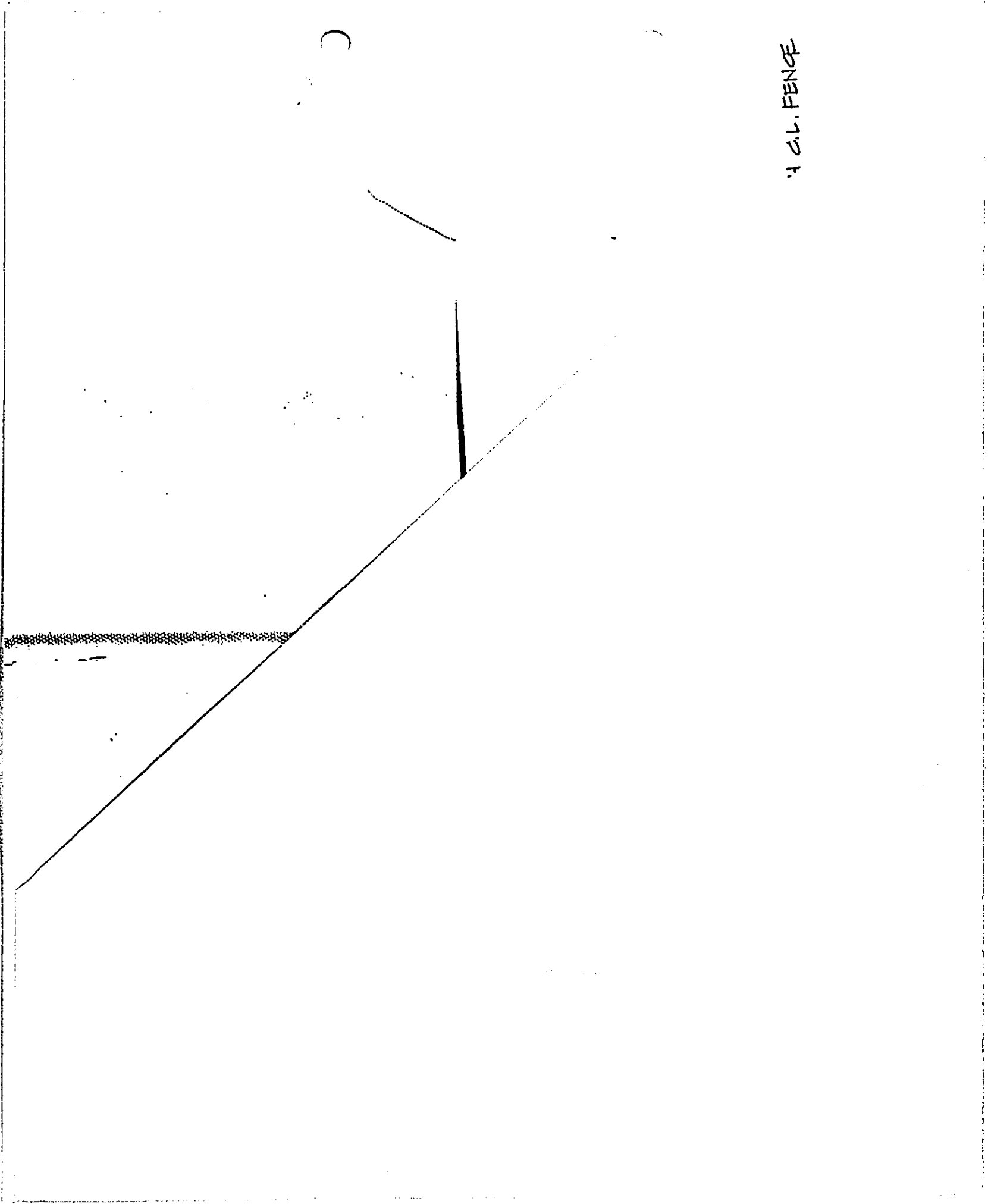
REVISIONS
▲
▲
▲
▲

JOB NO. 90-006
 DATE:
 SCALE: AS NOTED
 DRAWN BY: MPA/JM
 DESIGNED BY: JN
 CHECKED BY: HU
