

LINDA CROCKETT LINGLE
Mayor
TELEPHONE 243-7855



OFFICE OF THE MAYOR
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII 96793

June 9, 1992

RECEIVED

'92 JUN 12 P1:49

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Brian J.J. Choy, Director
Office of Environmental Quality Control
220 S. King Street, 4th Floor
Honolulu, Hawaii 96813

Dear Mr. Choy:

Subject: Negative Declaration for the Maui Farm, Inc.
Group Foster Home
TMK: 2-5-04:05, Makawao, Maui, Hawaii

The Office of the Mayor, Community Development Block Grant Program has determined that the above subject project will not have any significant impacts on the environment. Based on our determination, we are filing a negative declaration for this project.

Enclosed are four copies of the environmental assessment.

Please contact me at 243-7213 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lee Dodson".

LEE DODSON
CDBG Coordinator

LD:ey

enclosure

138



LINDA CROCKETT LINGLE
Mayor

BRIAN W. MISKAE
Director

ROBERT K. KEKUNA, JR.
Deputy Director



BILL MEDERIOS
Long Range Division

COLLEEN M. SUYAMA
Current Planning Division

KALVIN KOBAYASHI
Energy Division

1992-06-23-MA-FEA - Maui Farm Group Fata Home Construction
COUNTY OF MAUI
PLANNING DEPARTMENT
250 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

May 29, 1992

Stephanie Aveiro
Department of Human Concerns
250 South High Street
Wailuku, Hawaii 96793

Charmaine Tavares, Chair of the Board of Directors
The Maui Farm, Inc.
P. O. Box 180
Kahului, Hawaii 96732

Dear Ms. Aveiro and Ms. Tavares:

RE: Permit I.D. No.: 92/SUP-002
TMR: 2-05-04: 05
Project Name: Former Maunaolu College Campus
area and The Maui Farm, Inc.

At its regular meeting on May 19, 1992 the Maui Planning Commission reviewed the above request and after due deliberation, voted to grant approval, subject to the following conditions:

1. That the conditions of this Land Use Commission Special Use Permit shall be self enforcing and, accordingly, upon due notice by the Planning Department to the permit holder and the Maui Planning Commission that there is prima facie evidence that a breach has occurred the permit shall be automatically suspended pending a hearing on the continuity of such Land Use Commission Special Use Permit, provided that written request for such a hearing is filed with the department within ten (10) days of the date of receipt of such notice of alleged breach. If no request for hearing is filed within said ten (10) day period, the Maui Planning Commission may revoke said Land Use Commission Special Use Permit.

2. That the subject Land Use Commission Special Use Permit shall not be transferred without the prior written approval of the Maui Planning Commission. However, in the event that a contested case hearing preceded issuance of said Land Use Commission Special Use Permit, a public hearing shall be held upon due published notice, including



Aveiro and Tavares
Maunaolu College Campus and Maui Farm
TMK: 2-05-04: 05 (92/SUP-002)
Page 2

actual written notice to the last known addresses of parties to said contested case and their counsel.

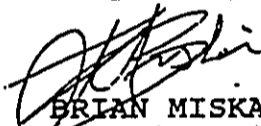
3. That the applicant, its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Land Use Commission Special Use Permit and shall hold the County of Maui harmless from and against any loss, liability, claim or demand arising out of this permit.

4. That full compliance with all applicable governmental requirements shall be rendered.

Enclosed for your information is a copy of the Department's Report and Recommendation Report dated May 19, 1992.

Thank you for your cooperation. If additional clarification is required please contact Julie Higa of my office.

Very truly yours,


BRIAN MISKAE
Planning Director

encl.

cc: Colleen Suyama
Esther Ueda, State Land Use Commission
✓ Estelle Yamashita, CBDG
J. Higa
File
(A:apprfarm.5.29.92)

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of)

Stephanie Aveiro on behalf of)
the Department of Human Concerns)
and Charmaine Tavares on behalf)
of The Maui Farm, Inc.)

DOCKET NO. 92/SUP-002
Stephanie Aveiro and
Charmaine Tavares
(JMH)

To Obtain A)
State Special Use Permit in the)
State Agricultural District)
On Approximately 14.525 acres Of)
Land At Maui Tax Map Key No. 2-05-)
04: 05, Sunnyside, Hamakuapoko,)
Maui, Hawaii)

MAUI PLANNING DEPARTMENT'S REPORT
TO THE MAUI PLANNING COMMISSION
May 19, 1992 MEETING

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

(State Special Use Permit)

(92/SUP-002)

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of))
Stephanie Aveiro on behalf of)) DOCKET NO. 92/SUP-002
the Department of Human Concerns)) Stephanie Aveiro and
and Charmaine Tavares on behalf)) Charmaine Tavares
of The Maui Farm, Inc.)) (JMH)
))
To Obtain A))
State Special Use Permit in the))
State Agricultural District))
On Approximately 14.525 acres Of))
Land At Maui Tax Map Key No. 2-05-))
04: 05, Sunnyside, Hamakuapoko,))
Maui, Hawaii))

THE APPLICATION

This matter arises from the application for State Special Use Permit filed on February 4, 1992 and certified as complete and ready for processing by the Department of Public Works on February 10, 1992. The application was filed pursuant to Chapter 205, Hawaii Revised Statutes; by Stephanie Aveiro the Director of Human Concerns and Charmaine Tavares Chair of the Board of Directors of the Maui Farm, Inc., ("Applicant"); on 14.525 acres of land in the Makawao District, situate at Hamakuapoko, Island of Maui and County of Maui, identified as Maui Tax Map Key No. 2-05-04: 05 ("Property").

PURPOSE OF THE APPLICATION

The Applicant is requesting to use the existing 14.525 acres for public/quasi-public purposes for use as, but not limited to, foster family homes, administrative offices for non-profit agencies, rehabilitation farm, emergency shelters for children, adolescents, adult males and females and for any other rehabilitation and social services needs. All agencies have or will have leases approved by the County Council and the Mayor.

APPLICABLE REGULATIONS

Pursuant to Section 205-6 Special permit, Hawaii Revised Statutes, the county planning commission may permit certain unusual and reasonable uses within agricultural and rural districts other than those for which the district is classified. Special permits for land the area of which is greater than fifteen acres shall be subject to approval by the land use commission.

Standards for reviewing a Land Use Commission Special Use Permit are found under Title 15 Department of Planning and Economic Development, Subtitle 3 State Land Use Commission, Chapter 15 Land Use Commission Rules, Subchapter 12 Special Permits, SS 15-15-95 of the Hawaii Administrative Rules.

Certain "unusual and reasonable" uses within agricultural and rural districts other than those for which the district is classified may be permitted. The following guidelines are established in determining an "unusual and reasonable use":

- (1) The use shall not be contrary to the objectives sought to be accomplished by chapters 205 and 205A, HRS, and the rules of the Land Use Commission.
- (2) The desired use would not adversely affect surrounding property;
- (3) The use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection;
- (4) Unusual conditions, trends and needs have arisen since the district boundaries and rules were established;
- (5) The land upon which the proposed use is sought is unsuited for the uses permitted within the district.

PROCEDURAL MATTERS

1. On April 14, 1992, the applicant mailed a letter of notification and location map to all owners and recorded lessees abutting to and across the street from the subject property describing the application and notifying them of the scheduled hearing date, time and place by either certified or registered mail receipt. Copies of the letter, location map, list of owners and recorded lessees, certified and registered mail receipts are on file in the Planning

Department.

2. On April 17, 1992, a notice of hearing on the application was published in the Maui News by the Maui County Planning Department.

GENERAL DESCRIPTION

Description of the Project

1. The Department of Human Concerns intends to continue use of the existing facilities to three non-profit agencies in accordance to leases approved by the Maui County Council. Two of the programs provide residences for adults and children, and all three provide counseling services, administrative offices and meeting rooms for the non-profit agencies.

2. The Department of Human Concerns would also like to provide future facilities for other special needs groups and office space for non-profit groups.

3. The Maui Farm, Inc., currently has a 55-year lease approved by the Maui County Council which requires that the property be used for a youth rehabilitation farm. The applicant proposes to construct six, five-bedroom foster family homes with a maximum of thirty youths, an office building, and any necessary farm buildings, incrementally over an eight year period. The ultimate goal is to make the farm self-sufficient.

Description of the Property

1. The Property which is approximately 14.525 acres is located at the former Maunaolu College Campus, Sunnyside, Hamakuapoko at Maui Tax Map Key 2-5-04: 05, Hamakuapoko, Makawao, Maui, Hawaii. (See attached Map, Exhibit 1, 1A, 1B, and 1C)

2. Land Use Designations --

- a. State Land Use District -- Agricultural
- b. Paia-Haiku Community Plan --Public/Quasi-public (Exhibit 10)
- c. County Zoning -- Agricultural
- d. Other -- None

3. Surrounding Uses --

North -- Sugar cane fields

- East -- Hawaii Job Corps (Parcel 81), sugar cane fields
- South -- Gulch, trees and shrubs, cattle grazing, pineapple fields and Baldwin Avenue
- West - Ike Drive, single-family homes, and Baldwin Avenue

4. Existing uses - The site is on terrain gently sloping in an easterly direction, elevations range from about 950 to 850 feet, about half of the fourteen and one-half acres is currently undeveloped and has numerous trees such as loquats, mango, jacaranda, willow, cypress, silver oak, palm, eucalyptus and norfolk pine.

One existing program is the only adult residential drug treatment facility on Maui. This program leases 6 buildings and a storage shed. Another program provides emergency shelter and counseling for those whose homes are dangerous due to family violence and who have no other resources. The third program provides administrative offices for a nonprofit agency serving troubled youths.

The Maui Farm, Inc., has obtained a fifty-five year lease from Maui County, effective March, 1990, on vacant land, about 8 acres, adjacent to the existing programs. The lease requires that The Maui Farm, Inc. "shall use or allow the premises to be used only for a youth rehabilitational farm training project", "to construct and install farm dwellings, storage facilities, office building, and other similar improvements normally associated with farming".

Existing Services

1. Water -- 900 GPM water flow is available on the property and a 12" water line is located about 1,00 feet from the site.
2. Sewers -- The existing site is not serviced by a public sewer system.
3. Drainage -- There are no manmade drainage structures in the area since it is in the agricultural area. There is a gulch on the south side of the property.
4. Roadways, Curbs, Gutters and Sidewalks -- There is currently a 40-foot private driveway serving this property and parcel 81. The pavement is asphalt and width is about sixteen feet.
5. Electrical and Telephone -- Overhead electrical and telephone lines are available on the site.

6. Parks -- The closest public park is Rainbow Park which is about one mile from the property. In addition, on about 2 acres of the subject parcel, the Hawaii Job Corps has developed and maintained a ball field with portable bleachers on the property.

7. Schools -- The nearest school facilities are located at Makawao Elementary School which is about 5 miles away, Kalama Intermediate School about 8 miles, and Maui High School about 17 miles.

8. Solid Waste -- The nearest landfill site is located at Central Maui Landfill in Pulehu.

9. Public Services - The nearest police and medical facilities are located at the Maui Memorial Hospital complex about 20 miles away. The Paia fire station which services this property is about 3 miles away.

