

LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director

GWEN OHASHI HIRAGA
Deputy Director

RECEIVED

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

September 25, 1998

SEP 26 08:37

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Mr. Gary Gill, Director
Office of Environmental Quality Control
220 South King Street
Suite 400
Honolulu, Hawaii 96813


Dear Mr. Gill:

Subject: Negative Declaration for Community Plan Amendment
for Ichikawa Property Haiku, Maui, Hawaii,
TMK 2-7-19:052

The Planning Department has reviewed the comments received during the 30-day public comment period which began on August 8, 1996. The Planning Department has determined that this project will not have significant environmental effect and has issued a negative declaration. Please publish this notice in the October 8, 1996 OEQC Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form and four copies of the Final Environmental Assessment. Please contact Don Schneider at 243-7735 if you have any questions.

Very truly yours,


DAVID W. BLANE
Planning Director

DWB:DAS

Enclosures

cc: Gwen Ohashi Hiraga
Clalyton Yoshida
Project File
Don Schneider
(F:OEQC2.ICHIKAWA)

1996-10-08-MA# FEA - Ichikawa Property Haiku Community Plan
Amendment

FILE COPY

CHAPTER 343, HAWAII REVISED STATUTES (HRS)

FINAL ENVIRONMENTAL ASSESSMENT
for
COMMUNITY PLAN AMENDMENT
Ichikawa Property
Haiku, Maui, Hawaii
TMK: (2) 2-7-19: 052

APPROVING AGENCY:

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

PREPARED BY:

C. TAKUMI ENGINEERING, INC.
18 CENTRAL AVENUE
WAILUKU, HAWAII 96793

SEPTEMBER 1996

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**FINAL ENVIRONMENTAL ASSESSMENT
for
COMMUNITY PLAN AMENDMENT
Ichikawa Property
Haiku, Maui, Hawaii
TMK: (2) 2-7-19: 052**

1. INTRODUCTION

APPLICANT:

Ralph M. Ichikawa Trust, Ralph M. And Sachiko Ichikawa, Trustees
James Tsuyoshi Ichikawa
Kenneth Kenji Ichikawa

c/o Ralph M. Ichikawa
5010 Emerald Street
Torrance, CA 90503

APPROVING AGENCY:

Planning Department
County of Maui
220 South High Street
Wailuku, Maui, Hawaii 96793

CONSULTANT/CONTACT PERSON:

C. Takumi Engineering, Inc.
18 Central Avenue
Wailuku, HI 96793
Contact: Carl K. Takumi
Phone: (808) 249-0411

PROJECT DESCRIPTION:

Ralph M. Ichikawa, James T. Ichikawa, and Kenneth K. Ichikawa (brothers) is proposing to

subdivide their property at Haiku, Maui, Hawaii into three residential lots. The lot area is approximately 80,346 square feet and designated as TMK: (2) 2-7-19: 52. Once subdivided, a lot will be designated to each brother. A twenty foot access easement provides access to the present lot.

The property is designated by the Maui County Paia-Haiku Community Plan as Business/Commercial and is zoned interim. The State Land Use Commission designation for the property is Urban. Residential use is not a permitted use under present County of Maui Zoning for Business/Commercial designated properties. According to Maui County Zoning Code, a community plan amendment to redesignate the property from Business/Commercial to Residential is required before a residential subdivision is allowed.

LOCATION:

The Project is located in Haiku, Maui, Hawaii on the north slopes of Haleakala. The location of the property is shown in Figure 1 and the designated Tax Key Number for the property is (2) 2-7-19: 52.

LAND USE DESIGNATIONS:

State Land Use Designation:	Urban
County Community Plan Designation:	Business/Commercial
County Zoning:	Interim Zoning District

AGENCIES CONSULTED:

An application for a Change in Zoning from the Interim District to R-3 Residential District was submitted to the Maui County Planning Department on January 9, 1996. The Planning Department then sent the application to various governmental agencies for review and comment. Comments received from these agencies have been incorporated into this environmental assessment. Reviewing Agencies were:

County of Maui:

- Department of Public Works and Waste Management.
- Board of Water Supply
- Department of Parks and Recreation
- Fire Department
- Police Department

State of Hawaii:

State Department of Health, Maui District Office
Department of Land and Natural Resources
Department of Land and Natural Resources Historic Preservation Division
Department of Accounting and General Services - Survey Division
Department of Business, Economic Development & Tourism, Land Use
Commission
Department of Hawaiian Homelands
Department of Defense, Office of the Director of Civil Defense

Federal Agencies:

Department of the Army Corps of Engineers.
Natural Resources Conservation Service.

Private:

Maui Electric Company, Ltd.

2. GENERAL DESCRIPTION:

INTRODUCTION:

As part of the Community Plan amendment process, an application for Community Plan Amendment requires that an environmental assessment be prepared. A Community Plan Amendment is being prepared to change the Paia-Haiku Community Plan designation for this property from Business/Commercial to Residential (R-3). The present County zoning for the property is interim and the State Land Use designation is Urban. An application for Changing in Zoning from County Interim to R-3 Residential (10,000 square feet lot minimum) is also being processed.

The property is located on the northern slope of Haleakala on the island of Maui, as shown in Figure 1, in the community of Haiku, Maui, Hawaii. Access to the property is through a twenty (20) feet wide easement from Haiku Road. Water, electricity, and telephone service is also located along Haiku Road.

LAND OWNERSHIP:

Property is owned by Ralph M. Ichikawa Trust, Ralph M. and Sachiko Ichikawa, Trustees; James Tsuyoshi Ichikawa; and Kenneth Kenji Ichikawa. The Tax Map Key designation for the property is TMK: (2) 2-7-19: 052.

LAND USE:

The property is vacant and undeveloped except for an existing concrete slab along the south edge of the property which appears to be from a modern structure that was standing in 1974. Previously, the family used the area as a garden.

Surrounding land uses are:

North:	Single Family Residence.
East:	Public (Post Office), business and a single family residence.
South:	Business
West	Agricultural.

A topographic map showing existing conditions and the proposed project is attached as Exhibit A.

FLORA AND FAUNA.

Plants found on the site were mainly non-native. Trees and shrubs found were Haole Koa, avocado, guava, citrus, African Tulip, castor bean and Christmas Berry. Other plants were ferns and cane grass.

EXISTING SERVICES:

- a. **Water:** The Maui County Department of Water Supply has a twelve (12) inch and a six (6) inch water line on Haiku Road. The property was served by the Department of Water Supply water service along the northern (makai) boundary of the property.
- b. **Waste Water:** The proposed project is located in a critical waste water disposal area. Waste Water Disposal shall be by individual treatment systems to be installed upon lot development. The proposed lots will have a minimum lot size of 10,000 square feet and will meet present Department of Health requirements for individual waste water systems. Plans and specifications will be submitted to the State Department of Health for approval prior to installing an individual waste water treatment system.
- c. **Roadways:** Access to the project is from Haiku Road. Haiku Road is a County two lane street with approximately 50 feet wide right-of-way. Access to Haiku Road is through a 20 feet wide easement through TMK: (2) 2-7-19: 48. Upon completion of the rezoning and community plan amendment process, a variance will have to be obtained to allow the three lot subdivision to use the 20 feet wide easement where a 24 feet wide access is required.
- d. **Drainage:** The property slopes from the southeast corner to the northwest corner of the property. Drainage sheet flows through the property. There are no defined drainage ways within the property. This flow eventually reaches the pineapple field located directly west of the property.

