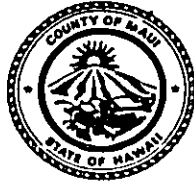


LINDA CROCKETT LINGLE  
Mayor



DAVID W. BLANE  
Director

LISA M. NUYEN  
Deputy Director

COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**  
250 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793  
October 10, 1997

RECEIVED

'97 OCT 14 P2:30

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
235 South Beretania Street  
Suite 702  
Honolulu, Hawaii 96813

Dear Mr. Gill:

Subject: Final Environmental Assessment (EA) and Finding of No  
Significant Impact (FONSI) for the Kalae Houselots II  
Community Plan Amendment for Approximately 7.0 Acres of  
Land at Kalae, Island of Molokai, Hawaii, Identified by Tax  
Map Key 5-2-014: 053

The Planning Department is transmitting the above-referenced Final Environmental Assessment for publication. The Planning Department has determined that this project will not have a significant environmental effect and has issued a negative declaration. Please publish this notice in the October 23, 1997 Office of Environmental Quality Control (OEQC) Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form, computer disc, and four copies of the Final EA. Please contact Clayton Yoshida, Staff Planner, at 243-7735 if you have any questions.

Very truly yours,

*Lisa M. Nuyen*  
for DAVID W. BLANE  
Planning Director

DWB:DAS

Enclosures

cc: Clayton Yoshida, AICP, Planning Program Administrator  
S. Goodfellow  
Project File  
General File  
(C:\kalaoooq.fin)

107

1997-10-23-MO-*FEA-Kalae Houselots II* DOCT 23 1997

**FILE COPY**

'97 APR 10 10:12

DEPT OF PLANNING  
PLANNING DIVISION

RECORDS

# ***KALAE HOUSELOTS II***

***KALAE \* MOLOKAI \* HAWAII***

---

***COMMUNITY PLAN AMENDMENT***

***&***

***FINAL  
ENVIRONMENTAL ASSESSMENT***

---

Pacific Rim Land, Inc.  
P.O. Box 220  
Kihei, Maui, Hawaii 96753  
Telephone (808)874-5263

***MARCH 1997***

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**PART A**  
**COMMUNITY PLAN AMENDMENT**  
**for**  
**KALAE HOUSELOTS II**

1. Evidence that the applicant is the owner or lessee of record of the real property to be reclassified.

Applicant: J. Stephen Goodfellow, President  
Pacific Rim Land, Inc.  
P.O. Box 220  
Kihei, HI 96753

See Fig. 1 Deed of Record and Purchase Agreements

2. A notarized letter of authorization from the legal owner of the applicant is not the owner.

N/A Applicant is owner. See Fig. 1 Deed of Record and Purchase Agreements

3. List of landowners and recorded lessees of real property within 500 feet of the subject parcel.

See Fig 2.

4. Legal description and mylar map drawn to scale of the subject property.

See Fig 3.

5. Reasons justifying the request.

The request is for an amendment to the Molokai Community Plan from Rural to Single Family Residential to permit the development of a 24 lot subdivision on a 6.96 acre site off the Kalae Highway at Kalama Road.

The applicant intends to develop this subdivision as the continuation of the Kalae Houselots Subdivision that was constructed in 1980. This subdivision will provide much needed housing opportunities in the Kalae area. The applicant has presented this request to the Molokai Citizens Advisory Committee, and they in favor of the change.

The adjacent land uses to the north and west are vacant land, but there are currently residential uses south, and east across Kalama Road. These surrounding uses support amendment from Rural to Single Family Residential.

A. Maui County General Plan (1991) -- The proposed action has been reviewed within the context of the General Plan and relates to the following objectives and policies:

i. Theme No. 5:

The project provides for needed residential housing.

ii. Land Use Objective 1, Policy b.:

Provide and maintain a range of land use districts sufficient to meet social, physical, environmental and economic needs of the community.

iii. Land Use Objective 2, Policy c.:

Encourage land use methods that will provide a continuous balanced inventory of housing types in all price ranges.

iv. Housing Objective 1, Policy b.:

Encourages the construction of housing in a variety of price ranges and geographic locations.

v. Housing Objective 2:

Provide affordable housing to be fulfilled by a broad cross section of housing types.

6. Environmental Assessment in accordance with Chapter 343, HRS and Chapter 200, Department of Health, Environmental Impact Statement Rules.

An Environmental Assessment is incorporated into this report as Part C.

7. A non-refundable filing fee of \$250.00.

A check in the amount of \$250.00 is enclosed as a part of the application materials.

8. The application for the Community Plan Ammendment Application is incorporated into this report in Part E.

## **PART B**

### **FIGURES AND ATTACHMENTS FOR COMMUNITY PLAN AMENDMENT**

- \* Figure 1: Deed of Record and Purchase Agreements of Sale
- \* Figure 2: List of Land Owners or Recorded Lessees within 500'
- \* Figure 3: Mylar Map

DEED OF RECORD &  
PURCHASE AGREEMENTS

87- 37286

RECORDATION REQUESTED BY:

KALAE PARTNERS

AFTER RECORDATION, RETURN TO:

KALAE PARTNERS  
2112 Kaohu Street,  
Wailuku, Maui; Hawaii 96793

RETURN BY: MAIL (X) PICKUP ( )

STATE OF HAWAII  
DEPARTMENT OF CONVEYANCES  
RECORDED  
CERTIFIED TO BE A TRUE AND  
CORRECT COPY OF THE ORIGINAL  
17 MAR 16 P 1: 57  
20463 499  
C. F. HUNTER, JR. REGISTRAR

SPACE ABOVE THIS LINE FOR REGISTRAR'S USE

THIS INDENTURE, made as of this 13th day of March,  
1987, by and between R. W. MEYER, LIMITED, a Hawaii corporation,  
SARAH BENJAMIN, whose full name is SARAH MEYER BENJAMIN, and MYRLE  
P. FLOREA, jointly and severally, as Trustees of the Sarah Benjamin  
Trust, under an unrecorded Trust Agreement dated July 2, 1985,  
having all powers under said Trust Agreement, including full power  
to sell, convey, exchange, mortgage, lease, assign or otherwise deal  
with and dispose of all lands of the trust estate, and ALEXANDER F.  
MEYER, whose full name is ALEXANDER FREDERICK MEYER, and RUTH MEYER,  
whose full name is RUTH KEPAA MEYER, jointly and severally, as  
Trustees of the Alexander F. Meyer Trust, under an unrecorded Trust  
Agreement dated July 1, 1985, having all powers under said Trust  
Agreement, including full power to sell, convey, exchange, mortgage,  
lease, assign or otherwise deal with and dispose of all lands of the  
trust estate, all of Molokai, State of Hawaii, and all hereinafter  
called the "GRANTORS", and KALAE PARTNERS, a Hawaii partnership,  
with its principal place of business and post office address being  
located at 2112 Kaohu Street, Wailuku, Maui, Hawaii, 96793,  
hereinafter called the "GRANTEE".