REVIEWING AGENCIES

Department of Water Supply (Exhibit 2)
Department of Health (Exhibit 3)
Department of Public Works (Exhibit 4)
Department of Transportation (Exhibit 5)
Maui Electric Company (Exhibit 6)
Department of Education (Exhibit 7)
Department of Fire Control (Exhibit 8 and 8A)
Department of Land and Natural Resources/Historic Preservation Division (Exhibit 9 and 9A)
Department of Agriculture (No response)

ANALYSIS

LAND USE

1. According to the Paia-Haiku Community Plan the land use designation is public/quasi-public. (Exhibit 10)
2. The Community Plan states that special permits in the State and Rural agricultural districts should be discouraged unless: (1) necessary to serve the immediate community in remote areas, (2) supportive of agricultural uses, or (3) required for the use or distribution of economic resources and not otherwise adversely affecting the environment or surrounding agricultural uses.
3. The community plan is silent on social service uses and facilities. There is also a question on whether any community can be discriminatory in prohibiting public facilities that are of public benefit and interest.

AGRICULTURE

1. Most of the property has not been used for agricultural purposes since 1806 when it was purchased by Oahu College. In recent history the site is also the former Maunaolu College campus. About half acre (.657) was originally owned by Alexander and Baldwin who deeded this portion to the County in 1985.

2. The Department of Agriculture did not respond. The site is classified by the Land Study Bureau as C1 which is suitable for machine tillability, nonstony, slope of 0-10 percent, predominantly 6 percent, and well-drained.

ARCHAEOLOGICAL, HISTORIC AND CULTURAL RESOURCES

1. The Department of Land and Natural Resources, State Historic Preservation Division, stated in their letter of March 17, 1992, that their staff conducted an inspection of the property and no historic sites were identified. (Exhibit 9A)

INFRASTRUCTURE AND PUBLIC FACILITIES AND SERVICES

1. Water -- Currently the existing fire flow requirements are inadequate. The Department of Water Supply stated that subdivision requirements for this property were deferred by an agreement between the County and the Board of Water Supply which specified that applicable water service and assessment requirements would be fulfilled at the time of development of Lot B (the Maui Farm site), in accordance with the rules in effect at the time of this development. Therefore, water service and fire protection facilities should be installed and assessments paid with this project. (Exhibit 2)

The Department of Human Concerns stated in their memorandum of March 20, 1992, that they were advised by the Director of Water Supply that an existing 12 inch waterline located above the subject property has more than adequate fire flow. He also provided them with a cost estimate of \$175,000 to provide approximately 1,000 feet of 12 inch line. Based on his recommendation, the Department of Human Concerns decided to facilitate this project and intends to have a new line in place before the end of 1992. The new 12 inch line shall meet all applicable requirements for the existing and future facilities in the area. (Exhibit 11)

It should be noted, that adjacent to the subject property, is the Hawaii Job Corps, which is located on Parcel 81 which is also owned by the County of Maui. The Job Corps is located in the administrative and classroom buildings of the former Maunaolu College and will also benefit from the waterline improvements.

2. Sewers -- In the vicinity of this project, there are no sewer lines connecting to a sewage treatment plant. The existing facilities are connected to cesspools. The Department of Health stated in their letter of March 13, 1992, that the proposed project is in a critical wastewater disposal area and is above the UIC line. No new cesspools will be allowed. They will require an individual wastewater treatment system which will require the review and approval of their department. The Maui Farm's engineering consultant stated in their letter of April 6, 1992, that they are proposing to have a separate septic tank system for each of the buildings and will be submitting the plans to the Department of Health for approval. (Exhibit 12)

3. Drainage -- The Department of Public Works stated in their letter of April 3, 1992, that a detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water, and an analysis of the soil loss using the HESL erosion formula, be submitted for our review and approval. The plan shall provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties. (Exhibit 4)

The Maui Farm, Inc., will be subdividing their portion, about 8 acres, from the property and will be required to submit this plan at the time of subdivision and will be required to meet subdivision requirements for drainage improvements.

4. Roadways, Curbs, Gutters and Sidewalks -- The existing Ike Drive serves this property, Hawaii Job Corps (Parcel 81), a single-family home (Parcel 66) and a number of dirt roads which serves the East Maui Irrigation Property (Parcel 42), Maui Land and Pine (Parcel 1) and Alexander and Baldwin (Parcel 39) properties.

Ike Drive has a 40 foot right-of-way, pavement width of about 18 feet, no curbs, gutters and sidewalks. The Department of Public Works state in their letter of April 3, 1992, that the adjoining half of Ike Drive shall be improved to County standards, to include but not be limited to, pavement widening, drainage structures and relocation of utilities. (Exhibit 4)

5. Electrical and Telephone -- Maui Electric Company, in their letter of March 20, 1992, stated that they did not have enough data to determine the probable electrical usage. They encourage the developer's electrical consultant to meet with them to plan for the proposed project's electrical requirements. Given the long lead times for electrical service equipment, they need to meet with the developer's electrical consultant to verify the electrical requirements

so that service can be provided in a timely manner.
(Exhibit 6)

6. Parks -- There are adequate park facilities in the area. As previously stated, the Hawaii Job Corps has developed the 2 acre portion of this subject property into a ball field. In addition, Rainbow Park is located about 1 mile away.

7. Schools -- The Department of Education, in their letter of March 23, 1992, stated that the proposed family shelter, offices, and farm will have no impact on the public schools in the area. (Exhibit 7)

8. Solid Waste -- The Department of Public Works stated in their letter of April 3, 1992, that the developer shall submit a solid waste management plan to include the following:

a. The owners and their contractors shall implement solid waste reduction, reuse and recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.

b. All yard debris shall be composted and reused on their landscape plantings.

c. Alternative means of disposal of grubbed material and rock shall be utilized other than disposed of at the County landfills. (Exhibit 4)

9. Public Services -- In their memorandum of March 10, and March 18, 1992, Department of Fire Control stated that after preliminary review of water supply maps and preplan of the site, the existing system is inadequate for the present structures and for any additional structures. The fire department would like to see the entire system upgraded to accommodate the future growth potential of the area. They further stated that if the complex is brought up to code, a fire protection plan will have to be submitted by a licensed engineer. This plan will have to show fire access roads, turnarounds, fire hydrant locations, spacing and any other requirements under the UFC 1985, as amended. Engineer will have to provide fire-flow calculations for the structures and provide flow tests from hydrants showing GPM, static and residual pressures. Design, installation, and testing shall be to Department of Water Supply and/or Fire Departments' standards. They further stated that preliminary checks indicate that the existing nonprofit organizations have not had a fire inspection for several years and complete fire inspections may be necessary. (Exhibit 8 and 8A)

As previously indicated, in their letter of March 20, the Director of Human Concerns stated that their department will improve the water line in order to facilitate

development of this property for nonprofit agencies.
(Exhibit 11)

SOCIO-ECONOMIC IMPACTS

The existing and proposed programs have had significant socio-economic impacts in that they have provided much needed social services for the people of Maui County. One program is the only adult residential drug treatment program in Maui County. Without this program, residents of Maui County would have to leave the county or the State in order to recover from substance abuse. They service about 120 residents, with an average daily census of 14 clients.

In addition, the existence of a program which provides emergency shelter and counseling for those whose homes are dangerous due to family violence and who have no other resources has proven vital in the area of prevention as well as intervention. The shelter program has functioned to make Maui's families less violent and therefore safer. This agency has served about 400 residents and 500 out-clients each year with an average daily census of 20 clients.

Another program existing on the property strives to improve youth and family life in Maui County. It administers and operates youth shelters and group homes off-site and provide family counseling, substance-abuse counseling, training and consultation for youths and their families.

The Maui Farm project will provide long term placement facilities for 30 youths which are currently unavailable on Maui. Their program will provide foster family care for youths from troubled families in a farm environment.

These program, including the new Maui Farm project, will improve the socio-economic condition of many Maui County residents.

ENVIRONMENTAL IMPACTS

There are no environmental impacts on wetlands, streams, flora, fauna, dune ecosystems, marine ecosystems, natural features, open space, view corridors as a result of this request.

OTHER GOVERNMENTAL APPROVALS

Other than subdivision approval, there are no other known governmental approvals required.

TESTIMONY

As of this date the Planning Department has not received testimony in support of or in opposition of this proposal.

CONCLUSION

Based on the foregoing, the Department finds that:

(1) The use shall not be contrary to the objectives sought to be accomplished by chapters 205 and 205A, HRS, and the rules of the Land Use Commission.

The existing and proposed uses are nonprofit charitable agencies who are providing much needed community service. Rents or purchase of property in Maui County is too expensive for these agencies to survive and provide social services to the residents of the County. Most of the residents on the property and clients have little resources themselves. The County of Maui owns this property and leases the site to the nonprofit agencies at a nominal rent.

The isolated, agricultural location of the property provides a healthy environment for rehabilitation or care for those who come from troubled environments. The new use proposed will be a farm operation, which is a primary use permitted in the agricultural district, however, the offices are not permitted therefore, a state special use permit is being sought.

(2) The desired use would not adversely affect surrounding property;

Most of the area is surrounded by pineapple and sugar cane fields. There will be minimal, if any impact, on the one single-family home located on the makai side of Ike Drive. Most of those served by the nonprofit agencies lack adequate resources and many are youths, therefore, many would not own their own vehicles. In addition, all of the programs have 24-hour supervision.

(3) The proposed use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection;

The Department of Human Concerns will improve the water system, drainage and septic tank system will be provided by the Maui Farm for their project. The Department of Education stated that the project will have no impact on their schools. The Maui Farm, Inc., will be subdividing about 8 acres which will require subdivision approval and compliance to subdivision standards. However, it should be noted that since this property is isolated, in an agricultural district and serves individuals with limited resources urban standards relating to curbs, gutters and sidewalks should not be encouraged. The property should be retained, as near as possible, to its natural and agricultural environment.

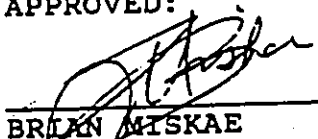
(4) Unusual conditions, trends and needs have arisen since the district boundaries and rules were established;

The cost of housing and rents for commercial use has escalated dramatically in Maui County and throughout the State since the district boundaries and rules were established making it difficult for nonprofit charitable agencies to find adequate facilities. The County of Maui owns and has provided the land area for their facilities and programs at a nominal lease rent.