The National Flood Insurance Program, Flood Insurance Rate Map (FIRM), Maui County, Hawaii, June 1, 1981, designates the project as being located within a Zone C area, an area of minimal flooding.
- e. **Solid Waste Disposal:** The nearest solid waste disposal site is the County's Central Maui Landfill in Puunene.
- f. **Utilities:** Overhead electrical and telephone service is along Haiku Road fronting the Project.
- g. **Recreational Services/Resources:** The Haiku Community Center is approximately one mile north of the project with playing fields for soccer, baseball, tennis and basketball.
- h. **Police:** Police for the Haiku Region is serviced from the Kahului Headquarters approximately 11 miles from the project.

- i. **Fire protection:** A fire hydrant is located across Haiku Road and within 250 feet of the property. The nearest fire station is in Paia Town approximately 5 miles away.
- j. **Schools:** There are four elementary and grade schools serving the property. The Haiku Elementary School located approximately one mile from the property, the Doris Todd Memorial Christian School approximately 6 miles from the site, St. Joseph's School and Samuel Kalama Intermediate School in Makawao approximately 5 miles from the property. Maui High School and St. Anthony's School are located more than 10 miles from the project and Seabury Hall located in Makawao approximately 6 miles away.

APPLICABLE GOVERNMENT PERMITS.

There are no government permits needed for the Community Plan Amendment and Change in Zoning. However, the process will need approval from the Maui County Planning Commission and the Maui County Council.

3. AFFECTED ENVIRONMENT

ARCHAEOLOGICAL, CULTURAL OR HISTORIC RESOURCES:

The property was previously cleared and cultivated as a garden area. The State Department of Land and Natural Resources, Historic Preservation Division has stated that there are no known historic sites within or near the Project. The existing concrete slab is all that remains of a modern structure that was standing in a 1974 aerial photograph.

LAND USE:

The Project proposes to amend the Community Plan Designation for the Property from Business/Commercial to Residential. Presently, there are residences along the northern and eastern boundary of the site. Residential use would be in keeping with the overall setting of the present overall setting of the surrounding area.

PROPOSED IMPROVEMENTS:

Upon obtaining the necessary zoning and community plan amendment change, a three lot subdivision is proposed and will be processed according to the Maui County Subdivision Ordinance. Upon completion of the subdivision, the R-3 residential zoning will allow three residential lots with a 10,000 square feet minimum area with each lot being individually owned by each of the present owners. The owners can then obtain financing and build their own homes with out encumbering the other lot owners. The homes will conform to Maui County Zoning Ordinance and Building Code. Wastewater shall be by individual waste water treatment system.

4. ENVIRONMENTAL IMPACTS

Impacts on Public Facilities.

- a. **Water:** No requests for water service will be made until the lots are ready to be developed. This will be after the change in zoning and community plan amendment process is completed and the property is subdivided. The time should allow the Maui County Department of Water Supply time to develop additional sources to service the area. The change from Business/Commercial to Residential should also decrease water demand.
- b. **Roadways and Traffic:** The change in zoning from business/commercial to residential, R-3 (10,000 square feet minimum) would more likely decrease the traffic impact on Haiku Road.

The 20 feet access easement would be sufficient for a driveway for a business/commercial lot; however, a three lot residential subdivision requires a 24 feet wide access. The owners are trying to obtain additional right-of-way for access purposes. If unsuccessful, a variance from the 24-foot access right-of-way will be requested from the Maui County Board of Variance and Appeals in accordance with the Maui County Code.

- c. **Drainage:** The impact upon storm runoff and drainage is normally less for a residential development than a business/commercial development due to less impervious areas that are commonly associated with a business/commercial development.

5. ALTERNATIVES TO THE PROPOSED PLAN

No Action Alternative: A no action alternative will allow the property to be developed as a business/commercial project; however, the three owners would like to subdivide the property into three lots to enable individual ownership of their own lot. In addition, the present business/commercial designation does not allow residential usage. The residential development would present less environmental impact than the present community plan designation of business/commercial.

6. MITIGATIVE MEASURES

No mitigative measures are proposed for the Community Plan amendment and Change in Zoning for this property. Generally, the impacts due to a residential development are less than that for a commercial/business development.

7. NEGATIVE DECLARATION DETERMINATION

An environmental impact statement will not be required for the proposed Community Plan Amendment to change the land use from Business/Commercial to Residential. This determination has been made in accordance with Hawaii Revised Statutes, Chapter 343. The Project does not:

Involve a loss or destruction of any natural or cultural resource.

Curtail the range of beneficial uses of the environment.

Conflict with the State's long term goals or guidelines as expressed in Chapter 344, HRS.

Substantially affect the economic or social welfare of the community or state.

Substantially affect public health.

Involve substantial secondary effects, such as population changes or infrastructure demands.

Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment to larger actions.

Substantially affects a rare, threatened or endangered species or its habitat.

Detrimentially affects air or water quality or ambient noise levels.

Affect an environmentally sensitive area, such as an erosion prone area, geologically hazardous land, estuary, freshwater area, or coastal waters.

LETTERS OF CORRESPONDENCE

8. APPENDIX: LETTERS OF CORRESPONDENCE

The following letters were received by the Maui County Planning Department while processing the application for change in zoning. The comments were used to prepare this environmental assessment.

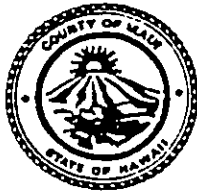
1-14

LINDA CROCKETT LINGLE
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

AARON SHINMOTO, P.E.
Chief Staff Engineer



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration

EASSIE MILLER, P.E.
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

Solid Waste Division

February 29, 1996

MEMO TO: DAVID W. BLANE, DIRECTOR OF PLANNING

FROM: CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND WASTE
MANAGEMENT

SUBJECT: Change in Zoning
ICHIKAWA FAMILY TRUST SUBDIVISION
TMK: (2)2-7-019:052
96/CIZ-0001

We reviewed the subject application and have the following comments:

The 20 feet access easement to the subject parcel is insufficient to allow the proposed subdivision. A minimum right-of-way of 24 feet is required.

AS:ey/mt

xc: Engineering Division
Solid Waste Division

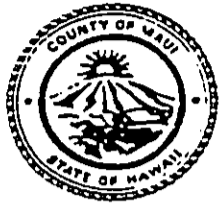
g:\luca\czm\ichikawa.ciz

'96 MAR -1 AM 10:27

DEPT. OF PLANNING
COUNTY OF MAUI
RECEIVED

EXHIBIT 5

u1



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C Kaahumanu Avenue, Wailuku, Hawaii 96793

LINDA CROCKETT LINGLE
Mayor
HENRY OLIVA
Director
ALLEN SHISHIDO
Deputy Director

(808) 243-7230
FAX (808) 243-7934

February 9, 1996

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

96 FEB 14 12:51
DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

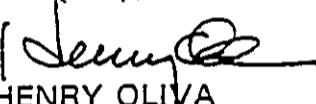
Dear Mr. Blane:

SUBJECT: Ichikawa Family Trust Subdivision

We have reviewed the above-referenced project and have no objections to the proposed change in Zoning Application.