W I T N E S S E T H :

That the Grantors, for and in consideration of the sum of TEN  
AND NO/100 DOLLARS (\$10.00), lawful money of the United States of  
America, and for other good and valuable consideration

STATE OF HAWAII  
DEPARTMENT OF CONVEYANCES  
TAX...  
10.00  
PA. NUMBER



20463 500

paid to the Grantors by the Grantee, the receipt whereof being hereby acknowledged, do hereby grant bargain, sell and convey unto the Grantee, its successors and assigns, forever, the property described in Exhibit "A", attached hereto and by reference made a part hereof.

AND the reversions, remainders, rents, issues and profits thereof, and all of the estate, right, title and interest of the Grantors, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same, together with all improvements, rights, easements, privileges and appurtenances thereon and thereunto belonging or appertaining or held and enjoyed therewith, unto the said Grantee according to the tenancy and estate as hereinabove set forth, forever.

AND the Grantors hereby covenant and agree with the Grantee, as aforesaid, that the Grantors are lawfully seised in fee simple of the property described in the said Exhibit "A", attached hereto, and have good right and lawful authority to sell and convey the same as aforesaid; that the said property is free and clear of all encumbrances, subject, however, to the reservation shown on the said attached Exhibit "A", and that the Grantors will WARRANT AND DEFEND the same unto the Grantee as aforesaid, against the lawful claims and demands of all persons whomsoever, except as herein set forth.

The covenants and obligations, and the rights and benefits of the Grantors and the Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, devisees, personal representatives, successors, successor in trust, and assigns, and all covenants and obligations undertaken by two or more persons shall be deemed to be joint and several unless otherwise expressly provided herein.

THIS CONVEYANCE is intended to be and is given and received as and in full settlement, accord and satisfaction of that certain Agreement of Sale made and executed by and between R. W. MEYER, LIMITED, a Hawaii corporation, WILHELM CHARLES MEYER, an unmarried person, SARAH MEYER BENJAMIN, wife of Louis K. Benjamin, and ALEXANDER FREDERICK MEYER, husband of Ruth K. Meyer, as "Sellers", and KALAE PARTNERS, a registered Hawaiian general partnership, as "Purchaser", dated March 23, 1979, and recorded in the Bureau of Conveyances of the State of Hawaii in Book 13685 on Page 665.

IT IS NOTED THAT WILHELM CHARLES MEYER, one of the Sellers above mentioned, died on January 4, 1981, that his estate was probated in the Circuit Court of the First Circuit, Probate No. 41500, and that on August 8, 1984, an Order Approving Final Accounts was entered, in which all of the property of WILHELM CHARLES MEYER, the said decedent, both real and personal, specifically including the property described in this document, was devised and bequeathed to his brother, ALEXANDER FREDERICK MEYER, one of the Grantors herein, and that said Order Approving Final Accounts was recorded in the Bureau of Conveyances of the State of Hawaii in Liber 18089 on Page 718.

AND RUTH K. MEYER, wife of Alexander Frederick Meyer, for the consideration aforesaid, does hereby remise, release and quitclaim all of her respective right, title and interest, whether by way of dower, curtesy, elective share, or otherwise, in and to the property described in said Exhibit "A", unto the Grantee, as aforesaid, forever.

20463 502

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be duly executed the day and year first above written.

R. W. MEYER, LIMITED

By *Yla M. Forbes*  
its President

By *Janette D. Wilson*  
its SECRETARY

*Sarah Benjamin*  
SARAH BENJAMIN

*Myrtle P. Florea*  
MYRLE P. FLOREA

Trustees of the Sarah Benjamin Trust

*Alexander F. Meyer*  
ALEXANDER F. MEYER

*Ruth K. Meyer*  
RUTH K. MEYER

Trustees of the Alexander F. Meyer Trust

*Ruth K. Meyer*  
RUTH K. MEYER  
Wife of Alexander Frederick Meyer

GRANTORS

KALAE PARTNERS

By *Aileen M. Unemori*  
AILEEN M. UNEMORI, General Partner

GRANTEE

STATE OF HAWAII

COUNTY OF MAUI

ss.

am  
WP

On this 26th day of January, 1987, before me appeared Vela M. Forbes and Jeanette M. Nelson, to me personally known, who being by me duly sworn, did say that they are the President and Secretary, respectively, of R. W. MEYER, LIMITED, a Hawaii corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and the said Vela M. Forbes and Jeanette M. Nelson acknowledged said instrument to be the free act and deed of said corporation.

am  
WP

Antonia M. Dronoway  
Notary Public, State of Hawaii

My commission expires: May 9, 1990

STATE OF HAWAII

COUNTY OF MAUI

ss.

On this 2nd day of February, 1987, before me personally appeared SARAH BENJAMIN, to me known to be one of the persons who executed the foregoing instrument as Trustee of the Sarah Benjamin Trust, and acknowledged that she executed the same as the free act and deed of said Trustee.

am  
WP

Antonia M. Dronoway  
Notary Public, State of Hawaii

My commission expires: May 9, 1990

STATE OF HAWAII

COUNTY OF MAUI

ss.