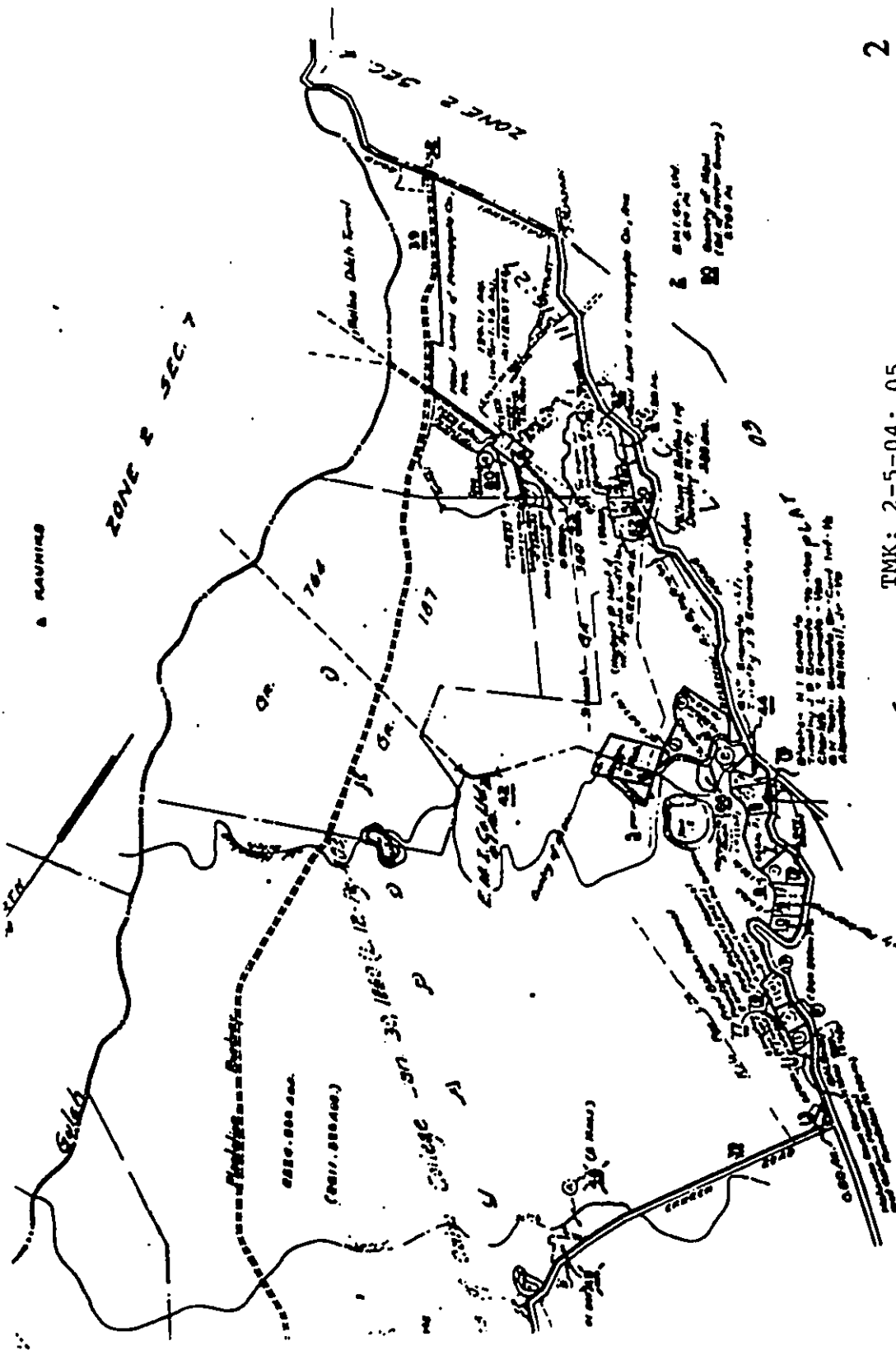
(5) The land upon which the proposed use is sought is unsuited for the uses permitted within the district.

The property has not been used for agricultural production since it was developed as a college campus prior to the enactment of the State land use laws. The proposal to create a farm on the 8 acre portion will also meet the intent of the district.

APPROVED:



BRIAN MISKAE
Planning Director
A: farm. 5.4/92



TMK: 2-5-04: 05 2 229

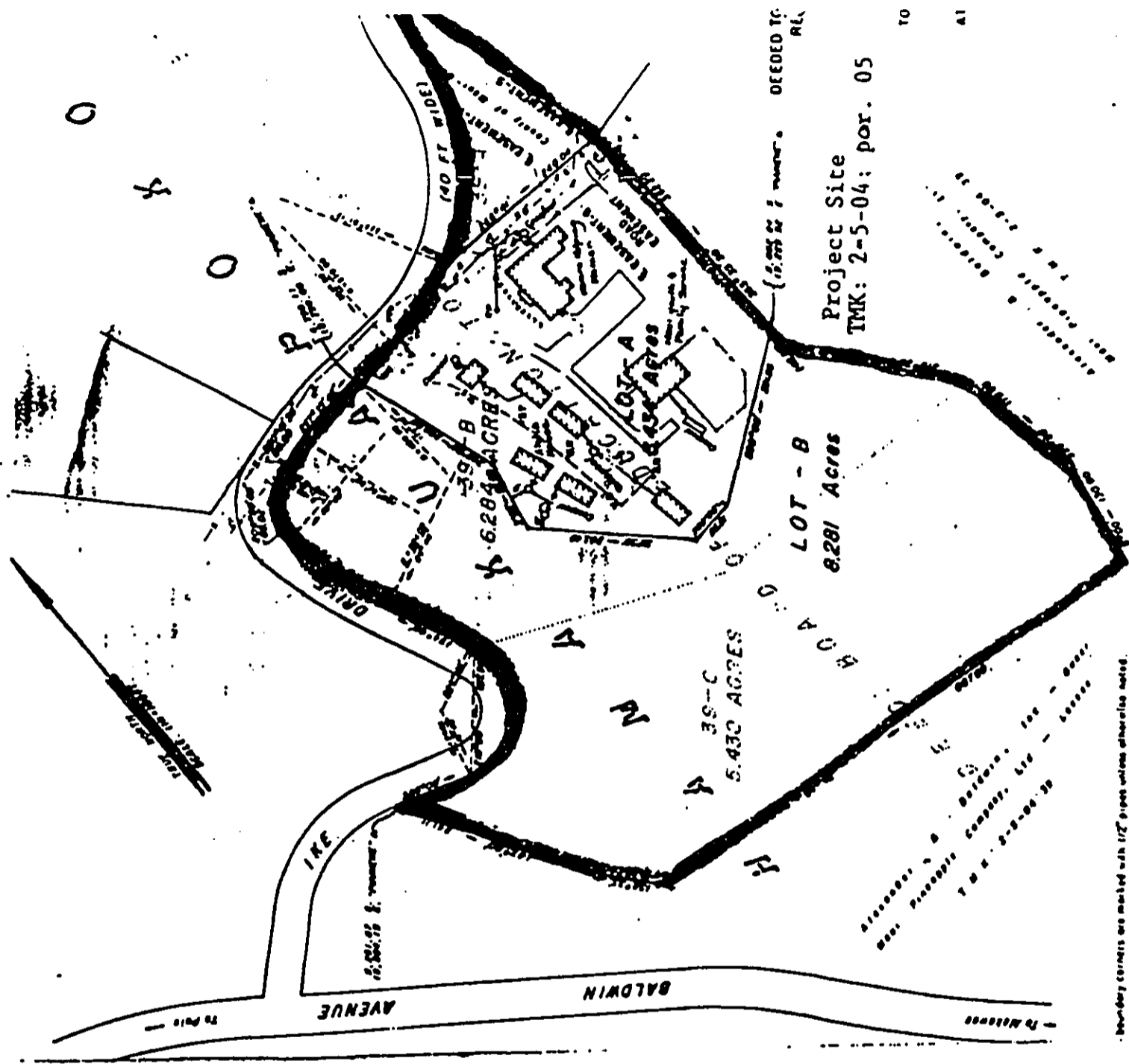
Total Acres: 14.526+

Breaks in 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200.

TAXATION MAPS BUREAU TERRITORY OF HAWAII TAX MAP	
SECOND DIVISION	
ZONE SEC PLAT	2 5 04
CONTAINING PARCELS	
SCALE: 1 in = 1000 ft	

ADVANCE SHEET
SUBJECT TO CHANGE

- 1 (Shaded) - 100% Forest Reserve
- 2 (Dotted) - 100% Forest Reserve
- 3 (Dashed) - 100% Forest Reserve
- 4 (Solid) - 100% Forest Reserve
- 5 (Diagonal) - 100% Forest Reserve
- 6 (Horizontal) - 100% Forest Reserve
- 7 (Vertical) - 100% Forest Reserve
- 8 (Cross-hatch) - 100% Forest Reserve
- 9 (Stippled) - 100% Forest Reserve
- 10 (Blank) - 100% Forest Reserve



Project Site
 TMK: 2-5-04; por. 05

EXHIBIT 1A

Boundary corners are marked with 1/2" pipe unless otherwise noted.

Alexander & Baldwin, Inc. Owner

TRUE NORTH
SCALE: 1"=100'

Alexander & Baldwin, Inc. - Owner
TO BOARD OF EDUCATION
TO OAHU COLLEGE

MAUNALOHA COLLEGE
LOT
Alexander & Baldwin, Inc.
Owner

PARCEL 39-D
2.184 AC.

ROAD EASEMENT (40 FT WIDE)
0.218 AC.

TMK: 2-5-04: por. 05

EXHIBIT **1B**

CORDATION REQUESTED BY:

TER RECORDATION, RETURN TO:

TURN BY: MAIL () PICKUP ()

DEED

THIS DEED, made this 28th day of March, 1985, by ALEXANDER & BALDWIN, INC., a Hawaii corporation, hereinafter called "Grantor", and the COUNTY OF MAUI, a political subdivision of the State of Hawaii, whose principal place of business and post office address is Wailuku, Maui, Hawaii, hereinafter called the "Grantee",

W I T N E S S E T H :

That in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor does hereby contribute, give, remise, release and quitclaim unto Grantee, its legal successors and assigns, all of its right, title and interest in that certain parcels of land situate at Sunnyside, Hamakuapoko, District of Makawao, Island and County of Maui, State of Hawaii, more particularly described in Exhibits "A" thru "J", respectively, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same unto the Grantee; provided, however, that this conveyance is made expressly on

EXHIBIT 1C

the condition that Grantee, its legal successors and assigns, shall use the premises herein granted solely for the purpose of operating an educational institution and related or incidental uses thereto.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that Grantor is hereby making a charitable contribution unto Grantee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be duly executed this 28th day of March, 1985.

ALEXANDER & BALDWIN, INC.

By [Signature]
ITS VICE PRESIDENT

By [Signature]
ITS ASST. SECRETARY

APPROVED AS TO FORM
AND LEGALITY:

[Signature]
Howard M. Fukushima

Deputy Corporation Counsel
County of Maui

STATE OF HAWAII)
) SS:
CITY & COUNTY OF HONOLULU)

On this 28th day of March 1985, before me
appeared R. K. SASAKI and SEVERLY J. GREEN,
to me personally known, who, being by me duly sworn, did say that
they are the VICE PRESIDENT and ASST. SECRETARY,
respectively, of ALEXANDER & BALDWIN, INC. a Hawaii corporation;
that the seal affixed to the foregoing instrument is the corporate
seal of said corporation; that said instrument was signed and
sealed on behalf of said corporation by authority of its Board of
Directors; and said Officers acknowledged said instrument to be
the free act and deed of said corporation.