If you require additional information, please contact Patrick Matsui at 243-7387.

Sincerely,


HENRY OLIVA
Director

PTM

c: Patrick Matsui

EXHIBIT 6



POLICE DEPARTMENT

COUNTY OF MAUI



ROCKETT LINGLE
MAYOR

55 MAHALANI STREET
WAILUKU, HAWAII 96793
AREA CODE (808) 244-6400
FAX NO. (808) 244-6411

HOWARD H. TAGOMORI
CHIEF OF POLICE

JR REFERENCE

JR REFERENCE

February 7, 1996

LANNY TIHADA
DEPUTY CHIEF OF POLICE

MEMORANDUM

TO : DIRECTOR, PLANNING DEPARTMENT

FROM : HOWARD H. TAGOMORI, CHIEF OF POLICE

SUBJECT : I.D. No.: 96/CIZ-0001
 TMK: 2-7-19:52
 Project Name: ICHIKAWA FAMILY TRUST SUBDIVISION
 Applicant Name: RALPH M. ICHIKAWA

/

No recommendation or special condition is necessary or desired.

—

Refer to attachment(s).

Assistant Chief Charles Hall
for: HOWARD H. TAGOMORI
Chief of Police

DEPT. OF POLICE
RECEIVED
96 FEB -8 19:30

EXHIBIT 8

JAMIN J. CAYETANO
GOVERNOR OF HAWAII



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

LAWRENCE MIKE
DIRECTOR OF HEALTH

LAWRENCE HART, M.D., M.P.H.
DISTRICT HEALTH OFFICER

February 12, 1996

Mr. David W. Blane
Planning Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

DEPT OF HEALTH
COUNTY OF MAUI
RECEIVED
96 FEB 13 P 1:14

Dear Mr. Blane:

Subject: Ichiki Family Trust Subdivision
TMK: 2-7-19:52, Haiku, Hawaii
96CIZ-001

Thank you for the opportunity to review and comment on the application. We have the following comments to offer:

The proposed project is located in a critical wastewater disposal area, as determined by the County Wastewater Advisory Committee. Treatment wastewater systems are required. Preconstruction approval is required; plans and specifications for these systems must be submitted to this office for review and approval.

Should you have any questions, please call me at 243-5255.

Sincerely,

HERBERT S. MATSUBAYASHI
Chief Sanitarian

EXHIBIT 9

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



MICHAEL D. WILSON
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT S. COLOMA-AGARAN

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
54 SOUTH HIGH STREET, ROOM 101
WAILUKU, HAWAII 96793-2198

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

96 MAR 22 12:50
DEPT. OF LAND AND NATURAL RESOURCES
COUNTY OF MAUI
RECEIVED

March 20, 1996

Mr. David W. Blane, Planning Director
Planning Department
County of Maui
250 South High Street
Wailuku, Maui, Hawaii 96793

Attention: Mr. Don A. Schneider

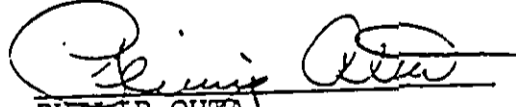
Dear Mr. Blane:

Subject: Change in Zoning Request for the Ichikawa Family Trust Subdivision, Tax Map Key: 2-7-19: 52, Portion Haiku, Makawao, Maui (96/CIZ-0001).

The Maui District Island Office has reviewed Mr. Ralph Ichikawa's change in zoning request for the Ichikawa Family Trust Subdivision, located at Tax Map Key: 2-7-19: 52, situate at a Portion of Haiku, Makawao, Maui, and has no comments to offer at this time.

Thank you for the opportunity to review and comment on the subject request. If you may have any questions, please contact this office at the address described on the letterhead or by telephone at 984-8100.

Very truly yours,


PHILIP OHTA
Maui District Land Agent

cc: Mr. D. Y. Uchida
Mr. W. Kennison

EXHIBIT 10

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



MICHAEL D. WILSON, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES

DEPUTY
GILBERT COLOMA-AGARAN

96 APR -3 A11:50

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE HISTORIC PRESERVATION DIVISION
33 SOUTH KING STREET, 6TH FLOOR
HONOLULU, HAWAII 96813

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 21, 1996

Mr. David W. Blane, Director
Maui Planning Department
250 South High Street
Wailuku, Maui, Hawaii 96793

LOG NO: 16811 ✓
DOC NO: 9603KD21

Dear Mr. Blane:

**SUBJECT: County of Maui, Historic Preservation Review of a Change in Zoning Application -
- Ichikawa Family Trust Subdivision.
Ha'iku, Makawao, District, Island of Maui (I.D. No. 96/CIZ-0001)
TMK: 2-7-19: 52**

Thank you for the opportunity to review the Change in Zoning application for the Ichikawa Subdivision, located in Ha'iku, adjacent to the Ha'iku Mart and the U.S. Post Office. The zoning change is requested in order to permit subdivision of the c. 80,346 sf. parcel into three lots.

Our records indicate that there are no known historic sites within or near the proposed subdivision. The property is situated between the developed parcels along Ha'iku Road and an active cane field. A pineapple railroad once ran along the west boundary of the parcel. An aerial photograph dating to 1974 shows cultivated garden areas covering the property.

A field visit made to the subject parcel by State Historic Preservation Division staff on March 15, 1996. The property is presently covered with scattered secondary vegetation, indicating that it was previously cleared. Surface visibility was adequate to determine that no surface features were present, with the exception of a concrete pad along the south edge of the property. This feature appears to be from a modern structure that was standing in 1974.

Based on the evidence of prior land use, and on the findings of a field inspection of the property, we believe that this subdivision and change in zoning will have "no effect" on historic sites.

Please contact Ms. Theresa Donham at 243-5169 if you have any questions.

Aloha


DON HIBBARD, Administrator
State Historic Preservation Division

KD:jen

EXHIBIT 11

BENJAMIN J. CAYETANO
GOVERNOR



KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
JERRY M. MATSUDA
GLENN M. OKIMOTO

96 FEB 15 P1 58
OFFICE OF THE DIRECTOR
DEPARTMENT OF TRANSPORTATION
RECEIVED

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

IN REPLY REFER TO:
STP 8.7222

February 13, 1996

Mr. David W. Blane
Director
Planning Department
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Blane:

Subject: Ichikawa Family Trust Subdivision
Change in Zone Application
I.D. No.: 96/CIZ-01
TMK: 2-7-19: 52

Thank you for your transmittal of February 5, 1996.

The subject project will not affect our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Kazu Hayashida".