On this 2nd day of February, 1987, before me personally appeared MYRLE F. FLOREA, to me known to be one of the persons who executed the foregoing instrument as Trustee of the Sarah Benjamin Trust, and acknowledged that she executed the same as the free act and deed of said Trustee.

am  
WP

Antonia M. Dronoway  
Notary Public, State of Hawaii

My commission expires: May 9, 1990

20463 504

STATE OF HAWAII

)  
) ss.  
)

COUNTY OF MAUI

On this 2nd day of February, ~~1986~~ <sup>1987</sup>, before me personally appeared ALEXANDER F. MEYER and RUTH MEYER, to me known to be the persons who executed the foregoing instrument as Trustees of the Alexander F. Meyer Trust, and acknowledged that they executed the same as the free act and deed of said Trustees.

Ann  
NP

*Ann NP*  
Notary Public, State of Hawaii

My commission expires: May 9, 1990

STATE OF HAWAII

)  
) ss.  
)

COUNTY OF MAUI

On this 2nd day of February, ~~1986~~ <sup>1987</sup>, before me personally appeared RUTH K. MEYER, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Ann  
NP

*Ann NP*  
Notary Public, State of Hawaii

My commission expires: May 9, 1990

STATE OF HAWAII

)  
) ss.  
)

COUNTY OF MAUI

On this 13th day of March, 1987, before me personally appeared AILEEN M. UNEMORI, one of the Partners of KALAE PARTNERS, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the said instrument as the free act and deed of said partnership as such partner.

LS

*Jeanine L. Hashimoto*  
Notary Public, State of Hawaii

My commission expires: 6-14-88

EXHIBIT "A"  
Description of  
Portion of TMK 5-2-14:53  
(6.958 Acres)

20463 505

Land situated on the westerly side of Kalena Road  
and on the northerly side of Kalae Highway, FASP  
No. S-0470(1) at Kahanui, Kalae, Molokai, Hawaii

Being a portion of Grant 1724 to R. W. Meyer

Beginning at a pipe at the northwest corner of this  
parcel of land, the coordinates of said point of beginning  
referred to Government Survey Triangulation Station "HAHABULE"  
being 1,091.88 feet North and 1,869.61 feet West and running  
by azimuths measured clockwise from True South:

1. 151° 42' 30" 610.74 feet along Grant 2566 to Otto Meyer;
2. Thence along the remainder of Grant 1724 to R. W. Meyer on a curve to the right, having a radius of 41.74 feet, the chord azimuth and distance being 277° 21' 15" 36.13 feet.
3. 303° 00' 237.02 feet along same;
4. Thence along same on a curve to the left having a radius of 212.50 feet, the chord azimuth and distance being 278° 21' 177.26 feet;
5. 253° 42' 132.95 feet along same;
6. 333° 00' 175.01 feet along same;
7. 63° 00' 196.66 feet along same;
8. 120° 47' 159.87 feet along same;
9. 44° 02' 20" 99.53 feet along same;
10. 73° 23' 96.25 feet along same;
11. 69° 29' 40" 171.59 feet along same;
12. 82° 06' 30" 145.65 feet along same;
13. 131° 38' 170.40 feet along same;
14. 91° 51' 159.98 feet along same;
15. 122° 19' 52.63 feet along same;
16. 145° 22' 152.87 feet along same to the point of beginning and containing an Area of 6.958 Acres.

SUBJECT, HOWEVER, to title to all mineral and metallic mines reserved to the State of Hawaii.

PURCHASE AGREEMENT

THIS AGREEMENT made and entered into this 21<sup>st</sup> day of February, 1990, by and between PACIFIC RIM LAND, INC., a Washington corporation doing business in the State of Hawaii, with its principal place of business at Wenatchee, Washington, and whose mailing address is P. O. Box 598, Wenatchee, Washington 98807 (hereinafter referred to as "PACIFIC"), and ARISUMIS & ASSOCIATES, a Hawaii registered partnership, with its principal place of business and mailing address at 291 Dairy Road, Kahului, Maui, Hawaii 96732 (hereinafter referred to as "ARISUMI"),

W I T N E S S E T H:

WHEREAS, Arisumi is a partner in a partnership called Kalae Partners, which was formed on January 4, 1979; and

WHEREAS, Arisumi owns a one-third (1/3) interest in Kalae Partners; and

WHEREAS, Kalae Partners owns that certain parcel of real property located at TMK No. (2) 5-2-14:53, Kalae, Molokai, Hawaii, containing an area of approximately 6.957 acres; and

WHEREAS, Pacific desires to purchase and acquire Arisumi's interest in Kalae Partners; and

WHEREAS, Arisumi is willing to sell its interest in Kalae Partners to Pacific under the terms and conditions outlined herein;

*reduced by 10,000 steel paid  
warren for his share  
10,000 = an share of Warren work*

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. Arisumi shall sell to Pacific its partnership interest in Kalae Partners for a sum of ONE HUNDRED ~~FIFTY~~ <sup>forty</sup> THOUSAND AND NO/100 DOLLARS (~~\$150,000.00~~ <sup>\$140,000.00</sup>). *flg*

*du  
up*  
*du  
up*

2. Payment of said amount shall be made in three (3) separate installments described below:

- (a) FIRST INSTALLMENT shall be made on February 28, 1990 in the amount of ~~THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS~~ <sup>Twenty</sup> (\$~~37,500.00~~ <sup>27</sup>), which is the equivalent of twenty-five percent (25%) of the purchase price;
- (b) SECOND INSTALLMENT shall be made on February 28, 1991 in the amount of THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$37,500.00), which is the equivalent of twenty-five percent (25%) of the purchase price, plus interest of ten percent (10%) per annum on the principal balance of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$112,500.00); and
- (c) THIRD INSTALLMENT shall be made on February 28, 1992 in the amount of SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00), which is the equivalent of fifty percent (50%) of the

*du  
up  
du  
up*



purchase price, plus interest of ten percent (10%) per annum on the principal balance of SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00).

3. After the first installment, outlined in Paragraph 2 above, has been made, the balance of the purchase price of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$112,500.00) shall be due to Arisumi by way of a promissory note (hereinafter referred to as the "Note") made by Pacific and payable to Arisumi, dated as of and delivered to Arisumi on February 28, 1990. The Note shall be payable in two (2) installments as outlined above, and shall bear interest of ten percent (10%) per annum. Pacific shall have the right to prepay the Note in whole or in part at any time. The Note shall be unsecured.