Francis M. Elin.
Notary Public, State of Hawaii

My Commission Expires:

TRUE NORTH
SCALE: 1 INCH = 20 FEET

MALAKOLE COLLEGE LOT
Alexander & Baldwin Inc. - Owner

Alexander & Baldwin II
Owner

PARCEL 39-A
0.057 AC.

EASEMENT -
25 ft wide waterline easement
ROAD EASEMENT
(40 ft wide)
(0.023 AC.)

0.550 AC. - 100 ft
Alexander & Baldwin Inc.
Owner

Parcel 39-B
Alexander & Baldwin
Owner

MALAKOLE COLLEGE

SEE DRIVE

PARCEL 39-A
SURVEY OF PORTION OF TAX PARCEL 2-5-04-3

Being a portion of land ceded by the Board
of Education to the Trustees of Oahu College

Owned: Alexander & Baldwin Inc.

INITIATED AT SUNNYSIDE, HAWAIIAN ISLANDS, HAWAII

SCALE: 1 INCH = 20 FEET DATE: FEBRUARY 12, 1970

Prepared by: [Signature]

THE STATE HAS INTEREST IN THIS
LAND AND MY SUPERVISION

[Signature]
REGISTERED LAND SURVEYOR

2. 1970 1/2 1/2 04-33 (Part of) 1/2 26-2

EXHIBIT A

DESCRIPTION OF PARCEL 39A

LAND SITUATE AT SUNNYSIDE, HAILUKUAPOKO, District of Makawao, Island and County of Maui, State of Hawaii, being a portion of land deeded by the Board of Education to the Trustees of Oahu College as recorded January 30, 1960, in Liber 12, Pages 400-403, and more particularly described as follows:-

BEGINNING at a 3/4 inch pipe at the southeasterly corner of this lot, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUNENE" being 4,740.13 feet South and 19,205.82 feet East, and running thence by azimuths measured clockwise from true South:-

1. 86° 41' 240.04 feet along the remainder of land deeded by the Board of Education to the Trustees of Oahu College;
2. Thence along the southeasterly boundary of Ike Drive, along a curve to the left with a radius of 270.00 feet, the chord azimuth and distance being: 212° 15' 36" 243.14 feet;
3. 185° 30' 67.30 feet along same;
4. Thence along same, along a curve to the right with a radius of 101.00 feet, the chord azimuth and distance being: 201° 09' 43.7" 54.53 feet;
5. 344° 52' 320.69 feet along the Maunaloa College Lot to the point of beginning and containing an area of 0.657 acre.

SUBJECT, HOWEVER, to an easement for roadway purpose only, 40 feet in width, retained by Alexander & Baldwin, Inc., and more particularly described as follows:-

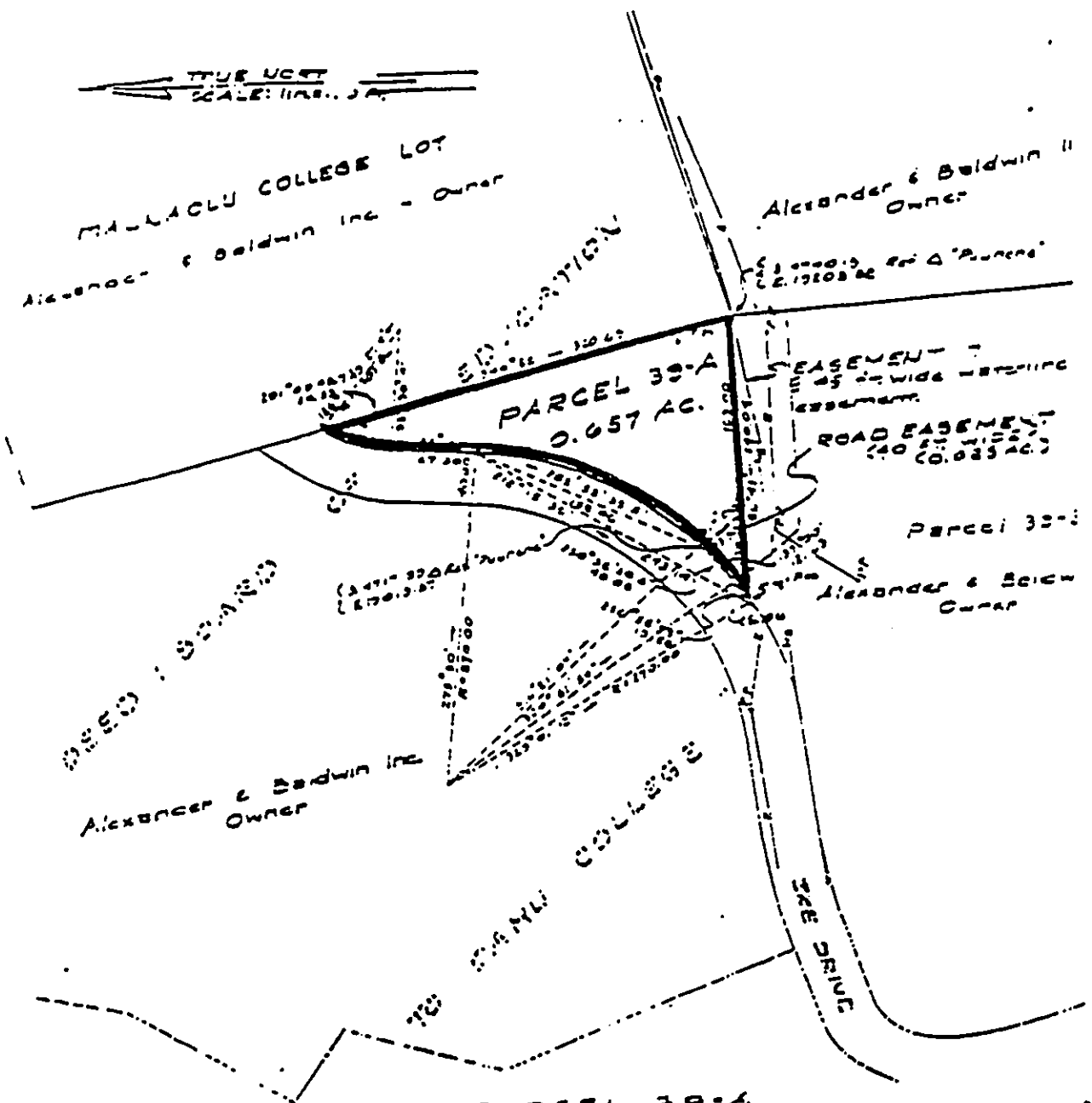
BEGINNING at a point at the northeasterly corner of this easement on the southerly boundary of Ike Drive, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUNENE" being 4,717.69 feet South and 19,613.57 feet East, and running thence by azimuths measured clockwise from true South:-

1. 317° 00' 43.30 feet along the remainder of the lot described above;

CORRECTION

THE PRECEDING DOCUMENT(S) HAS
BEEN REPHOTOGRAPHED TO ASSURE
LEGIBILITY
SEE FRAME(S)
IMMEDIATELY FOLLOWING

DOCUMENT CAPTURED AS RECEIVED



PARCEL 39-A
SURVEY OF PORTION OF TAX PARCEL 2-3-04-3

Being a portion of land ceded by the Board of Education to the Trustees of Oahu College

Owner: Alexander & Baldwin Inc.

SITUATED AT SUNNYSIDE, WAIMAKUAPONO, MAKAHANA, MAUI

SCALE: 1 IN. = 100 FT. DATE: JULY 12, 1970

PREPARED BY: [Signature]

THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HAWAIIAN SURVEYING ACT

[Signature]
 REGISTERED LAND SURVEYOR

2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE HAWAIIAN SURVEYING ACT

EXHIBIT A

DESCRIPTION OF PARCEL 39A

LAND SITUATE AT SUNNYSIDE, HAIKUAPOKO, District of Makawao, Island and County of Maui, State of Hawaii, being a portion of land deeded by the Board of Education to the Trustees of Oahu College as recorded January 30, 1960, in Liber 12, Pages 400-403, and more particularly described as follows:-

BEGINNING at a $\frac{3}{4}$ inch pipe at the southeasterly corner of this lot, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PULWENZ" being 4,740.13 feet South and 19,205.62 feet East, and running thence by azimuths measured clockwise from true South:-

1. 86° 41' 240.04 feet along the remainder of land deeded by the Board of Education to the Trustees of Oahu College;
2. Thence along the southeasterly boundary of Ike Drive, along a curve to the left with a radius of 270.00 feet, the chord azimuth and distance being: 212° 15' 36" 243.14 feet;
3. 185° 30' 67.30 feet along same;
4. Thence along same, along a curve to the right with a radius of 101.00 feet, the chord azimuth and distance being: 201° 09' 43.7" 54.53 feet;
5. 344° 52' 320.69 feet along the Maunaloa College Lot to the point of beginning and containing an area of 0.657 acre.

SUBJECT, HOWEVER, to an easement for roadway purpose only, 40 feet in width, retained by Alexander & Baldwin, Inc., and more particularly described as follows:-

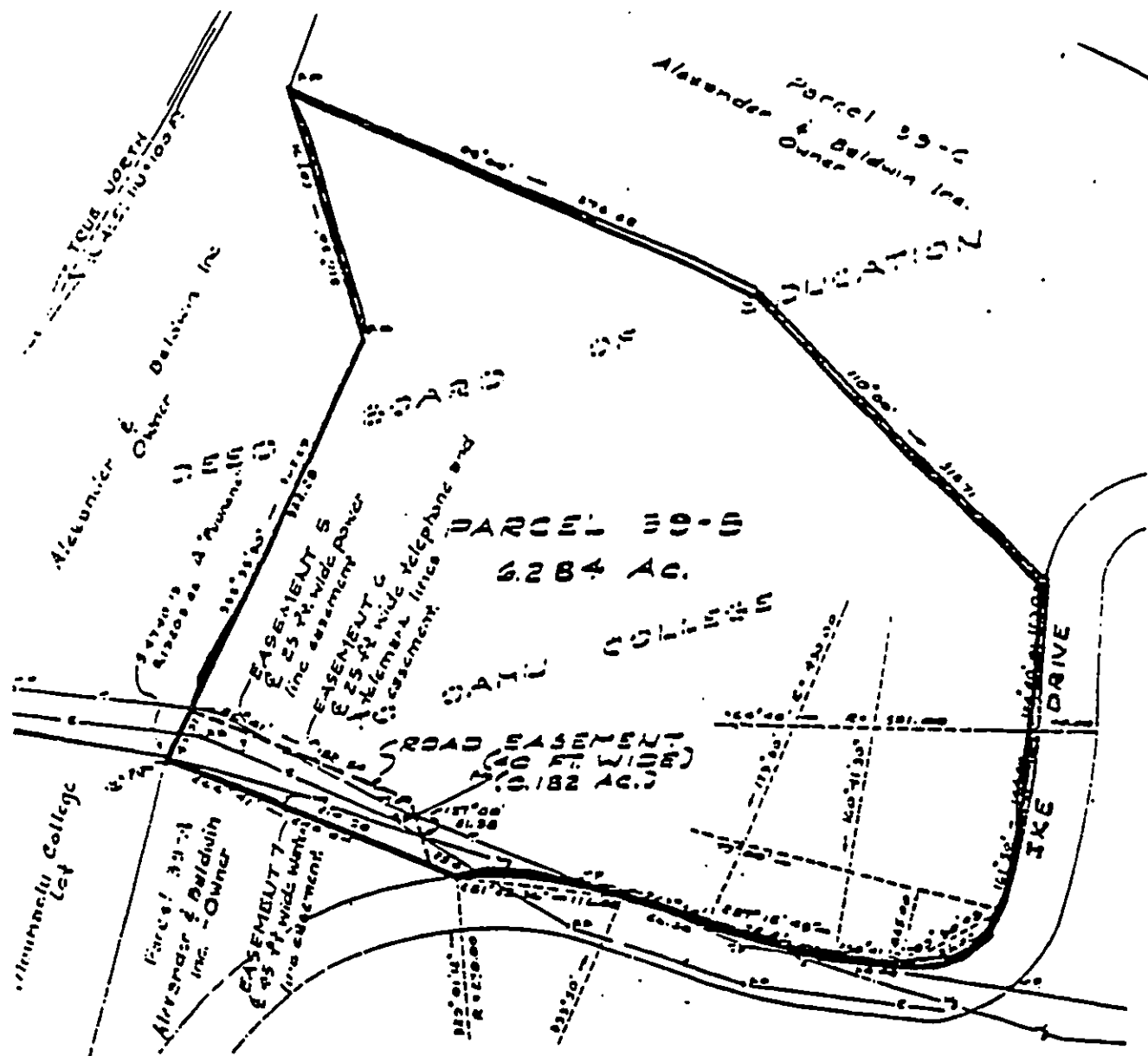
BEGINNING at a point at the northeasterly corner of this easement on the southerly boundary of Ike Drive, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PULWENZ" being 4,717.69 feet South and 19,613.57 feet East, and running thence by azimuths measured clockwise from true South:-