KAZU HAYASHIDA
Director of Transportation

EXHIBIT 12

BENJAMIN J. CAYETANO
GOVERNOR



96 MAR -8 12:06

SAM CALLEJO
COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
SURVEY DIVISION
P. O. BOX 119
HONOLULU, HAWAII 96810

RESPONSE REFER TO:

FILE NO. _____

March 7, 1996

MEMORANDUM

TO: Mr. David W. Blane, Planning Director
Maui County Planning Department

ATTN: Mr. Don A. Schneider, Planner

FROM: Randall M. Hashimoto, State Land Surveyor

SUBJECT: LD: 96/CIZ-0001
TMK: 2-7-19:52
Project Name: Ichikawa Family Trust Subdivision
Applicant: Ralph M. Ichikawa

The subject proposal has been reviewed and confirmed that no Government Survey Triangulation Stations and Benchmarks are affected. Survey has no objections to the proposed project.

Randall M Hashimoto
RANDALL M. HASHIMOTO
State Land Surveyor

EXHIBIT 13

BENJAMIN J. CAYETANO
GOVERNOR



ESTHER UEDA
EXECUTIVE OFFICER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 587-3822

February 9, 1996

Mr. David W. Blane
Planning Director
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Blane:

Subject: Change in Zoning Application for Ichikawa Family
Trust Subdivision, Haiku, Maui, Hawaii, TMK
2-7-19: 52, 96/CIZ-0001

We have reviewed the subject application forwarded by your transmittal dated February 5, 1996, and confirm that the subject parcel is located within the State Land Use Urban District.

We have no further comments to offer at this time. We appreciate the opportunity to comment on this matter.

Should you have any questions, please feel free to call me or Bert Saruwatari of our office at 587-3822.

Sincerely,

A handwritten signature in cursive script, appearing to read "Esther Ueda".

ESTHER UEDA
Executive Officer

EU:th

'96 FEB 12 11:24:49

DEPT. OF BUSINESS,
ECONOMIC DEVELOPMENT &
TOURISM
COUNTY OF MAUI
RECEIVED

EXHIBIT 14

BENJAMIN J. CAYETANO
GOVERNOR

MAJOR GENERAL EDWARD V. RICHARDSON
DIRECTOR OF CIVIL DEFENSE

ROY C. PRICE, SR.
VICE DIRECTOR OF CIVIL DEFENSE



PHONE (808) 733-4300
FAX (808) 733-4287

'96 FEB 22 P12:38

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96818-4485

DEPT OF DEFENSE
COUNTY OF MAUI
RECEIVED

February 20, 1996

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

FROM: Roy C. Price, Sr.
Vice Director of Civil Defense

SUBJECT: CHANGE IN ZONING APPLICATION

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

Thank you for this opportunity to comment on the Change in Zoning Request from interim zoning to residential district (R-3) to permit a 3-lot subdivision, with a minimum of 10,000 square feet each, to enable each co-owner to have his own lot. Applicant: Ralph N. Ichikawa. Tax Map Key: No. (2) 2-7-19-52, located on Haiku Road, Haiku, Maui, Hawaii.

State Civil Defense does not have any negative comments specifically directed to this Change in Zoning Request and respectfully declines from making any comments on this request at this time.

Should you have any questions, please call Mr. Mel Nishihara of my staff at 733-4300.

c: Maui Civil Defense Agency

Mr. Lawrence N. C. Ing, Esq.
2145 Wells Street, Suite 204
Wailuku, HI 96793

EXHIBIT 16



DEPARTMENT OF THE ARMY
PACIFIC OCEAN DIVISION, CORPS OF ENGINEERS
FT. SHAFTER, HAWAII 96858-5440

February 14, 1996

'96 FEB 15 P1:58

REPLY TO
ATTENTION OF

Planning and Operations Division

DEPT. OF DEFENSE
COUNTY OF MAUI
RECEIVED

Mr. Don A. Schneider, Staff Planner
County of Maui
Planning Department
250 South High Street
Wailuku, Maui 96793

Dear Mr. Schneider:

Thank you for the opportunity to review and comment on the Zoning Change and Drainage Report for the Ichikawa Family Trust Subdivision, Wailuku, Maui (TMK 2-7-19: 52). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act.

- a. Based on the information provided, a DA permit will not be required for the project.
- b. The flood hazard information provided on page 2 of the drainage report is correct.

Sincerely,

Paul Mizue, P.E.
Acting Chief, Planning
and Operations Division

EXHIBIT 17



United States
Department of
Agriculture

Natural
Resources
Conservation
Service

210 Ima Kala Street
Suite 209
Wailuku, HI
96793-2100

February 8, 1996

Mr. David W. Blane, Director
Planning Department
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Blane,

Subject: Ichikawa Family Trust Subdivision; TMK: 2-7-19: 52
I.D. No. 96/CIZ-0001

I have no comments on the project. Thank you for the opportunity
to comment.

Sincerely,

Neal S. Fujiwara
District Conservationist

'96 FEB -9 P1:33

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

EXHIBIT 18

The Natural Resources Conservation Service
formerly the Soil Conservation Service,
is an agency of the
United States Department of Agriculture

AN EQUAL OPPORTUNITY EMPLOYER



February 14, 1996

96 FEB 21 P4:11

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Mr. David Blane
Planning Director
County of Maui
Maui Planning Department
250 So. High Street
Wailuku, HI 96793

Dear Mr. Blane:

Subject: Ichikawa Family Trust Subdivision
(I.D.: 96/CIZ-0001, TMK: 2-7-19:52)

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

In reviewing the information transmitted and our records, Maui Electric Company at this time has no objections to the subject project.

If you have any questions or concerns, please call Fred Oshiro at 872-3202.

Sincerely,

Edward Reinhardt
Manager, Engineering

FO:rt

EXHIBIT 19



CONSULTED PARTIES AND COMMENTS RECEIVED

The Draft Environmental Assessment (Negative Declaration Anticipated for Community Plan Amendment) for Ichikawa Property was published in the OEQC Bulletin on August 8, 1996. The Thirty day review period ended on September 9, 1996. The Draft Environmental Assessment (Negative Declaration Anticipated) was mailed directly to the agencies and neighboring landowners listed below. A total of four comments were received.

STATE AGENCIES

Office of Environmental Quality Control

DATE COMMENT RECEIVED

August 8, 1996

MAUI COUNTY AGENCIES

Department of Public Works & Waste Management

September 18, 1996

Department of Water Supply

September 20, 1996

NEIGHBORING LANDOWNERS

Scott Saki Shiraki Trust
Lloyd Sadam Shiraki Trust
Janice Yukiko Shiraki

No Comment Received

Thomas N. DeCoite

No Comment Received

Carole Mae Tam-Sing

No Comment Received

Maui Three Inc.

No Comment Received

A & B Hawaii, Inc.

No Comment Received

Tropical Product Packing Co., Inc.

No Comment Received

Haiku Town Center, Inc

September 11, 1996

BENJAMIN J. CAVETARO
GOVERNOR



STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
210 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE: 595-2111
FACSIMILE: 595-4169

GARY GILL
DIRECTOR

C. TAKUMI ENGINEERING, INC
18 CENTRAL AVENUE
WAILUKU, HI 96793
PHONE: 249-0411
FAX: 249-0311

August 7, 1996

David Blane, Director
Maui Planning Department
250 South High Street
Wailuku, HI 96793

Attn: Don Schneider

Dear Mr. Blane:


Subject: Draft Environmental Assessment (EA) for Ichikawa Three Lot Subdivision, Haiku; TMK: 2-7-19: 52

Please notify the nearest neighbors or neighboring landowners and include documentation of your contacts in the final EA.