4. Conveyance of Arisumi's one-third (1/3) interest in Kalae Partners to Pacific shall be accomplished in three (3) separate installments directly related to the percentage of payment made and shall be reflected in Kalae Partners' annual partnership statement to the State of Hawaii's Department of Commerce and Consumer Affairs as follows:

- (a) Twenty-five percent (25%) of Arisumi's interest in Kalae Partners, which is equivalent to a one-twelfth (1/12) interest in Kalae Partners, shall

be conveyed to Pacific by way of Kalae Partners' annual partnership statement for 1990;

- (b) Twenty-five percent (25%) of Arisumi's interest in Kalae Partners, which is equivalent to a one-twelfth (1/12) interest in Kalae Partners, shall be conveyed to Pacific by way of Kalae Partners' annual partnership statement for 1991;
- (c) Fifty percent (50%) of Arisumi's interest in Kalae Partners, which is equivalent to a one-sixth (1/6) interest in Kalae Partners, shall be conveyed to Pacific by way of Kalae Partners' annual partnership statement for 1992;

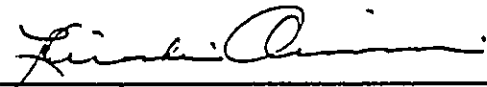
This Agreement shall inure to the benefit of the parties hereto, their heirs, personal representatives, successors, and permitted assigns.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed effective as of the day and year first above written.

PACIFIC RIM LAND, INC.

By   
Its President

ARISUMIS & ASSOCIATES

By   
Its

STATE OF HAWAII

)

) SS.

COUNTY OF MAUI

)

On this 21st day of February, 1990, before me appeared J. STEPHEN GOODFELLOW, to me personally known, who, being by me duly sworn, did say that he is the President of PACIFIC RIM LAND, INC., a Washington 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 J. STEPHEN GOODFELLOW acknowledged said instrument to be the free act and deed of said corporation.

Dawn R. Ueki

Notary Public, State of Hawaii

My commission expires: 3/9/90

STATE OF HAWAII

)

) SS.

COUNTY OF MAUI

)

On this 21st day of February, 1990, before me appeared HIROSHI ARISUMI, to me personally known, who, being by me duly sworn, did say that he is one of the general partners of ARISUMI & ASSOCIATES, a Hawaii registered partnership, that he executed the foregoing instrument as general partner of said partnership, and acknowledged that he executed the same as his free act and deed as said general partner.

Dawn R. Ueki

Notary Public, State of Hawaii

My commission expires: 3/8/90

PURCHASE AGREEMENT

THIS AGREEMENT made and entered into this 21st day of February, 1990, by and between PACIFIC RIM LAND, INC., a Washington corporation doing business in the State of Hawaii, with its principal place of business at Wenatchee, Washington, and whose mailing address is P. O. Box 598, Wenatchee, Washington 98807 (hereinafter referred to as "PACIFIC"), and AILEEN M. UNEMORI, wife of Warren S. Unemori, whose place of residence and mailing address is 468 Liholiho Street, Wailuku, Maui, Hawaii 96793, (hereinafter referred to as "UNEMORI"),

W I T N E S S E T H:

WHEREAS, Unemori is a partner in a partnership called Kalae Partners, which was formed on January 4, 1979; and

WHEREAS, Unemori owns a one-third (1/3) interest in Kalae Partners; and

WHEREAS, Kalae Partners owns that certain parcel of real property located at TMK No. (2) 5-2-14:53, Kalae, Molokai, Hawaii, containing an area of approximately 6.957 acres; and

WHEREAS, Pacific desires to purchase and acquire Unemori's interest in Kalae Partners; and

WHEREAS, Unemori is willing to sell her interest in Kalae Partners to Pacific under the terms and conditions outlined herein;

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. Unemori shall sell to Pacific her partnership interest in Kalae Partners for a sum of ONE HUNDRED ~~FIFTY~~ <sup>Forty</sup> THOUSAND AND NO/100 DOLLARS (~~\$150,000.00~~) <sup>140,000.00</sup>. *amy*

2. Payment of said amount shall be made in three (3) separate installments described below:

(a) FIRST INSTALLMENT shall be made on February 28, 1990 in the amount of ~~THIRTY~~ <sup>Twenty</sup> SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (~~\$37,500.00~~) <sup>27</sup>, which is the equivalent of twenty-five percent (25%) of the purchase price;

(b) SECOND INSTALLMENT shall be made on February 28, 1991 in the amount of THIRTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$37,500.00), which is the equivalent of twenty-five percent (25%) of the purchase price, plus interest of ten percent (10%) per annum on the principal balance of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$112,500.00); and

(c) THIRD INSTALLMENT shall be made on February 28, 1992 in the amount of SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00), which is the equivalent of fifty percent (50%) of the

purchase price, plus interest of ten percent (10%) per annum on the principal balance of SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00).

3. After the first installment, outlined in Paragraph 2 above, has been made, the balance of the purchase price of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$112,500.00) shall be due to Unemori by way of a promissory note (hereinafter referred to as the "Note") made by Pacific and payable to Unemori, dated as of and delivered to Unemori on February 28, 1990. The Note shall be payable in two (2) installments as outlined above, and shall bear interest of ten percent (10%) per annum. Pacific shall have the right to prepay the Note in whole or in part at any time. The Note shall be unsecured.

4. Conveyance of Unemori's one-third (1/3) interest in Kalae Partners to Pacific shall be accomplished in three (3) separate installments directly related to the percentage of payment made and shall be reflected in Kalae Partners' annual partnership statement to the State of Hawaii's Department of Commerce and Consumer Affairs as follows:

- (a) Twenty-five percent (25%) of Unemori's interest in Kalae Partners, which is equivalent to a one-twelfth (1/12) interest in Kalae Partners, shall

- be conveyed to Pacific by way of Kalae Partners' annual partnership statement for 1990;
- (b) Twenty-five percent (25%) of Unemori's interest in Kalae Partners, which is equivalent to a one-twelfth (1/12) interest in Kalae Partners, shall be conveyed to Pacific by way of Kalae Partners' annual partnership statement for 1991;
- (c) Fifty percent (50%) of Unemori's interest in Kalae Partners, which is equivalent to a one-sixth (1/6) interest in Kalae Partners, shall be conveyed to Pacific by way of Kalae Partners' annual partnership statement for 1992;

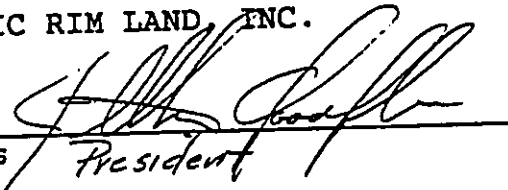
This Agreement shall inure to the benefit of the parties hereto, their heirs, personal representatives, successors, and permitted assigns.