 APPROVED BY: HU

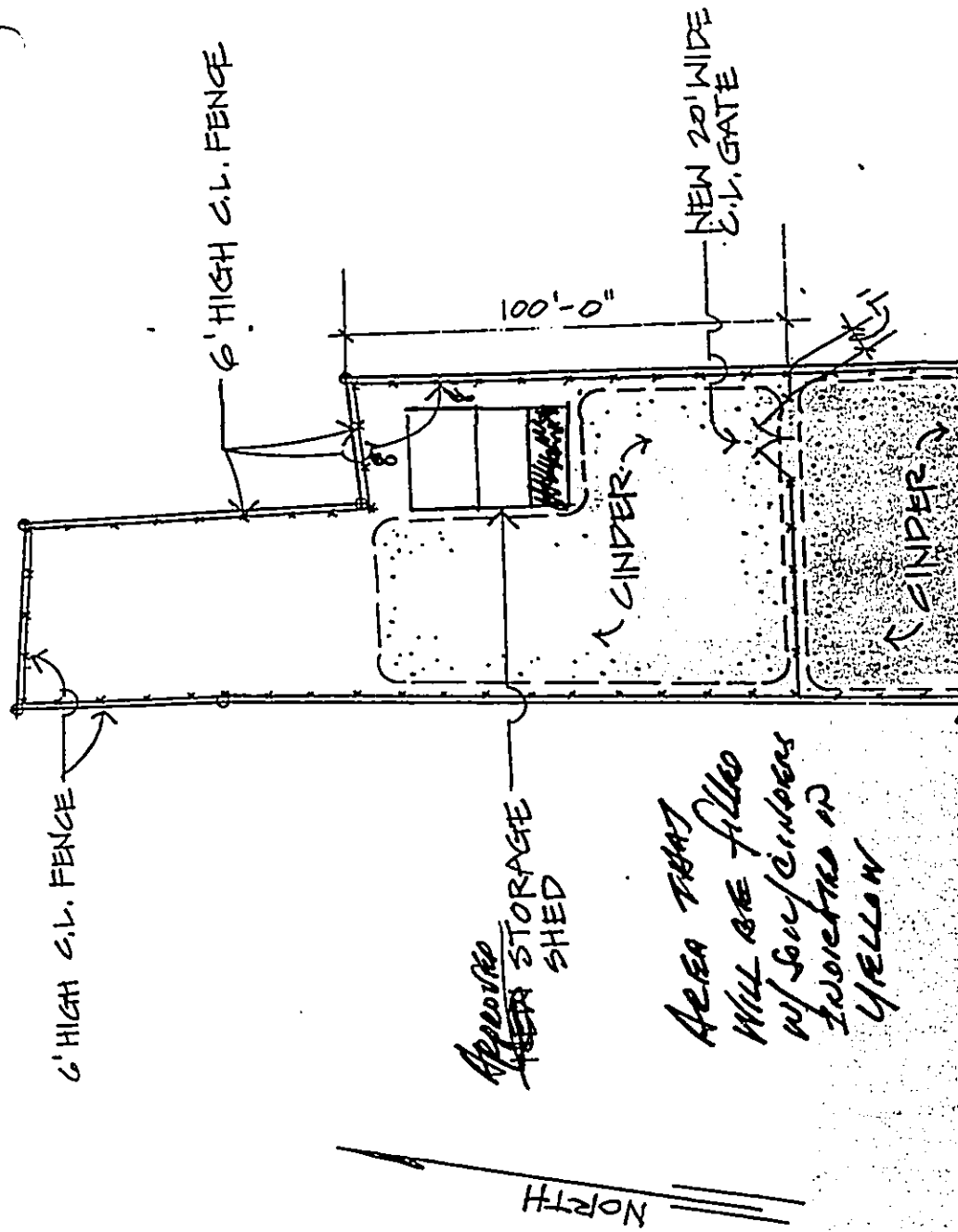
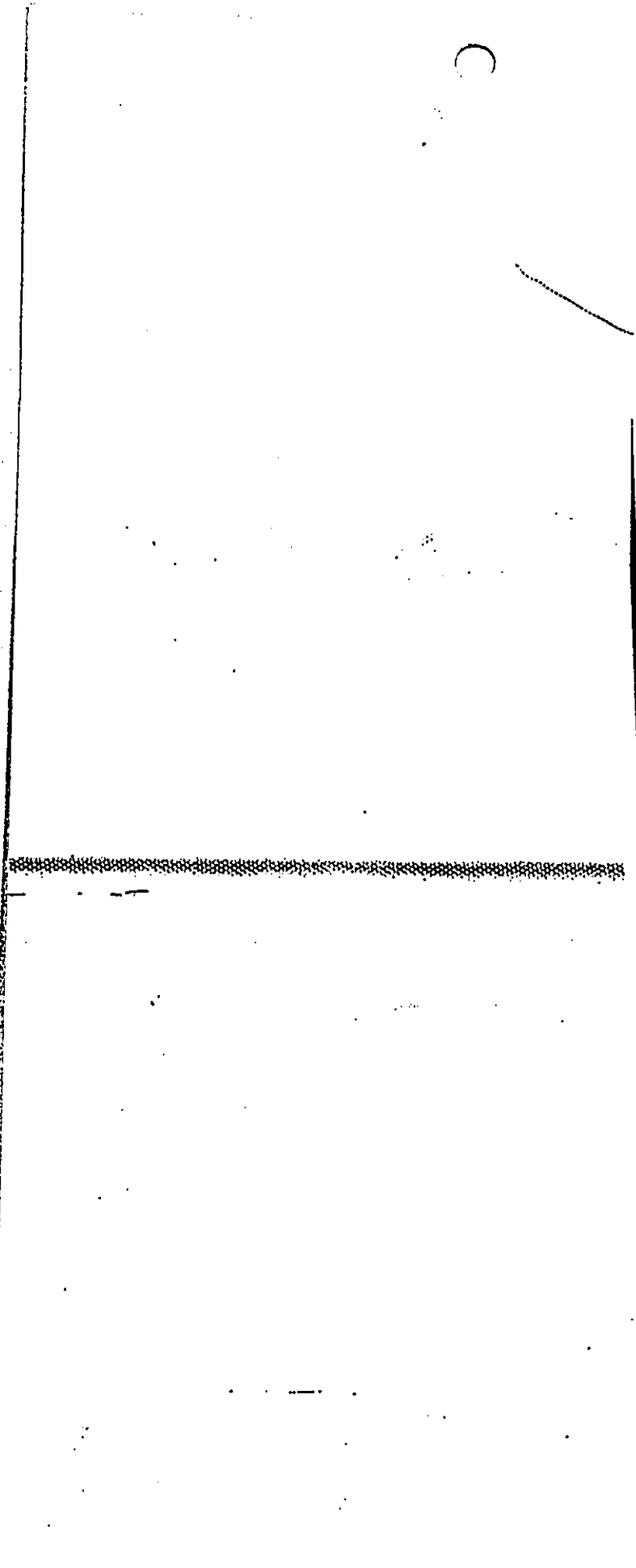
KAHALE MUA
 TMK: 2ND, 5-1-02: 26
 KALUAKOI, MOLOKAI, HAWAII