Also include a full discussion of the planned use of the subject property after subdivision. If construction of homes are planned discuss any related impacts of this activity and whether the applicants will conform to existing standards, such as building height, density and neighborhood characteristics.

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,


GARY GILL
Director

c: Ralph Ichikawa
Carl Takumi

August 8, 1996

Mr. Gary Gill, Director
Office of Environmental Quality Control
State of Hawaii
220 South King Street, Fourth Floor
Honolulu, Hawaii 96813

Dear Mr. Gill:

The Draft Environmental Assessment has been sent to adjacent land owners for review and comment.

We will add the following section to the "AFFECTED ENVIRONMENT" to the final environmental assessment:

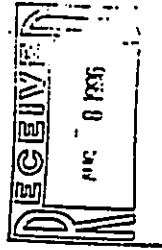
PROPOSED IMPROVEMENTS:

Upon obtaining the necessary zoning and community plan amendment change, a three lot subdivision is proposed and will be processed according to the Maui County Subdivision Ordinance. Upon completion of the subdivision, the R-3 residential zoning will allow three residential lots with a 10,000 square feet minimum area with each lot being individually owned by each of the present owners. The owners can then obtain financing and build their own homes with out encumbering the other lot owners. The homes will conform to Maui County Zoning Ordinance and Building Code. Wastewater shall be by individual waste water treatment system.

Very truly yours,

C. TAKUMI ENGINEERING, INC.


Carl K. Takumi, P.E.



C. TAKUMI ENGINEERING, INC.
18 CENTRAL AVENUE
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 249-0411
FAX: (808) 249-0311

August 12, 1996

Scott Saki Shiraki Trust
Lloyd Sadam Shiraki Trust
Janice Yukiko Shiraki
P.O. Box 392
Haiku, HI 96708

SUBJECT: ICHIKAWA THREE LOT SUBDIVISION

JOB NO. 17-9601

Dear Sir/Madam:

We are enclosing for your review and comment the DRAFT ENVIRONMENTAL ASSESSMENT (Negative Declaration Anticipated) for the ICHIKAWA THREE LOT SUBDIVISION, Haiku, Maui, Hawaii.

Please send comments to:

C. Takumi Engineering, Inc.
18 Central Avenue
Wailuku, HI 96793

Your comments must be received or postmarked by September 9, 1996

If you have any further questions or comments, please call Carl Takumi at (808) 249-0411.

Very truly yours,

C. Takumi Engineering, Inc.



Carl K. Takumi, P.E.

C. TAKUMI ENGINEERING, INC.
18 CENTRAL AVENUE
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 249-0411
FAX: (808) 249-0311

August 12, 1996

Mr. Thomas N. DeCoite
1139 Kokomo road
Haiku, HI 96708

SUBJECT: ICHIKAWA THREE LOT SUBDIVISION

JOB NO. 17-9601

Dear Sir:

We are enclosing for your review and comment the DRAFT ENVIRONMENTAL ASSESSMENT (Negative Declaration Anticipated) for the ICHIKAWA THREE LOT SUBDIVISION, Haiku, Maui, Hawaii.

Please send comments to:

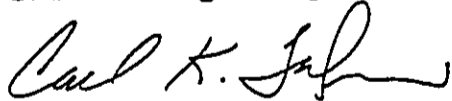
C. Takumi Engineering, Inc.
18 Central Avenue
Wailuku, HI 96793

Your comments must be received or postmarked by September 9, 1996

If you have any further questions or comments, please call Carl Takumi at (808) 249-0411.

Very truly yours,

C. Takumi Engineering, Inc.



Carl K. Takumi, P.E.

C. TAKUMI ENGINEERING, INC.
18 CENTRAL AVENUE
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 249-0411
FAX: (808) 249-0311

August 12, 1996

Ms. Carole Mae Tam-Sing
220 Holomakani Drive
Kula, HI 96790

SUBJECT: ICHIKAWA THREE LOT SUBDIVISION

JOB NO. 17-9601

Dear Madam:

We are enclosing for your review and comment the DRAFT ENVIRONMENTAL ASSESSMENT (Negative Declaration Anticipated) for the ICHIKAWA THREE LOT SUBDIVISION, Haiku, Maui, Hawaii.

Please send comments to:

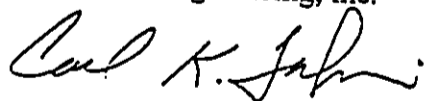
C. Takumi Engineering, Inc.
18 Central Avenue
Wailuku, HI 96793

Your comments must be received or postmarked by September 9, 1996

If you have any further questions or comments, please call Carl Takumi at (808) 249-0411.

Very truly yours,

C. Takumi Engineering, Inc.



Carl K. Takumi, P.E.

C. TAKUMI ENGINEERING, INC.
18 CENTRAL AVENUE
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 249-0411
FAX: (808) 249-0311

August 12, 1996

Maui Three Inc.
140 N. Market Street, Suite 200
Wailuku, HI 96793

SUBJECT: ICHIKAWA THREE LOT SUBDIVISION

JOB NO. 17-9601

Dear Sir:

We are enclosing for your review and comment the DRAFT ENVIRONMENTAL ASSESSMENT (Negative Declaration Anticipated) for the ICHIKAWA THREE LOT SUBDIVISION, Haiku, Maui, Hawaii.

Please send comments to:

C. Takumi Engineering, Inc.
18 Central Avenue
Wailuku, HI 96793

Your comments must be received or postmarked by September 9, 1996

If you have any further questions or comments, please call Carl Takumi at (808) 249-0411.

Very truly yours,

C. Takumi Engineering, Inc.



Carl K. Takumi, P.E.

C. TAKUMI ENGINEERING, INC.
18 CENTRAL AVENUE
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 249-0411
FAX: (808) 249-0311

August 12, 1996

A & B - Hawaii Inc.
P.O. Box 156
Kahului, HI 96732

SUBJECT: ICHIKAWA THREE LOT SUBDIVISION

JOB NO. 17-9601

Dear Sir:

We are enclosing for your review and comment the DRAFT ENVIRONMENTAL ASSESSMENT (Negative Declaration Anticipated) for the ICHIKAWA THREE LOT SUBDIVISION, Haiku, Maui, Hawaii.

Please send comments to:

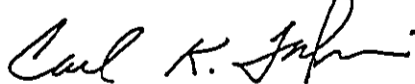
C. Takumi Engineering, Inc.
18 Central Avenue
Wailuku, HI 96793

Your comments must be received or postmarked by September 9, 1996

If you have any further questions or comments, please call Carl Takumi at (808) 249-0411.

Very truly yours,

C. Takumi Engineering, Inc.



Carl K. Takumi, P.E.