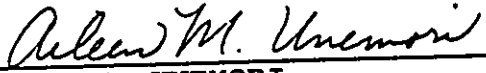
IN WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed effective as of the day and year first above written.

PACIFIC RIM LAND, INC.

By

Its

  
President

  
AILEEN M. UNEMORI

STATE OF HAWAII )  
 ) SS.  
COUNTY OF MAUI )

On this 21st day of February, 1990, before me appeared J. STEPHEN GOODFELLOW, to me personally known, who, being by me duly sworn, did say that he is the President of PACIFIC RIM LAND, INC., a Washington 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 J. STEPHEN GOODFELLOW acknowledged said instrument to be the free act and deed of said corporation.

Dawn R. Uki  
Notary Public, State of Hawaii

My commission expires: 3/8/90

STATE OF HAWAII )  
 ) SS.  
COUNTY OF MAUI )

On this 21st day of February, 1990, before me personally appeared AILEEN M. UNEMORI, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Dawn R. Uki  
Notary Public, State of Hawaii

My commission expires: 3/8/90



Fig. 2

LIST OF OWNERS WITHIN 500' OF SUBJECT PARCEL

II-5-2-14: 04  
Iwamoto, Grace  
P.O. Box 1984  
Kaunakakai, HI 96748

II-5-2-14: 58  
Meyer, R.W. LTD  
P.O. Box 1017  
Kaunakakai, HI 96748

II-5-2-14: 05  
Mondoy, Emily A.  
Frese Emilana M.  
455 E. High Street  
Monticello, FL 32344

II-5-2-18: 50  
Costales, Lorenzo/Katherine  
P.O. Box 947  
Kaunakakai, HI 96748

II-5-2-18: 47  
Mondoy, John J/Emily A  
P.O. Box 17  
Kualapuu, HI 96757

II-5-2-18: 44  
Saguid, Arthur P.  
P.O. Box 6  
Kualapuu, HI 96757

II-5-2-18: 39  
Hindman, Clinton D/Linda J  
P.O. Box 52  
Hamilton, VA 22068

II-5-2-18: 36  
Same as II-5-2-18: 39

II-5-2-18: 33  
Peavy, Daniel Rayfik  
P.O. Box 1665  
Kaunakakai, HI 96748

II-5-2-14: 04  
Murata, Tadao ETAL  
P.O. Box 386  
Wailuku, HI 96793

II-5-2-14: 61  
Same as II-5-2-14: 58

II-5-2-14: 51  
Same as II-5-2-14: 61

II-5-2-18: 49  
Hanakahi, Harry H Jr./Vanda W  
P.O. Box 100  
Kualapuu, HI 96757

II-5-2-18: 46  
Same as II-5-2-4: 05

II-5-2-18: 41  
Takeo, Barbara S. ETAL  
P.O. Box 239  
Kualapuu, HI 96757

II-5-2-18: 38  
Lorico, Joseph M/Josephine  
P.O. Box 26  
Kualapuu, HI 96757

II-5-2-18: 35  
Pico, Juanito/Maries  
P.O. Box 243  
Kualapuu, HI 96757

II-5-2-18: 32  
Eala, Paulino E Jr. ETAL  
P.O. Box 284  
Kualapuu, HI 96757

II-5-2-14: 04  
Davis, William L.K ETAL  
P.O. Box 2  
Hoolehua, HI 96729

II-5-2-14: 61  
Meyer, Alexander Trust ETAL  
P.O. Box 152  
Kaunakakai, HI 96748

II-5-2-18: 51  
Shawhan, Larry/Good, Bertie L.  
P.O. Box 237  
Kualapuu, HI 96757

II-5-2-18: 48  
Sakurada, Eugene M/Olive E.  
P.O. Box 296  
Kualapuu, HI 96757

II-5-2-18: 45  
Peterson, Monty/Sheri  
710 V.A. Nubaldo  
San Clemente, CA 92672

II-5-2-18: 40  
Iwane, Joyce Y  
P.O. Box 894  
Kaunakakai, HI 96748

II-5-2-18: 37  
Same as II-5-2-18: 38

II-5-2-18: 34  
Kaahanui, Stanley K/Elizabeth  
P.O. Box 96  
Kualapuu, HI 96757

II-5-2-18: 31  
Santiago, Robin/Geraldine  
P.O. Box 213  
Kualapuu, HI 96757

II-5-2-18: 30  
Purdy, Robert W/Kauinohea  
P.O. Box 249  
Kualapuu, HI 96757

II-5-2-18: 28  
Tamura, George ETAL  
P.O. Box 115  
Kaunakakai, HI 96748

II-5-2-18: 25  
Chun, Brenda  
94-358 Oloulu St.  
Mililani Town, HI 96789

II-5-2-18: 22  
Harris, William/Arline G.  
P.O. Box 146  
Kualapuu, HI 96757

II-5-2-18: 16  
Huntsberry, Elizabeth  
240 Makee Rd  
Honolulu, HI 96815

II-5-2-20: 33  
Miyake, Lillian M ETAL  
P.O. Box 97  
Kualapuu, HI 96757

II-5-2-20: 35  
Kekalia, Mary G.  
P.O. Box 279  
Kaunakakai, HI 96748

II-5-2-20: 38  
Ignacio, Oscar K Jr./Waylett  
P.O. Box 1573  
Kaunakakai, HI 96748