SHEET NO.
 01
 2
 of Sheets

C



4 C.L. FENCE



ROAD

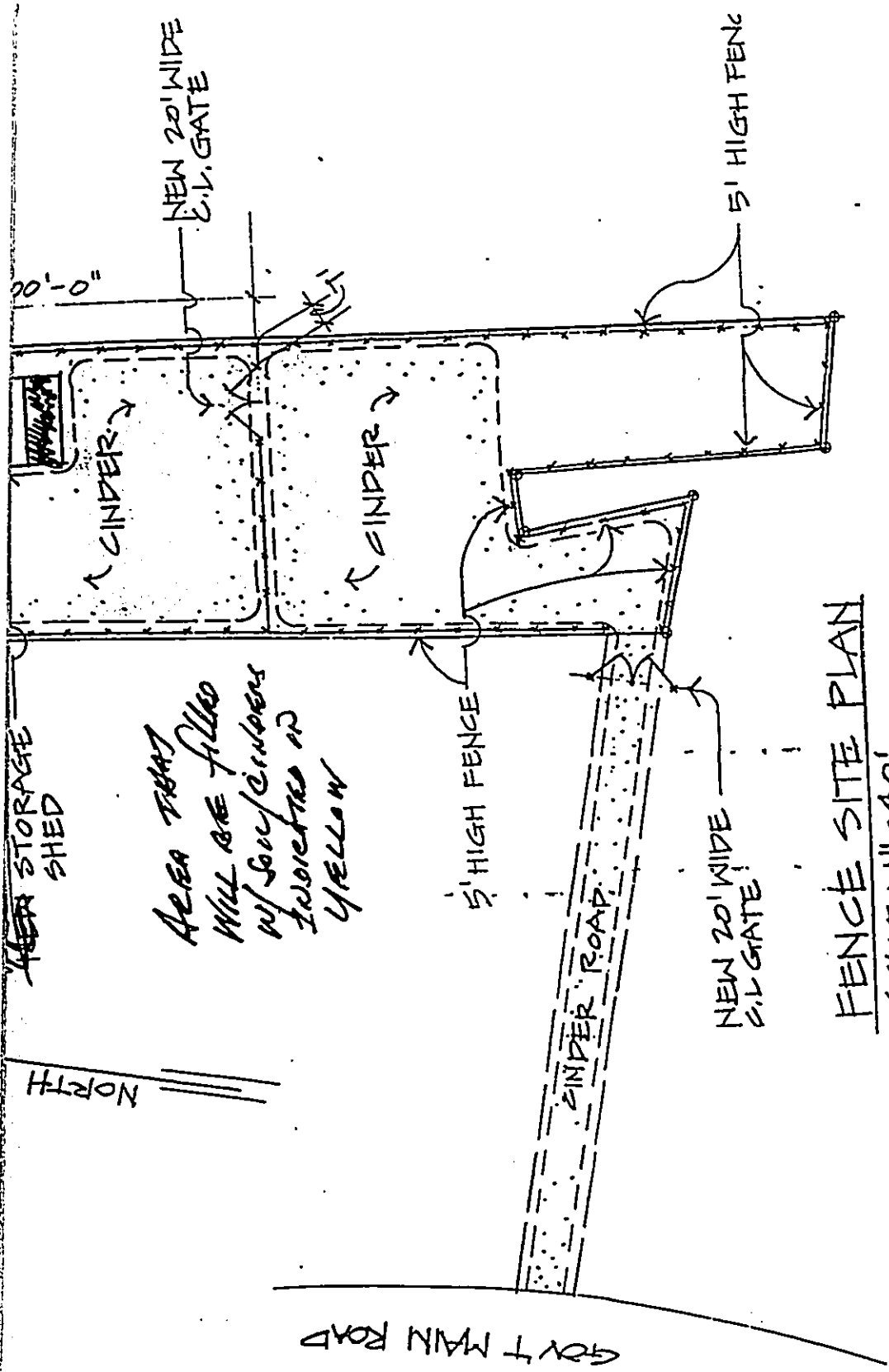
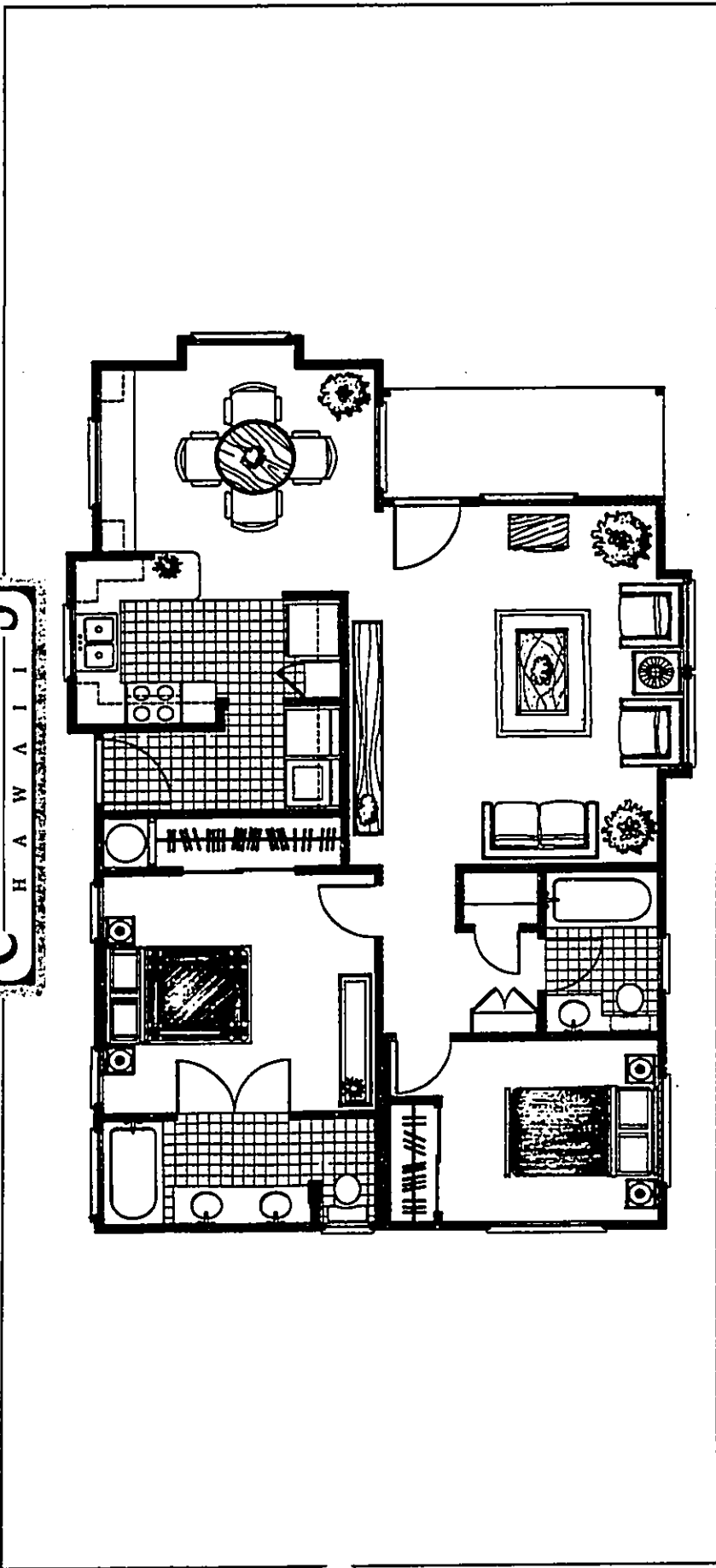