1. 317° 00' 43.30 feet along the remainder of the lot described above;

2. 360 41' 51.96 feet along the remainder of land donated by the Board of Education to the Trustees of Ohio College;
3. 1370 00' 12.63 feet along the remainder of the lot described above;
4. Easement along the southerly boundary of Ike Drive, along a curve to the left with a radius of 270.00 feet, the chord azimuth and distance being: 230° 36' 30.5" 40.08 feet to the point of beginning and containing an area of 0.025 acre.

SUBJECT, ALSO, to Easement 7, a 45 foot wide water line easement retained by Alexander & Baldwin, Inc., being 22.50 feet on each side of the center line of the existing 8 inch water line shown on the plan.

DOCUMENT CAPTURED AS RECEIVED



PARCEL 39-B
SURVEY OF PORTION OF TAX PARCEL 2-5-04-30

Being a portion of land deeded by the Board
 of Education to the TRUSTEES of Oahu College
 Ownr: Alexander & Baldwin Inc.

SPICATED AT SUNNYSIDE HANALEI, HAWAII, HAWAII

SCALE: 1/4" = 100 FT.
 PREPARED BY A. D. ROBERTS, INC.
 HONOLULU, HAWAII

DATE: MAY 2, 1950

THIS MAP HAS BEEN FILED BY THE
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 AT HONOLULU, HAWAII, THIS 25th DAY OF MAY, 1950.
 2-5-04-30 (Parcel)

Morris M. Oshida
 REGISTERED LAND SURVEYOR

EXHIBIT C

DESCRIPTION OF PARCEL 39B

LAND SITUATE AT SUNNYSIDE, HAMAKUAPOKO, District of Makawao, Island and County of Maui, State of Hawaii, being a portion of land deeded by the Board of Education to the Trustees of Oahu College as recorded January 30, 1860, in Liber 12, Pages 400-403, and more particularly described as follows:-

BEGINNING at a 4 inch pipe at the northeasterly corner of this lot, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNENE" being 4,740.13 feet South and 19,205.82 feet East, and running thence by azimuths measured clockwise from true South:-

1. 355° 35' 30" 362.29 feet along the remaining portion of land deeded by the Board of Education to the Trustees of Oahu College to a pipe;
2. 316° 30' 207.91 feet along same to a pipe;
3. 88° 00' 376.38 feet along same;
4. 110° 00' 318.71 feet along same;
5. 154° 40' 120.00 feet along Ike Drive;
6. Thence along same, along a curve to the right with a radius of 581.00 feet, the chord azimuth and distance being: 161° 50' 144.97 feet;
7. Thence along same, along a curve to the right with a radius of 65.00 feet, the chord azimuth and distance being: 209° 50' 45" 85.02 feet;
8. 250° 41' 30" 50.00 feet along same;
9. Thence along same, along a curve to the right with a radius of 430.00 feet, the chord azimuth and distance being: 257° 15' 45" 98.41 feet;
10. 263° 50' 66.50 feet along same;

11. Thence along same, along a curve to the left with a radius of 270.00 feet, the chord azimuth and distance being: 251° 25' 36" 116.02 feet;

12. 266° 41' 240.04 feet along the remaining portion of land deeded by the Board of Education to the Trustees of Oahu College to the point of beginning and containing an area of 6.284 acre.

subject, HOWEVER, to the following easements:

A. An easement, for roadway purposes only, 40 feet in width, retained by Alexander & Baldwin, Inc., and more particularly described as follows:-

BEGINNING at a pipe at the northeasterly corner of this easement, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUNAHU" being 4,740.13 feet South and 19,205.82 feet East, and running thence by azimuths measured clockwise from true South:-

1. 355° 35' 30" 40.01 feet along the remainder of the land deeded by the Board of Education to the Trustees of Oahu College

2. 86° 41' 182.54 feet along the remainder of the lot described above;

3. 137° 00' 51.98 feet along same;

4. 206° 41' 214.98 feet along the remainder of the land deeded by the Board of Education to the Trustees of Oahu College to the point of beginning and containing an area of 0.182 acre

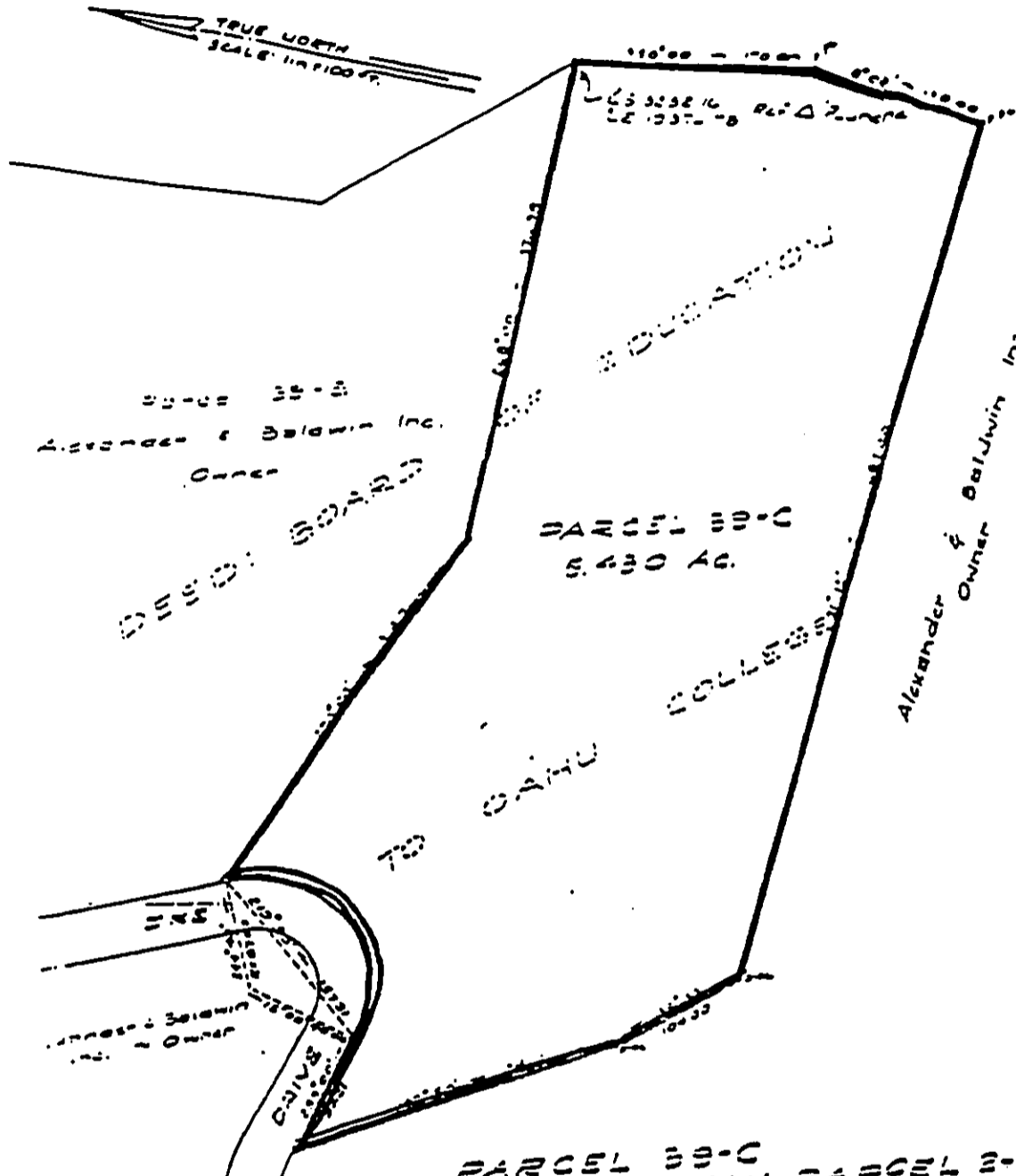
B. Easement 5, a 25 foot wide powerline easement in favor of Maui Electric Company, Ltd., being 12.50 feet on each side of the center line of the existing transmission line shown on the plan.

C. Easement 6, a 25 foot wide easement for telephone and telemark lines in favor of Hawaiian Telephone Company and Alexander & Baldwin, Inc., being 12.50 feet on each side of the center line of the existing transmission lines shown on the plan.

D. Easement 7, a 45 foot wide water line easement retained by Alexander & Baldwin, Inc., being 22.50 feet on each side of the center line of the existing 8 inch water line shown on the plan.

DOCUMENT CAPTURED AS RECEIVED

Alexander & Baldwin Inc. Owner



PARCEL 2-5-C
SURVEY OF PORTION OF TAX PARCEL 2-5-C-4-39

Being a portion of land deeded by the State
of Education to the Trustees of Oahu College

Owner: Alexander & Baldwin Inc.

SITUATED AT SUNNYSIDE, HANALEI, OAHU, HAWAII, U.S.A.

SCALE: 1 IN. = 100 FT.