C. TAKUMI ENGINEERING, INC.
18 CENTRAL AVENUE
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 249-0411
FAX: (808) 249-0311

August 12, 1996

Tropical Product Packing Co., Inc.
P.O. Box 543
Haiku, HI 96708

SUBJECT: ICHIKAWA THREE LOT SUBDIVISION

JOB NO. 17-9601

Dear Sir:

We are enclosing for your review and comment the DRAFT ENVIRONMENTAL ASSESSMENT (Negative Declaration Anticipated) for the ICHIKAWA THREE LOT SUBDIVISION, Haiku, Maui, Hawaii.

Please send comments to:

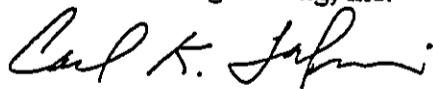
C. Takumi Engineering, Inc.
18 Central Avenue
Wailuku, HI 96793

Your comments must be received or postmarked by September 9, 1996

If you have any further questions or comments, please call Carl Takumi at (808) 249-0411.

Very truly yours,

C. Takumi Engineering, Inc.



Carl K. Takumi, P.E.

LINDA CROCKETT LINGLE
Mayor
CHARLES JENCKS
Director
DAVID C. GOODE
Deputy Director
AARON SHIMMOTO, P.E.
Chief Staff Engineer



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMIE, L.S., P.E.
Land Use and Codes Administration
CASSIE NELLER, P.E.
Wastewater Reclamation Division
LLOYD P.C.W. LEE, P.E.
Engineering Division
BRIAN HASHIRO, P.E.
Highways Division
Solid Waste Division

September 18, 1996

Mr. Carl Takumi
C. Takumi Engineering, Inc.
18 Central Avenue
Wailuku, HI 96793

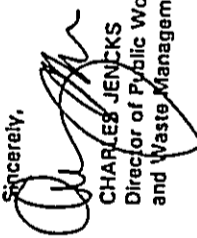
Dear Mr. Takumi:

Subject: Environmental Assessment for Community Plan Amendment
Ichikawa Property, Haiku, Maui, Hawaii
TMK: 2-7-19:52

We have reviewed the draft environmental assessment and have no comments to offer at this time.

If you have any questions, please contact Aaron Shinmoto at 243-7845.

Sincerely,


CHARLES JENCKS
Director of Public Works
and Waste Management

AS:mt
cc: Engineering Division
Solid Waste Division

g:\uce\cm\chikawa.a



C. Takumi Engineering, Inc.
18 Central Avenue
Wailuku, Maui, Hawaii 96793
Phone: (808) 249-0411
Fax: (808) 249-0311

September 11, 1996

Director
Department of Public Works
County of Maui
200 S. High Street
Wailuku, Hawaii 96793

ATTN: Mr. Aaron Shinmoto

SUBJECT: Environmental Assessment for Community Plan Amendment
Ichikawa Property
Haiku, Maui, Hawaii
TMK: (2) 2-7-19: 052

Dear Sir:

We have inadvertently omitted send a Draft Environmental Assessment to the Department of Public Works and Waste Management for review and comment. We are submitting a Draft Environmental Assessment for review and comment. Please submit review comments as soon as possible by October 10, 1996.

Please note that the Department of Public Works and Waste Management will be able to address their concerns during the processing of the Community Plan Amendment Application.

If you have any questions please do not hesitate to call us at 249-0411.

Very truly yours,

C. TAKUMI ENGINEERING, INC.



Carl K. Takumi, P.E.

encl



BOARD OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 243-7816 • Fax (808) 243-7833

Mr. Carl Takumi, P.E.
C. Takumi Engineering, Inc.
18 Central Avenue
Wailuku, Maui, Hawaii 96793

September 20, 1996

RE: Draft Environmental Assessment for Community Plan Amendment; Ichikawa Property; TMK: 2-7-19:52

Dear Mr. Takumi,

Thank you for the opportunity to review the Draft EA for the Ichikawa Property Community Plan Amendment.

The applicant should be informed that the project vicinity is affected by shortage measures. These measures include recommendations of denial for subdivision and building permit applications during the term of the shortage, with the exception of one $\frac{3}{8}$ " meter and single family residence per lot which was existing at the time the shortage came in to effect. Water service in excess of one $\frac{1}{4}$ " meter per lot existing prior to the shortage is being denied.

Stream sources serving BWS systems in the area are prone to drought during summer months. Efforts being made to address the shortage and drought prone status of the system include the addition of large scale raw water storage reservoirs, a link between the Central and Upcountry systems in the area of Baldwin Avenue, and new well development in the Haiku Aquifer, which will take portions of the Makawao system off of stream supplies.

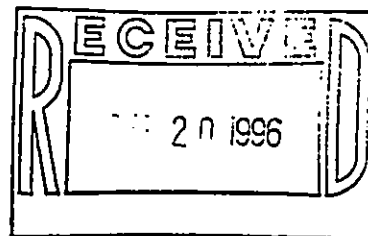
Please consult with our engineering division regarding system improvement requirements for the subdivision at the time a subdivision is processed.

The subject site is located in plant survival Zone 1, according to the *Maui County Planting Plan*. This plant zone is characteristically found on the wet, windward portion of the island. We forward a document entitled, "Some Maui Native and Polynesian Plants", with information on native plants naturally adapted to this area.

Ordinance 2108 requires the use of low flow fixtures in new developments. These can help to save on water bills, as well as conserving water.

Sincerely,

Ellen K... [Signature]
for David Craddick
Director
Attachment:
"Some Maui Native and Polynesian Plants"



"By Water All Things Find Life"

Printed on recycled paper

C. TAKUMI ENGINEERING, INC
18 CENTRAL AVENUE
WAILUKU, HI 96793
PHONE: 249-0411
FAX: 249-0311

September 21, 1996

Mr. David Craddick, Director
Department of Water Supply
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Subject: Environmental Assessment for Community Plan Amendment
Ichikawa Property, Haiku, Maui, Hawaii
TMK: 2-7-19: 52

Dear Mr. Craddick:

We have received your agency comments dated September 20, 1996 on the draft environmental assessment for the Ichikawa Property Community Plan Amendment. Your comments have been informative and will be given consideration during subdivision and development process.


We will consult with the Engineering Division regarding system improvements during the subdivision process.

We will use Zone 1 plants and low flow fixtures upon development of the project.

Thank you for your response and continuing cooperation.

Very truly yours,

C. TAKUMI ENGINEERING, INC.



Carl K. Takumi, P.E.

Haiku Town Center, Inc.

Tel: (808) 575-2374
810 Kokomo Road
Haiku, Maui, Hawaii 96708

September 7, 1996

C. Takumi Engineering, Inc.
18 Central Avenue
Wailuku, Hi 96793

Subject: Ichikawa Three Lot Subdivision
Job #179601
Attn: Carl K. Takumi, P.E.

Dear Mr. Takumi:

Thank you for the opportunity to review and comment on the above referenced application of the Ichikawa brothers to subdivide their Haiku property into three residential parcels of equal proportions.