EXHIBIT "C"

D

ILIMA HALE MODEL

Standard Features List



CONSTRUCTION

- Built and inspected to HUD specifications, with permanent Approval "Seal"
- All wall/masonry (for equivalent) structural lumber including roof rafters and sheathing
- 200 AMP Electric service
- Fully insulated walls, ceilings and floors
- Quality double wall wood frame construction throughout

EXTERIOR

- Owens Corning "Crestwood Shadow" fiberglass roof shingles
- Masonite lap siding
- Roughsawn wood trim
- Two color exterior decor
- White frame windows
- Recessed and built in covered entry
- 16" minimum eaves/overhangs
- Raised panel steel entry door
- Two exterior lights
- Two hose bibs
- GFI outlet

INTERIOR

- Congoleum "Diamond Floor" flooring in kitchen, baths and entry
- Vaulted ceilings finished with 1/2" Gypsum board
- Painted and textured walls and ceilings
- Six panel white "Elite" interior doors
- "Scotchgard" protected "Coronet" carpeting throughout living, dining, halls and bedrooms
- Hall cabinetry in natural oak with white laminate interiors
- Mortised hinges throughout
- Mini-blinds throughout
- Two telephone and one television outlet
- Smoke detectors throughout
- Decorator selected chandelier
- Overhead light in second bedroom
- Built in Hutch/Buffer in Dining Room

KITCHEN

- Natural oak cabinetry with white laminate interiors and heavy duty metal drawer guides
- High pressure plastic laminate countertop with backsplash

- General Electric appliances including double door refrigerator, range/oven and range hood
- Price Pfister plumbing fixtures
- Stainless steel double compartment sink
- 14" X 16" Skylight

MASTER BATH

- Natural oak cabinetry with white laminate interior
- High pressure plastic laminate countertop with backsplash
- Price Pfister plumbing fixtures
- 60" bathtub/shower combination
- Double porcelain lavatory
- Designer vanity lighting
- Full width vanity mirror

SECOND BATH

- Natural oak cabinetry with white laminate interior
- High pressure plastic laminate countertop with backsplash
- Price Pfister plumbing fixtures
- 60" bathtub/shower combination
- Porcelain lavatory sink

- Designer vanity lighting
- Full width vanity mirror
- Mirrored medicine cabinet

LAUNDRY

- Washer and dryer connections in utility room
- Energy efficient 40 gallon glass lined water heater