DATE: APRIL 29, 1970

Prepared by A & B Properties Inc.
Honolulu, Hawaii

This map was prepared by me
in accordance with my supervision

Richard M. Clark
Surveyor

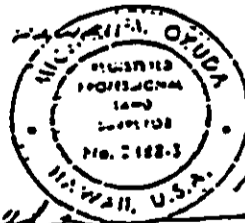


EXHIBIT E

DESCRIPTION OF PARCEL 39C

Beginning at a pipe at the northeasterly corner of this lot, the coordinates of said point of beginning referred to Government Survey Station "PUUNENE" being 5252.16 feet South and 19,376.72 feet East, and running thence by azimuths measured clockwise from North:-

- | | |
|--|---|
| 100° 00' | 170.00 feet along the remaining portion of land deeded by the Board of Education to the Trustees of Oahu College to a pipe; |
| 100° 00' | 130.00 feet along same to a pipe; |
| 110° 12' | 687.00 feet along same to a pipe; |
| 130° 33' | 104.00 feet along same to a pipe; |
| 170° 50' | 241.11 feet along same; |
| 150° 00' | 99.21 feet along the southerly boundary of Ike Drive; |
| thence along the southerly boundary of Ike Drive, along a curve to the left with a radius of 87.00 feet, the chord azimuth and distance being: 219° 50' 157.91 feet; | |
| 190° 00' | 318.71 feet along the remaining portion of land deeded by the Board of Education to the Trustees of Oahu College; |
| 168° 00' | 376.38 feet along same to the point of beginning and containing an area of 5.430 acres or more or less. |

Exhibit F

Alexander & Baldwin, Inc. Owner

TRUE NORTH
SCALE: 1 IN = 100 FT.

Board of Education
of Oahu College

MAUNALOHA COLLEGE
LOT

Alexander & Baldwin, Inc.
Owner

PARCEL 39-D
2.154 AC.

ROAD EASEMENT (40 FT WIDE)
0.213 AC.

PARCEL 39-D
SURVEY OF PORTION OF TAX PARCEL 2-5-04-39
Being a portion of land ceded by the Board
of Education to the Trustees of Oahu College
SITUATED AT SUNNYBIDS, MAUNALOHA, MAUI, HAWAII

Owner: Alexander & Baldwin Inc

SCALE: 1 IN. = 100 FT. DATE: APRIL 25, 1976

Prepared by A & B Properties Inc.
Honolulu, Hawaii

This work was prepared by me
or under my supervision.

2-5-04-39 (Portion)

ME
15 2576
EXHIBIT G



Richard M. Chala
Registered Land Surveyor No. 24087

DESCRIPTION OF PARCEL 39L

LAND SITUATE AT SUNNYSIDE, HAMAKUAPOKO, District of Makawao, Island and County of Maui, State of Hawaii, being a portion of land deeded by the Board of Education to the Trustees of Oahu College as recorded January 30, 1860 in Liber 12, Pages 400-403, and more particularly described as follows:

BEGINNING at a pipe at the southwesterly corner of this lot, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUNENE" being 4,212.89 feet South and 19,067 feet East, and running thence by azimuths measured clockwise from true South:-

- | | | | |
|----|----------|-------------|---|
| 1. | 157° 47' | 221.92 feet | along the remaining portion of land deeded by the Board of Education to the Trustees of Oahu College to a pipe; |
| 2. | 212° 20' | 56.08 feet | along same to a pipe; |
| 3. | 256° 21' | 135.51 feet | along same to a pipe; |
| 4. | 276° 29' | 81.48 feet | along same to a pipe; |
| 5. | 292° 54' | 134.50 feet | along same to a pipe; |
| 6. | 278° 19' | 293.71 feet | along same to a pipe; |
| 7. | 72° 38' | 436.09 feet | along the Maunaloa College Lot to a pipe; |
| 8. | 72° 08' | 165.00 feet | along same to the point of beginning and containing an area of 2.154 acres. |

TOGETHER WITH AN EASEMENT, 40 feet in width, for roadway purpose only over, across and through the northwest portion of the Maunaloa College Lot, and more particularly described as follows:-

BEGINNING at a point on the southerly boundary of the lot described above, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PUUNENE" being 4,182.73 feet South and 19,154.37 feet East, and running thence by azimuths measured clock-wise from true South:

- | | | | |
|----|--|------------|--|
| 1. | 345° 03' | 85.44 feet | along the remainder of the Maunaloa College Lot; |
| 2. | Thence along same, along a curve to the right with a radius of 145.00 feet, the chord azimuth and distance being: 11° 06' 30" 127.39 feet; | | |

3. 37° 10' 48.58 feet along the remainder of the Maunaloa College Lot;
4. Thence along same, along a curve to the left with a radius of 101.00 feet, the chord azimuth and distance being: 36° 59' 43.7" 0.60 feet;
5. 164° 52' 14.31 feet along the easterly boundary of Ike Drive to a pipe;
6. 165° 03' 36.34 feet along same;
7. 217° 10' 18.22 feet along the remainder of the Maunaloa College Lot;
8. Thence along same, along a curve to the left with a radius of 105.00 feet, the chord azimuth and distance being: 191° 05' 30" 92.25 feet;
9. 165° 03' 83.40 feet along the remainder of the Maunaloa College Lot;
10. 252° 08' 40.05 feet along the southerly boundary of the lot described above to the point of beginning and containing an area of 0.213 acre.



'92 MAR 17 18:52

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1108
WAILUKU, MAUI, HAWAII 96793-7108

DEPT OF WATER SUPPLY
C.
RECEIVED

March 13, 1992

Mr. Brian Miskae
Planning Director
Maui Planning Department
250 South High Street
Wailuku, Maui Hawaii 96793

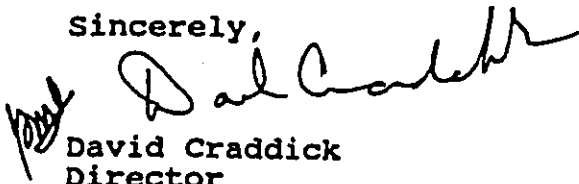
Re: The Maui Farm, Inc.; TMK: 2-5-4:5; ID # 92/SUP-002

Dear Mr. Miskae,

Subdivision requirements for this property were deferred by an agreement between the County and the Board of Water Supply entered into on October 16, 1990. The terms of this agreement specified that applicable water service and assessment requirements would be fulfilled at the time of development of Lot B, in accordance with the rules in effect at the time of this development. Therefore, water service and fire protection facilities should be installed and assessments paid with this project.

Approval should be conditioned upon the installation of low flow devices and the use of xeriscaping in landscaped areas. The applicant will need to submit domestic and fire flow calculations during the building permit process. We also recommend that the fire department be given the opportunity to comment.

Sincerely,


David Craddick
Director

elk

EXHIBIT 2

"Run Water. All Things Find Life"

JOHN WAIMEE
GOVERNOR OF HAWAII



JOHN C. LEWIN, M.D.
DIRECTOR OF HEALTH

PAUL E. HOFFMAN, M.D., M.P.H.
SERVICES ADMINISTRATOR

STATE OF HAWAII '92 MAR 16 11:45

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

DEPT OF HEALTH
MAR 16 11:45

March 13, 1992

Mr. Brian Miskae
Director
Department of Planning
County of Maui
200 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Miskae:

Subject: The Maui Farm, Inc., 92/SUP-002, TMK: 2-5-04: por. 05
revised to parcel 05

Thank you for the opportunity to review and comment on the subject application. The applicant did not indicate the method of disposal of its wastewater. The proposed project is in a Critical Wastewater Disposal Area and is above the UIC line.

As the proposed subdivision is located in a critical wastewater disposal area, no new cesspools will be allowed. Any new dwelling with an individual wastewater system will require a treatment individual wastewater system. Plans and specifications for these wastewater systems shall require the review and approval of the Health Department.

Sincerely,


DAVID H. NAKAGAWA
Chief Sanitarian, Maui

EXHIBIT 3

LINDA CRUICKETT LINGLE
Mayor
GEORGE N KAYA
Director
CHARLES JENCKS
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS

LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

April 3, 1992

Land Use and Codes Administration
EASSIE MILLER, P.E.
Wastewater Reclamation Division
RALPH NAGAMINE, P.E.
Engineering Division
BRIAN MASHIRO, P.E.
Solid Waste Division
MELVIN HIPOLITO
Highways Division

Director
C. Miller
92 APR -6 P1:33

MEMO TO: Brian Miskae, Planning Director
F R O M: George N. Kaya, Director of Public Works *George N. Kaya*
SUBJECT: Land Use Commission Special Use Permit Application by Maui Farm, Inc. for the Proposed Foster Family Facility at Baldwin Avenue, Makawao, Maui, TMK:2-5-04:05 92/SUP-002

We have reviewed the above request and offer the following comments:

1. That the adjoining half of Ike Drive shall be improved to County standards, to include but not be limited to, pavement widening, drainage structures, and relocation of utilities.
2. That a detailed drainage and erosion control plan including, but not limited to, hydrologic and hydraulic calculations, scheme for controlling erosion and disposal of runoff water, and an analysis of the soil loss using the HESL erosion formula, be submitted for our review and approval. The plan shall provide verification that the grading and runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.
3. That twenty-seven (27) paved parking spaces be provided, with appropriate landscaping and fencing per the County's Off-Street Parking and Loading Ordinance.
4. That the developer shall submit a solid waste management plan to include the following:
 - a. The owners and their contractors shall implement solid waste reduction, re-use and recycling programs to reduce the amount of solid waste to be disposed of at the County landfills.

Page 2
Brian Miskae
TMK:2-5-04:05 (92/SUP-002)

- b. All yard debris shall be composted and re-used on their landscape plantings.
- c. Alternative means of disposal of grubbed material and rock shall be utilized other than disposed of at the County landfills.

For additional information, the developr is requested to contact the Solid Waste Division.

AS:mht

cc: Engineering Division
Solid Waste Division

JOHN WAIHEE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
MAUI DISTRICT
650 PALAPALA DRIVE
KAHULUI, HAWAII 96732

REX O. JOHNSON
DIRECTOR
DEPUTY DIRECTORS
JOYCE T. OMINE
AL PANG
JEANNE K. SCHULTZ
CALVIN M. TSUDA
IN REPLY REFER TO

'92 MAR 17 P1:13

DEPT OF TRANSPORTATION
HWY-M 2.139-92
RECEIVED

March 16, 1992

Mr. Brian Miskae
Planning Director
County of Maui
250 South High Street
Wailuku, Hawaii 96793

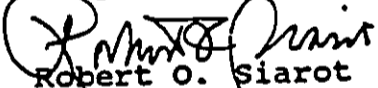
Dear Mr. Miskae:

SUBJECT: THE MAUI FARM, INC., TMK NO. 2-5-04: 05
92/SUP-002

The proposed project will not impact our facilities.

Thank you for allowing us to comment on the special use permit application.

Very truly yours,


Robert O. Siarot
District Engineer, Maui

/fmc

EXHIBIT 5



'92 MAR 23 P4:25

DEPT OF HUMAN CONCERNS
RECEIVED

March 20, 1992

Mr. Brian Miskae
Planning Director
County of Maui
Maui Planning Department
250 S. High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Miskae:

Subject: The Maui Farm, Inc. revised to include the County of Maui,
Department of Human Concerns

Thank you for allowing us to comment on the subject project.