As may be noted in your Preliminary Subdivision Plan, our property runs parallel with the south border of the existing twenty foot roadway easement. This easement serves as an egress for thousands of post office patrons, including the box holders who circle back behind the Haiku Mart and then along the present twenty foot easement to Haiku Road. Since the routing of the one-way traffic from the post office to Haiku Road, there has been a noticeable increase in traffic, which is commensurate with the population growth in the Haiku area. This has brought about heavy congestion during peak hours where it can be considered a burden upon the easement. Accordingly, we feel any increase in number of vehicles traveling along this easement could become a safety issue for motorists as well as pedestrians. Therefore, we appose the Draft Environmental Assessment for those reasons.

As a suggestion, you might consider approaching Kimiko Ichikawa who owns parcel 044 and borders Lot B-1 of the proposed subdivision and has a 61 foot frontage on Haiku Road. Possibly the owner would consider an easement either along the north or south side of his property.

In closing, we wish to emphasize that we are not apposed to the principle of subdividing the Ichikawa property into three lots. We feel there must be a more efficient way of granting the Ichikawa brothers a right of egress and ingress to their property without jeopardizing the present flow of traffic which is becoming more onerous daily.

Sincerely,


Satoru Shishido, Pres.

cc: David W. Blane, Director of Planning.

C. Takumi Engineering, Inc.
18 Central Avenue
Wailuku, Maui, Hawaii 96793
Phone: (808) 249-0411
Fax: (808) 249-0311

September 23, 1996

Mr. Satoru Shishido, President
Haiku Town Center, Inc.
810 Kokomo Road
Haiku, Hawaii 96708

SUBJECT: Ichikawa Three Lot Subdivision
Haiku, Maui, Hawaii
TMK: (2) 2-7-19: 052

Dear Mr. Shishido:

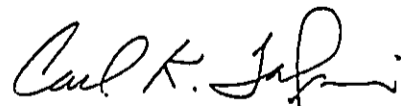
We have received your comments on the Draft Environmental Assessment for the Community Plan Amendment for the Ichikawa Property at Haiku, Maui, Hawaii designated as TMK: (2) 2-7-19: 052 and respond as follows:

Traffic Impact: The change in zoning from business/commercial to residential (10,000 square feet minimum lot size) would result in a decrease in traffic due to development as stated in section 4 of the Draft Environmental Assessment.

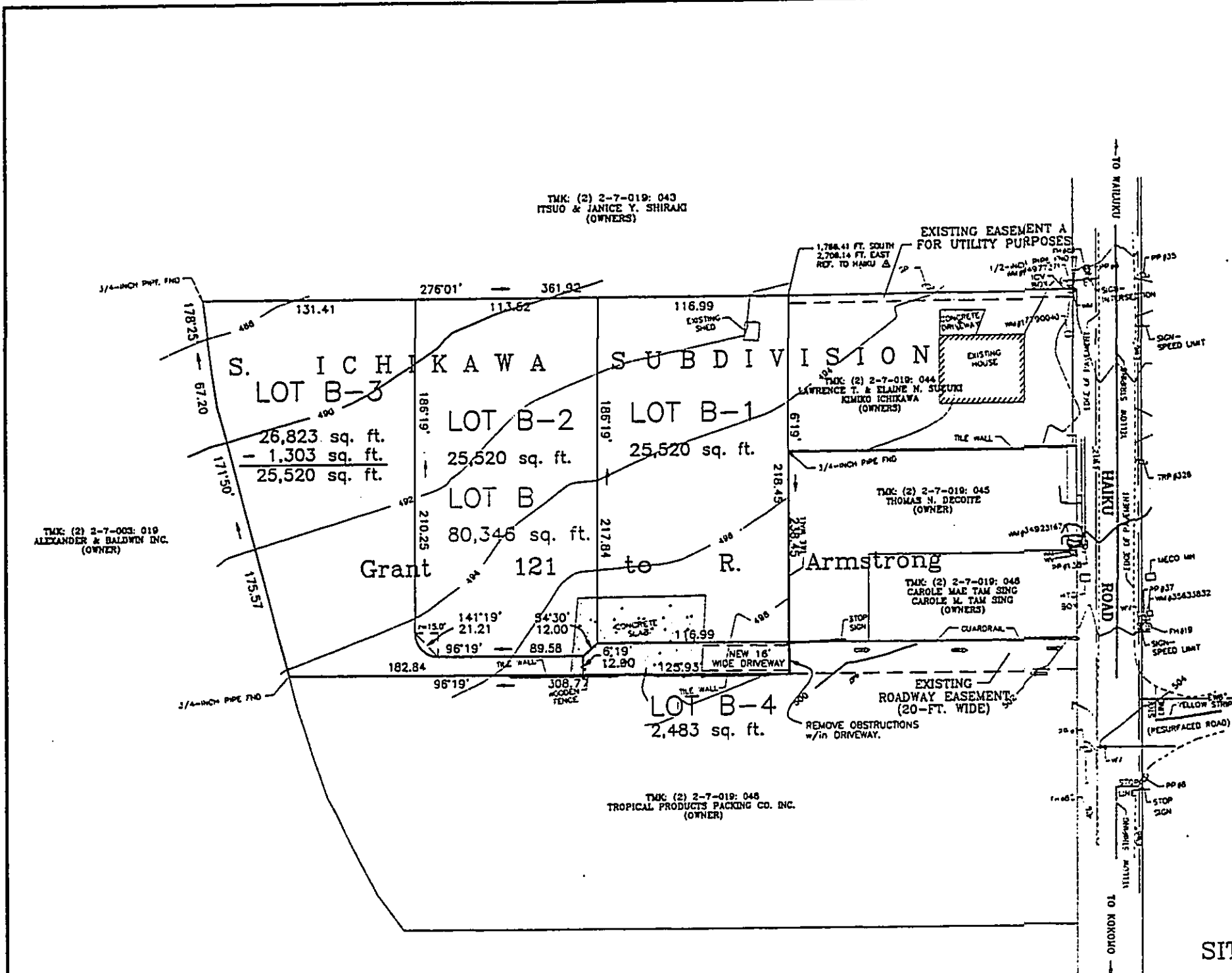
Access through Lot B-1 designated as TMK: (2) 2-7-19: 044 as an alternative access route has been considered and abandoned. A 12 feet or wider access through Lot B-1 would impact that lot owner's improvements and create a substandard lot. In addition, there is an existing 20 feet wide access easement to the Project, using the existing access easement is the most viable method of access to the Project.

Very truly yours,

C. TAKUMI ENGINEERING, INC.



Carl K. Takumi, P.E.



TMK: (2) 2-7-003: 019
ALEXANDER & BALDWIN INC.
(OWNER)

TMK: (2) 2-7-019: 043
ITSUO & JANICE Y. SHIRAKI
(OWNERS)

EXISTING EASEMENT A
FOR UTILITY PURPOSES

1,784.41 FT. SOUTH
2,708.14 FT. EAST
REF. TO HAIKU Δ

S. ICHIKAWA SUBDIVISION

LOT B-3
26,823 sq. ft.
- 1,303 sq. ft.
25,520 sq. ft.

LOT B-2
25,520 sq. ft.

LOT B-1
25,520 sq. ft.

LOT B
80,346 sq. ft.