II-5-2-20: 24  
Yasso, Henry K/Renee NK  
P.O. Box 115  
Hoolehua, HI 96729

II-5-2-20: 20  
Berg, James R/Elizabeth L  
P.O. Box 1268  
Kaunakakai, HI 96748

II-5-2-18: 29  
Rapanot, Ronald Sr./Gladys T.  
P.O. Box 263  
Kualapuu, HI 96757

II-5-2-18: 27  
Tokuoka, Ted ETAL  
P.O. Box 285  
Kualapuu, HI 96757

II-5-2-18: 24  
Austin, Joseph/Winifred  
95-296 Hakupokano Lp.  
Mililani Town, HI 96789

II-5-2-18: 18  
Maul, Marybeth  
1130 Wilder Ave #1601  
Honolulu, HI 96822

II-5-2-18: 15  
Will, George A Jr./Elsie Trust  
P.O. Box 71  
Kaunakakai, HI 96748

II-5-2-20: 33  
Miyake, John H  
712 Paani St.  
Honolulu, HI 96826

II-5-2-20: 36  
Toba, James S/Katherine F  
99-720 Hokaa St.  
Aiea, HI 96701

II-5-2-20: 42  
Fujino, Daryl ETAL  
P.O. Box 1965  
Kaunakakai, HI 96748

II-5-2-20: 22  
Pagay, Joseph/Patricia  
P.O. Box 198  
Maunaloa, HI 96770

II-5-2-20: 25  
Reyes, Yolanda/Lawrence  
P.O. Box 41  
Maunaloa, HI 96770

II-5-2-20: 31  
Vianzos, Paul F./Wands R.  
P.O. Box 66  
Kualapuu, HI 96757

II-5-2-18: 26  
Okimoto, Baron/Stephanie  
P.O. Box 19  
Kualapuu, HI 96757

II-5-2-18: 23  
Pacheco, Santo/Vicki  
P.O. Box 91  
Kualapuu, HI 96757

II-5-2-18: 53  
AM Friends SVC Committee  
1501 Cherry St.  
Philadelphia, PA 19102

II-5-2-20: 32  
Nartatez, Christopher C.  
P.O. Box 112  
Kualapuu, HI 96757

II-5-2-20: 34  
Demello, Alfred A/Roberta L.  
P.O. Box 410  
Kaunakakai, HI 96748

II-5-2-20: 37  
Marcias, Adolph P. Jr./Christina  
29301 Sonoma Way  
San Juan Capistrano, CA 92675