In reviewing the information transmitted and our records, we do not have enough data to determine the probable electrical usage. We encourage the developer's electrical consultant to meet with us as soon as practical to plan for the proposed project's electrical requirements. Given the long lead times for electrical service equipment, we cannot place enough emphasis on the need to meet with the developer's electrical consultant as soon as possible to verify the project's electrical requirements so that service can be provided on a timely basis.

If you have any questions or concerns, please call David Park at 871-2372.

Sincerely,

Edward Reinhardt
Manager, Engineering

EXHIBIT 6

JOHN WAIHEE
GOVERNOR



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

CHARLES T. TOGUCHI
SUPERINTENDENT

OFFICE OF THE SUPERINTENDENT

March 23, 1992

Mr. Brian Miskae, Planning Director
Maui Planning Department
250 South High Street
Wailuku, Hawaii 96793

DEPT OF ED
MAY 11 1992
92 APR -2 PM 2:31

Dear Mr. Miskae:

SUBJECT: I.D. No. 92/SUP-002
Sunnyside, Hamakuapoko, Makawao, Maui, Hawaii
TMK: 2-5-04: 005

Our review of the subject application indicates that the proposed family shelter, offices, and farm will have no impact on the public schools in the area.

Thank you for the opportunity to comment.

Sincerely,


Charles T. Toguchi
Superintendent

CTT:hy

cc: A. Suga
L. Lindsey

EX-107 7

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

(

DEPARTMENT OF FIRE CONTROL
 County of Maui
 21 KINIPOPO ST., WAILUKU, HAWAII 96793

MEMORANDUM TO: Julie Higa DATE: March 18, 1992
 NAME OF PROJECT: The Maui Farm, Inc. / Revised
 ADDRESS: _____
 TAX MAP KEY: 2-5-04; parcel 05

The following are requirements for this project


Dear Julie,

To my comments dated 3/10/92 please add the following:

If the whole complex is to be brought up to code, then a fire protection plan will have to be submitted by a licensed engineer. This plan will have to show fire access roads, turnarounds, fire hydrant locations, spacing and any other requirements under the U.F.C. 1985, as amended. Engineer will have to provide fire-flow calculations for the structures and provide flow tests from hydrants showing G.P.M.'s, static and residual pressures. Design, Installation and Testing shall be to Department of Water standard's and/or Fire Department standards.

In addition, preliminary checks indicate that the existing non-profit organizations have not had a fire inspection for several years. It may be necessary to do complete fire inspections on all the existing buildings and structures.

Thank you for your time in this matter and if you have any further questions, call me at ext. 7242.

Sincerely,

 Michael R. Cummings
 Lieutenant/Plans Review
 Fire Prevention Bureau

DEPT OF FIRE CONTROL
 RECEIVED
 92 MAR 18 4:32

8

DEPARTMENT OF FIRE CONTROL
 County of Maui
 21 KINIPOPO ST., WAILUKU, HAWAII 96793

MEMORANDUM TO: Julie Higa DATE: 3/10/92
 NAME OF PROJECT: Maui Farm, Inc.
 ADDRESS: _____
 TAX MAP KEY: 2-5-04:por. 05 92/SUP-002

The following are requirements for this project : Fire Protection Water System

After a preliminary review of water supply maps and a preplan of the site area, it is my opinion that the existing system is inadequate for the present structures and for any additional structures. The fire department would like to see the entire system upgraded to accomodate the future growth potential of the area.

I have been in contact with Paula Ambre, director of Maui Farm to discuss alternate and temporary fire protection systems that may be used until the entire system is upgraded.

Accordingly the entire project will have to meet all applicable requirements under the Uniform Fire Code, 1985 as amended, when the permit is applied for.

Sincerely,

Michael R. Cummings

Michael R. Cummings
 Lieutenant/Plans Review
 Fire Prevention Bureau

DEPT OF FIRE CONTROL
 REC'D
 92 MAR 10 P2:34

EX-107 8A

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

'92 MAR 19 23:59

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

DEPUTIES

JOHN P. KEPPeler, II
DONALD MANAKA

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

March 18, 1992

Mr. Brian Miskae, Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

LOG NO: 4865
DOC NO: 2154A

Dear Mr. Miskae:

SUBJECT: LUC special Use Permit, Revised Application for The
Maui Farm (I. D. No. 92/SUP-002)
Makawao, Maui
TMK: 2-5-04: 5

This is in response to the transmittal of the revised application which we received on March 12, 1992.

Our letter dated March 17, 1992 expressed our comments on the original application. The County of Maui's Community Development Block Grant (CDBG) has already complied with Section 106 of the National Historic Preservation Act. We have nothing new to add to the previous comments.

Please contact MS. Annie Griffin at 587-0013 if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Don Hibbard".

DON HIBBARD, Administrator
State Historic Preservation Division

AG:jen

ENCLOSURE 9

JOHN WAIHEE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 8TH FLOOR
HONOLULU, HAWAII 96813

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

DEPUTIES

JOHN P. KEPPELER, II
DONALD HANAKI
AQUACULTURE DEVELOPMENT PROGRAM
AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS
CONSERVATION AND RESOURCES ENFORCEMENT CONVEYANCES
FORESTRY AND WILDLIFE HISTORIC PRESERVATION DIVISION
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

92 MAR 19

March 17, 1992

Mr. Brian Miskae, Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

LOG NO: 4721
DOC NO: 2150A

Dear Mr. Miskae:

SUBJECT: County of Maui, Historic Preservation Review of the LUC
Special Use Permit for The Maui Farm, Inc. (I. D. No.
92/SUP-002)
Makawao, Maui
TMK 2-5-04: por. of 05

Thank you for the opportunity to review the proposed construction of 6 foster family homes, an administrative office and operation of a working farm.

In compliance with Section 106 of the National Historic Preservation Act, we were consulted by the County of Maui as to the presence of historic sites on the proposed project area. Our staff conducted an inspection of the property. No historic sites were identified. As this application states, this property was formerly the campus of Maunaolu College. Therefore, we believe that the proposed project will have "no effect" on significant historic sites.

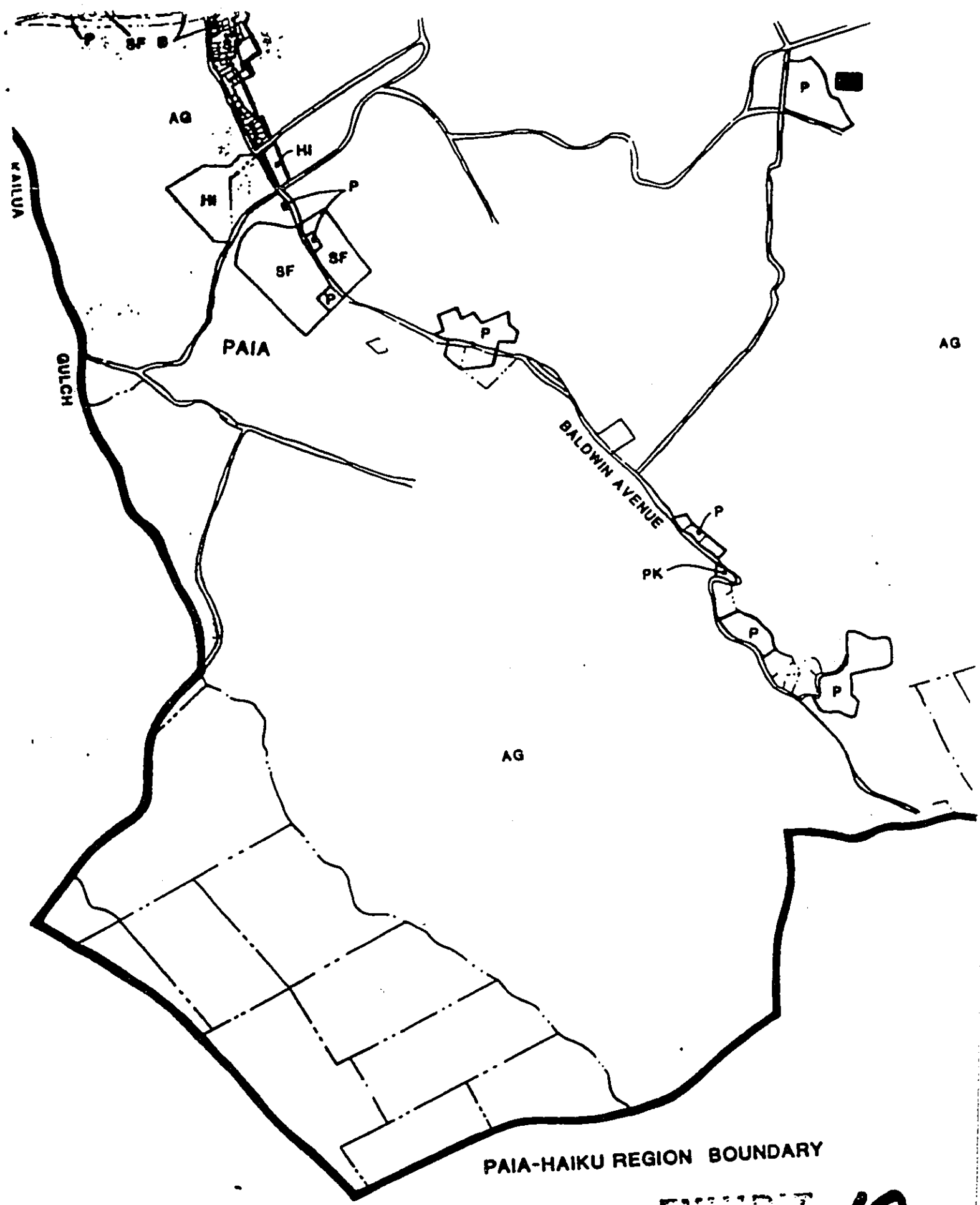
Should you have any questions, please contact Ms. Annie Griffin at 587-0013.

Sincerely,

DON HIBBARD, Administrator
State Historic Preservation Division

AG:jen

9A



PAIA-HAIKU REGION BOUNDARY

EXHIBIT 10



DEPARTMENT OF
HUMAN CONCERNS
 COUNTY OF MAUI

Ms. 01
 STEPHANIE AVEIRO
 Director

HENRY OLIVA
 Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

92 MAR 21 9:56
 (808) 243-7805

M E M O R A N D U M

TO: *[Signature]* BRIAN MISKAE, PLANNING DIRECTOR
 FROM: *[Signature]* STEPHANIE AVEIRO, DIRECTOR OF HUMAN CONCERNS
 DATE: MARCH 20, 1992
 SUBJECT: 92/SUP002 TMK 2-5-4:5
 MAUI FARM/DEPARTMENT OF HUMAN CONCERNS

The Department of Human Concerns has been advised by Mr. David Craddick, Director, Department of Water Supply, that an existing 12" waterline located above the subject properties has more than adequate fire flow.

Mr. Craddick also provided us with a cost estimate of \$175,000 to provide approximately 1,000 feet of 12" line.

The Department has, based on his recommendations, decided to facilitate this project and intends to have a new line in place before the end of 1992.