Grant 121 to R. Armstrong

TMK: (2) 2-7-019: 045
THOMAS H. DECOITZ
(OWNER)

TMK: (2) 2-7-019: 046
CAROLE MAE TAM SING
CAROLE M. TAM SING
(OWNERS)

TMK: (2) 2-7-019: 048
TROPICAL PRODUCTS PACKING CO. INC.
(OWNER)

- NOTES:
1. Azimuths and coordinates shown hereon refer to Government Survey Triangulation Station "HAIKU", designated thus "Δ".
 2. Owners of adjoining land parcels taken from Tax Map records.
 3. Elevations shown hereon are based on USGS Benchmark "PBM HAIKU", located on the outer edge of concrete platform along the Northwesterly side of the Haku General Store. Elev = 511.96
 4. Lot 4-D is for Access and Utility Purposes in favor of Lots 4-A, 4-B and 4-C.

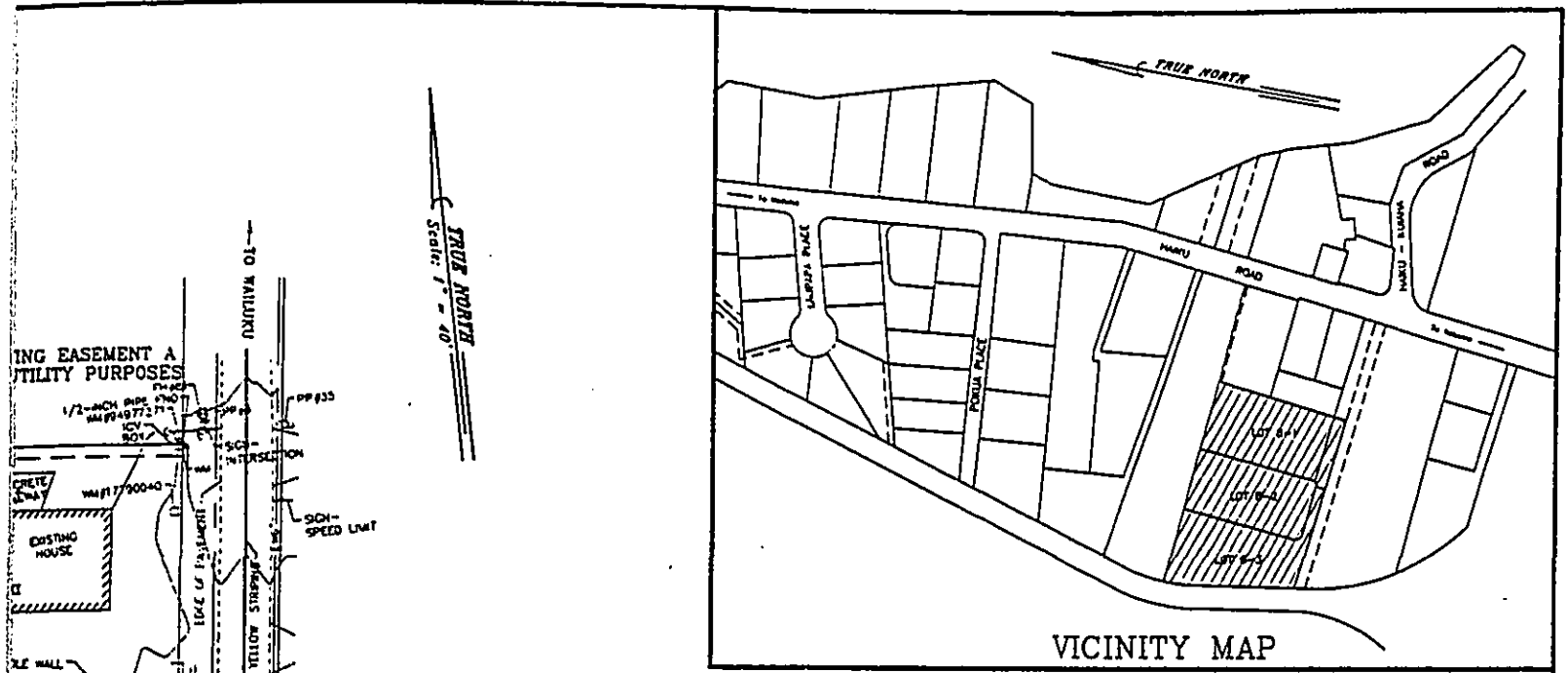
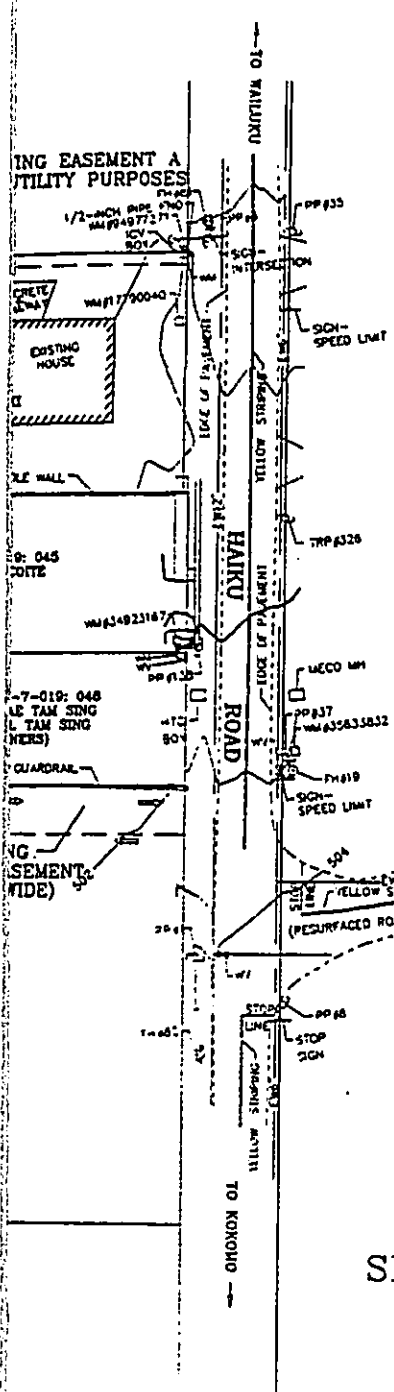


EXHIBIT
PRELIMINARY
SUBDIVISION OF LOT B
OF THE S. ICHIKAWA SUBDIVISION
INTO LOTS B-1 THROUGH B-4
 Being a portion of Grant 121 to R. Armstrong
 SITUATED AT HAIKU, HAMAKUALOA, MAKAWAO, MAUI, HAWAII

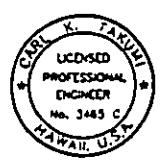


SCALE: 1 inch = 40 feet

DATE: JANUARY 18, 1996

PREPARED FOR:
 RALPH ICHIKAWA
 5010 EMERALD STREET
 TORRANCE, CA 90503

PREPARED BY:
 C. TAKUMI ENGINEERING, INC.
 12 CENTRAL AVENUE
 WAILUKU, HI 96793



THIS WORK WAS PREPARED BY
 ME OR UNDER MY SUPERVISION.

Carl K. Takumi
 Licensed Professional Engineer
 Certificate No. 3485 C