II-5-2-20: 23  
Peterson, Forrest ETAL  
P.O. Box 17  
Kualapuu, HI 96757

II-5-2-20: 21  
Faung, Susu  
6062 Mary Street  
Duncan, BC V9L 2G8  
Canada

II-5-2-20: 26  
Natividad, Marias  
P.O. Box 1434  
Kaunakakai, HI 96748

II-5-2-20: 39  
Rapanot, Ronald Jr./Laurie  
P.O. Box 178  
Kualapuu, HI 96757

II-5-2-20: 27  
Ching, Stanley/Bertha  
P.O. Box 806  
Wailuku, HI 96793

II-5-2-20: 14  
Buchanan, Anthony CK/Lori  
P.O. Box 133  
Hoolehua, HI 96729

II-5-2-20: 17  
Ribao, Michael/Veme  
P.O. Box 81  
Kualapuu, HI 96757

II-5-2-20: 11  
Unemori, Nancy SY Trustee  
P.O. Box 205  
Kaunakakai, HI 96748

II-5-2-20: 07  
Hanchett, Michael/Carla  
P.O. Box 44  
Kualapuu, HI 96757

II-5-2-20: 41  
Severson, Ben  
1600 Wilinaka Dr #C603  
Wahaiwa, HI 96786

II-5-2-20: 19  
Takamiya, James S Trust ETAL  
624 Pio Dr.  
Wailuku, HI 96793

II-5-2-20: 13  
Kanoa, Leslie K  
P.O. Box 1024  
Kaunakakai, HI 96757

II-5-2-20: 15  
Faraon, Jose B/Rollands M  
P.O. Box 116  
Kualapuu, HI 96757

II-5-2-20: 10  
Manaba, Tania ETAL  
P.O. Box 1419  
Kaunakakai, HI 96748

II-5-2-20: 08  
Duvachelle, Eloise L  
P.O. Box 979  
Kaunakakai, HI 96748

II-5-2-20: 40  
Rapanot, Nelson  
P.O. Box 204  
Kualapuu, HI 96757

II-5-2-20: 18  
Pacific Rim Land, Inc.  
P.O. Box 598  
Wenatchee, WA 98807

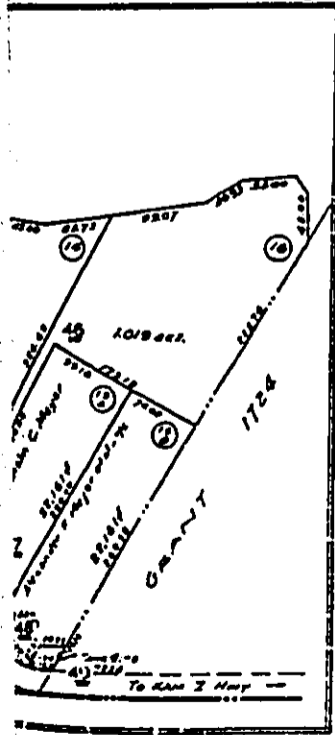
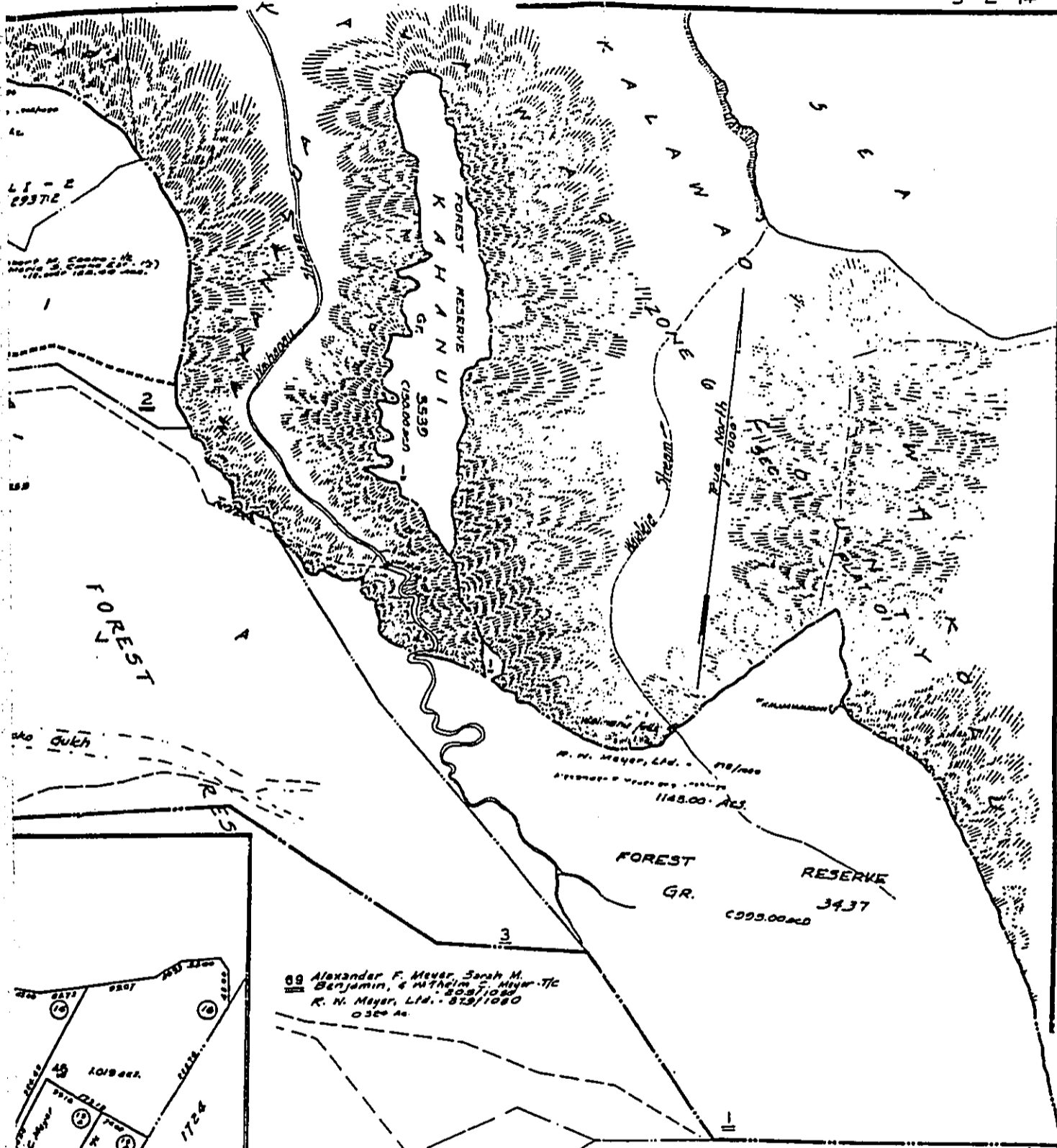
II-5-2-20: 12  
Tim, Daniel N K Y Chong  
47-463 Poomau St.  
Kaneohe, HI 96744

II-5-2-20: 16  
Dudoit Juanito, Walter/Noella  
642 Kaimana St.  
Kahului, HI 96732

II-5-2-20: 06  
Domingo, Benjamin F./Lori Ann  
P.O. Box 134  
Kualapuu, HI 96757