OPTIONS

- Extensive list of options are available for consideration

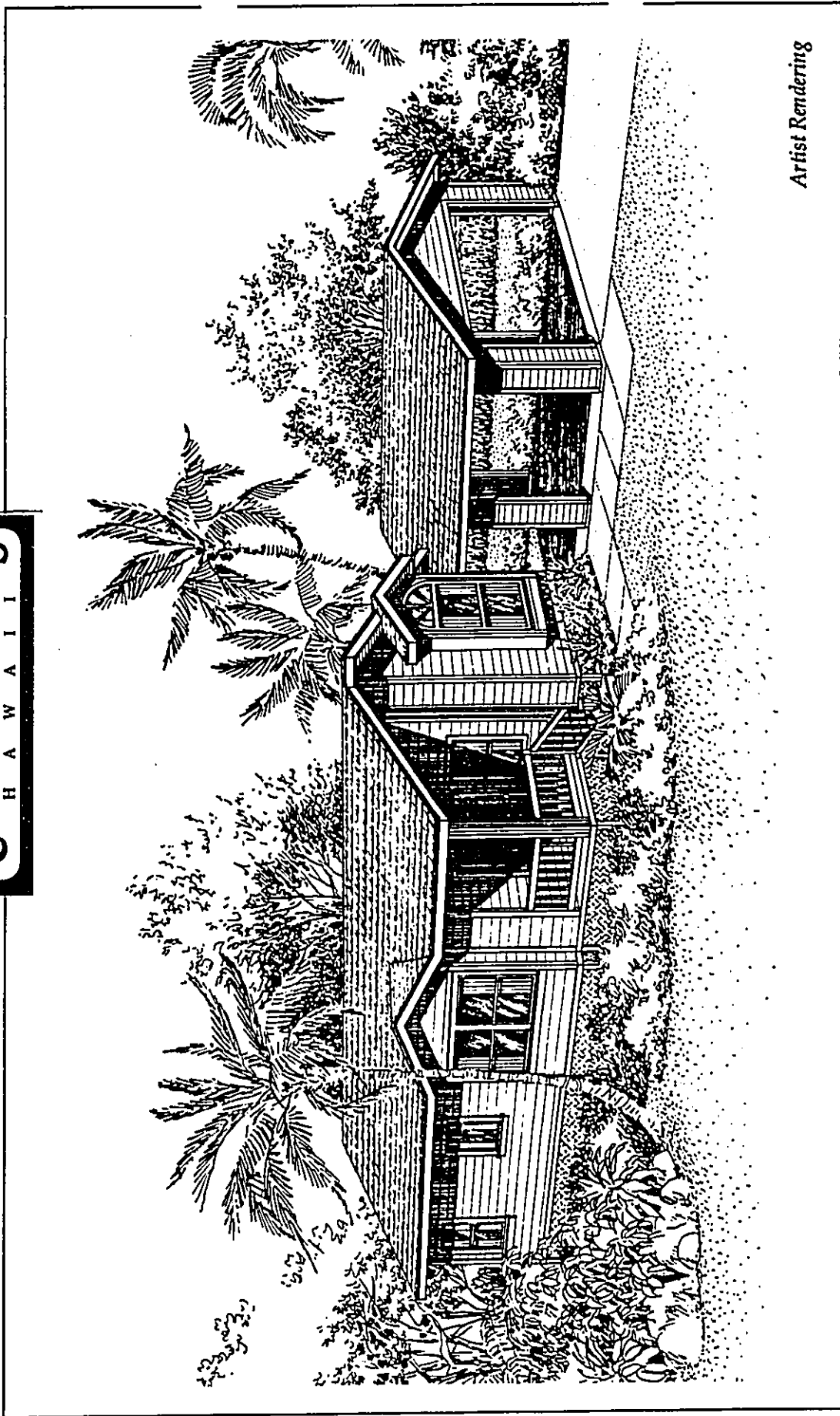
CONTINENTAL HOMES VENTURE

1135 California Avenue
Wahiawa, HI 96786
(808) 621-8032 • Fax: (808) 621-8447

The floor plan and information contained herein is based on construction specifications established for this model at the time of printing and therefore is subject to change without notice. Artist renderings do not constitute any representation or warranty by Continental Homes Venture.