The new 12" line shall meet all applicable requirements for the existing as well as future facilities in the area.

cc: David Craddick - Director, Water Supply
 Ed Okubo - Housing Administrator

EXHIBIT II

MAUI OFFICE:
485 Waiale Drive
Wailuku, Hawaii 96793
Mailing: P.O. Box 6064
Kahului, Hawaii 96732-8064
(808) 242-8070
FAX (808) 244-9599

ECM, INC.
Electrical, Civil, Mechanical
and Energy Consultant

HILO OFFICE:
Mailing P.O. Box 4205
Hilo, Hawaii 96720
(808) 959-1127

April 6, 1992

County of Maui
Planning Department
250 S. High Street
Wailuku, Maui, Hawaii 96793

Attn: Ms. Julie Higa
Re: The Maui Farm, Inc.
Method of Wastewater Disposal

RECEIVED
PLANNING DEPARTMENT
APR 10 1992

Dear Ms. Higa,

Ms. Paul Ambre of the Maui Farm Inc. requested that we provide the following information regarding the method of wastewater disposal for this project.

In the vicinity of this project, there are no sewerlines connecting to a sewage treatment plant, to which the project's wastewater system can be connected to. The Hawaii Administrative Rules, Title 11, Department of Health, Chapter 62, "Wastewater Systems" allows the use of septic tank systems as an alternative to wastewater disposal.

The project consists of one office building and six 5 - bedroom dwellings on 8.3 acres of land. Each of the proposed buildings will have a separate septic tank system. The septic tank system will consist of a septic tank and one or two seepage pits.

We will be submitting the septic tank system plans to the State of Hawaii, Department of Health for approval.

If you have any questions, please call.

Sincerely,



Rolyn A. Domingo

cc: Paul Ambre - The Maui Farm
Adrienne Wong - Austin, Tsutsumi & Assoc.
Eric Taniguchi - GYA

ENCLOSURE

12

PA...91-047SEPTIC.SUM

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of)

Stephanie Aveiro on behalf of)
the Department of Human Concerns)
and Charmaine Tavares on behalf)
of The Maui Farm, Inc.)

DOCKET NO. 92/SUP-002
Stephanie Aveiro and
Charmaine Tavares
(JMB)

To Obtain A)
State Special Use Permit in the)
State Agricultural District)
On Approximately 14.525 acres Of)
Land At Maui Tax Map Key No. 2-05-)
04: 05, Sunnyside, Hamakuapoko,)
Maui, Hawaii)

MAUI PLANNING DEPARTMENT'S RECOMMENDATION
TO THE MAUI PLANNING COMMISSION
May 19, 1992 MEETING

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

(State Special Use Permit)

(92/SUP-002)

BEFORE THE MAUI PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In The Matter Of The Application Of)
Stephanie Aveiro on behalf of) DOCKET NO. 92/SUP-002
the Department of Human Concerns) Stephanie Aveiro and
and Charmaine Tavares on behalf) Charmaine Tavares
of The Maui Farm, Inc.) (JMH)
)
)
To Obtain A)
State Special Use Permit in the)
State Agricultural District)
On Approximately 14.525 acres Of)
Land At Maui Tax Map Key No. 2-05-)
04: 05, Sunnyside, Hamakuapoko,)
Maui, Hawaii)

THE APPLICATION

This matter arises from the application for State Special Use Permit filed on February 4, 1992 and certified as complete and ready for processing by the Department of Public Works on February 10, 1992. The application was filed pursuant to Chapter 205, Hawaii Revised Statutes; by Stephanie Aveiro the Director of Human Concerns and Charmaine Tavares Chair of the Board of Directors of the Maui Farm, Inc., ("Applicant"); on 14.525 acres of land in the Makawao District, situate at Hamakuapoko, Island of Maui and County of Maui, identified as Maui Tax Map Key No. 2-05-04: 05 ("Property").

PURPOSE OF THE APPLICATION

The Applicant is requesting to use the existing 14.525 acres for public/quasi-public purposes for use as, but not limited to, foster family homes, administrative offices for non-profit agencies, rehabilitation farm, emergency shelters for children, adolescents, adult males and females, who need rehabilitation and social services. All agencies have or will have leases approved by the County Council and the Mayor.

RECOMMENDATION

Based on its findings and conclusions, the Planning Department recommends that the Planning Commission approve the State Land Use Commission Special Use Permit provided that the following conditions are met:

1. That the conditions of this Land Use Commission Special Use Permit shall be self enforcing and, accordingly, upon due notice by the Planning Department to the permit holder and the Maui Planning Commission that there is prima facie evidence that a breach has occurred the permit shall be automatically suspended pending a hearing on the continuity of such Land Use Commission Special Use Permit, provided that written request for such a hearing is filed with the department within ten (10) days of the date of receipt of such notice of alleged breach. If no request for hearing is filed within said ten (10) day period, the Maui Planning Commission may revoke said Land Use Commission Special Use Permit.

2. That the subject Land Use Commission Special Use Permit shall not be transferred without the prior written approval of the Maui Planning Commission. However, in the event that a contested case hearing preceded issuance of said Land Use Commission Special Use Permit, a public hearing shall be held upon due published notice, including actual written notice to the last known addresses of parties to said contested case and their counsel.

3. That the applicant, its successors and permitted assigns shall exercise reasonable due care as to third parties with respect to all areas affected by subject Land Use Commission Special Use Permit and shall hold the County of Maui harmless from and against any loss, liability, claim or demand arising out of this permit.

4. That full compliance with all applicable governmental requirements shall be rendered.

APPROVED:



BRIAN MISKAE
Planning Director
A:recmaui.5/5/92

AGENCIES/INTERESTED PARTIES CONSULTED

PROJECT: Group Foster Home - New Construction
(Maui Farm, Inc.)
TMK: 2-5-04:05

Mr. Michael T. Lee
Acting Chief, Operations Division
Department of the Army
U.S. Army Engineer District, Honolulu
Fort Shafter, Hawaii 96858
439-9258
2/27/92

Mr. Robert Smith
Acting Field Supervisor
United States Fish and Wildlife Service
P.O. Box 50167
Honolulu, Hawaii 96850
2/12/92

Mr. William W. Paty, Chairperson
State of Hawaii
Board of Land and Natural Resources
Historic Preservation Office
1115 Punchbowl Street, Room 310
Honolulu, Hawaii 96813
2/3/92

Mr. Brian Miskae, Director
Planning Department
County of Maui
250 S. High Street
Wailuku, Hawaii 96793
243-7735
1/31/92

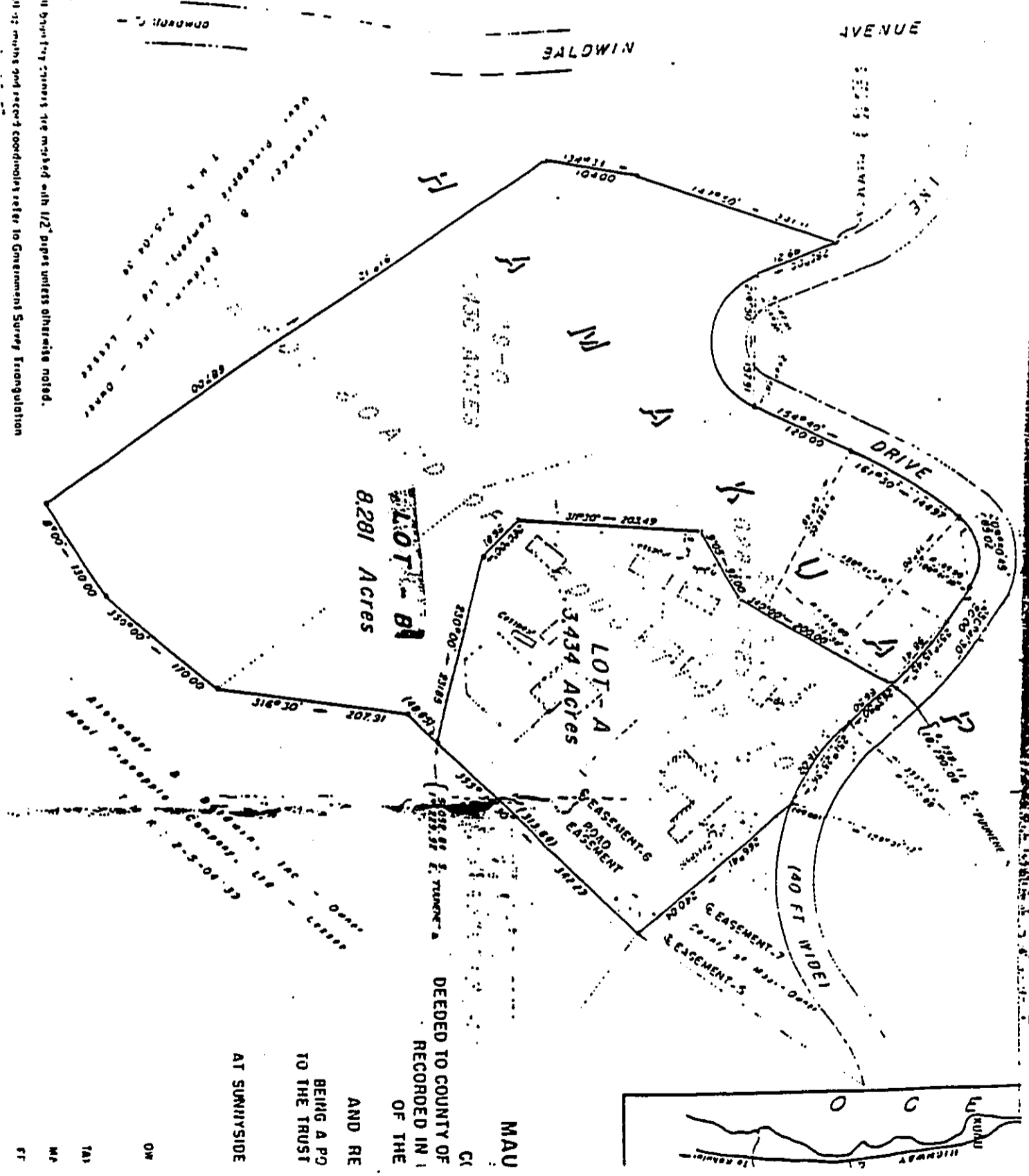
Mr. Ronald P. Davis, Fire Chief
Department of Fire Control
County of Maui
200 South High Street
Wailuku, Hawaii 96793
243-7561
1/30/92

Ms. Arlene M. Kabei, Manager
State of Hawaii
Department of Health
Environmental Management Division
Five Waterfront Plaza, Suite 250
500 Ala Moana Blvd.
Honolulu, Hawaii 96813
1/27/92

Agencies/Interested Parties Consulted
Page 2

Mr. David R. Craddick, Director
Department of Water Supply
County of Maui
200 S. High Street
Wailuku, Hawaii 96793
243-7816
2/4/92

UNITS
 All boundary corners are marked with 1/2" pipes unless otherwise noted.
 All spot heights and record coordinates refer to Government Survey Triangulation



MAU
 DECEDED TO COUNTY OF
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 BEING A PD
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 AT SUNNYSIDE

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 MP
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