EXHIBIT "D"

ILIMA HALE MODEL

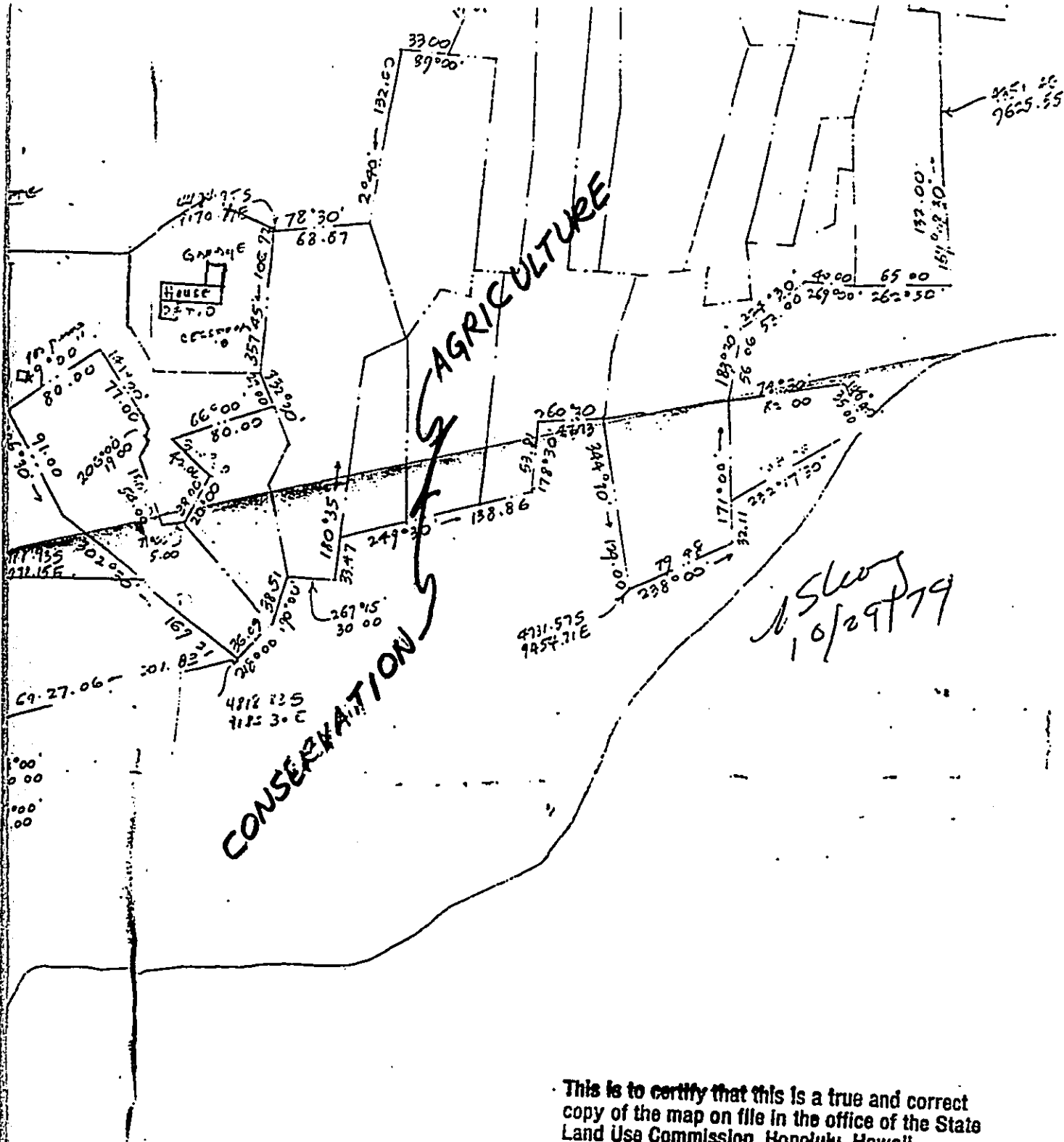


Artist Rendering

2 BEDROOMS/2 BATH
TOTAL LIVING AREA: 950 SQ. FT.

E

DOCUMENT CAPTURED AS RECEIVED



This is to certify that this is a true and correct copy of the map on file in the office of the State Land Use Commission, Honolulu, Hawaii.

9/12/90 by J. Slew
Date for Executive Officer

EXHIBIT E

NO DOCUMENTS

F

END

CERTIFICATION

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

2004

DATE

Jelle Kaai

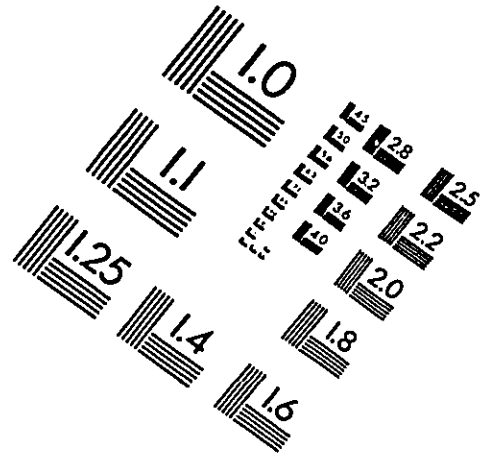
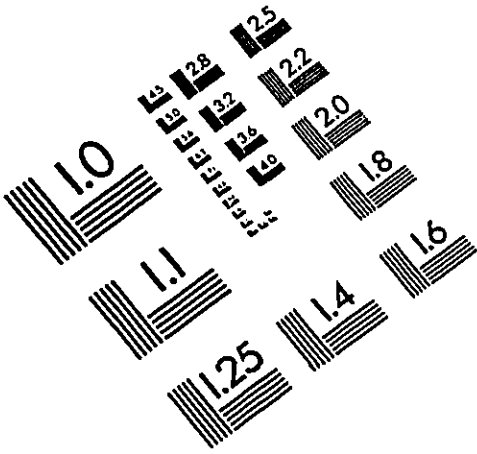
SIGNATURE OF OPERATOR



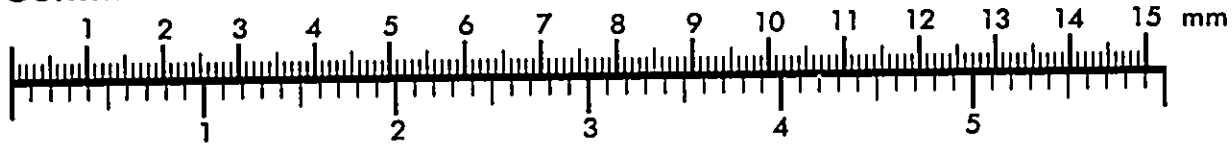
AIM

Association for Information and Image Management

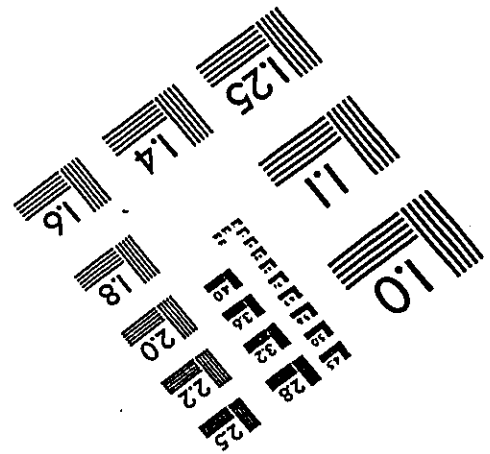
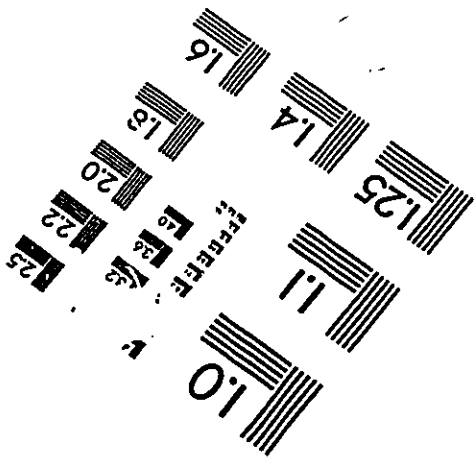
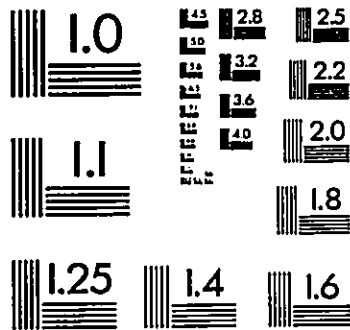
1100 Wayne Avenue, Suite 1100
Silver Spring, Maryland 20910
301/587-8202



Centimeter

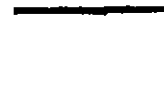


Inches



MANUFACTURED TO AIM STANDARDS
BY APPLIED IMAGE, INC.

DENSITY TARGET



ADVANCED MICRO-IMAGE SYSTEMS HAWAII