II-5-2-20: 09  
Bongolan, Samson W  
P.O. Box 145  
Kualapuu, HI 96757





89 Alexander F. Meyer, Sarah M. Benjamin, & Wilhelm C. Meyer, TRS.  
 R. N. Meyer, Ltd. - 879/1080  
 0325 AC.

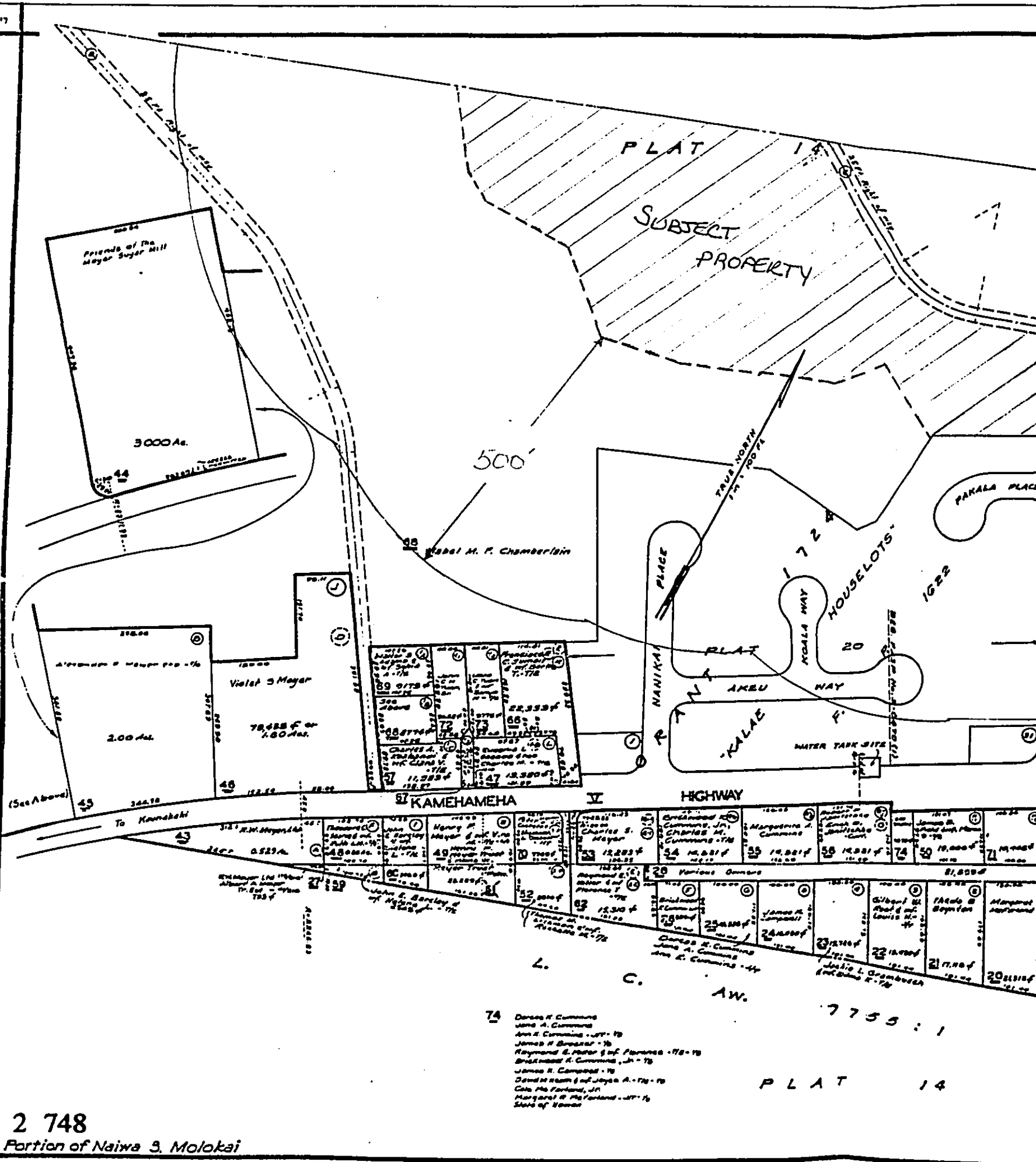
KAMALOLOA SEC. 4

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
SECOND DIVISION		
ZONE	SEC.	PLAT
5	2	14
CONTAINING PARCELS		
SCALE: 1 in. = 1000 ft.		

Parcels Dropped 7, 8, 9, 11, 12, 13  
 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

PRINTED

1927



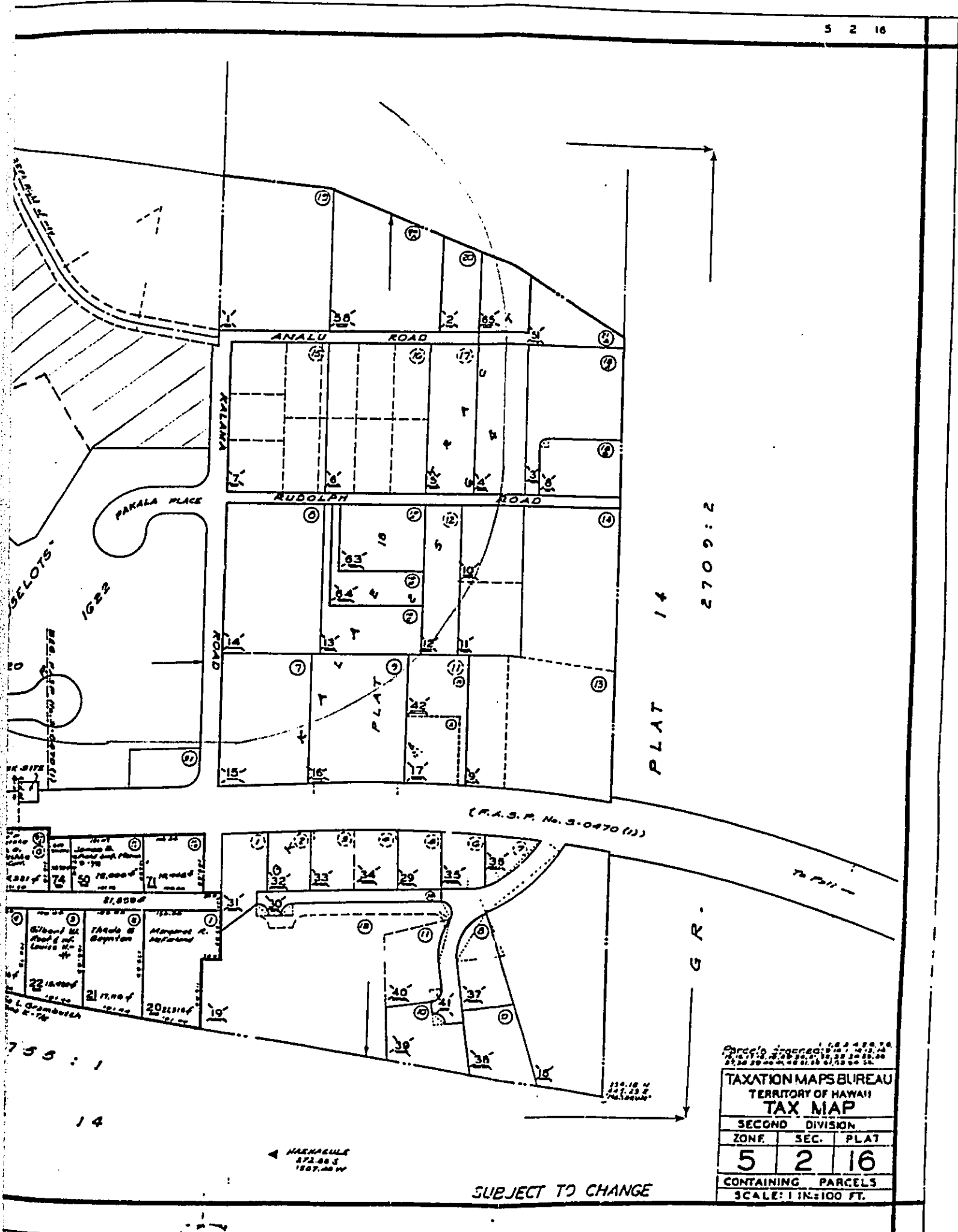
Dwg No: 1026  
 Source: E.M.B.  
 Dn: J.H.H. L.S.L. September, 1917.

2 748  
 Portion of Naiwa S. Molokai

74 David R. Cummins  
 Jane A. Cummins  
 Ann A. Cummins - 77-78  
 James H. Brewer - 79  
 Raymond S. Miller & of Partners - 78-79  
 Elizabeth K. Cummins, Jr - 78  
 James R. Campbell - 78  
 David H. Heath & of Joyce A. - 78-79  
 Cole McFarland, Jr.  
 Margaret M. McFarland - 77-78  
 Maid of Honor

7755:1

PLAT 14



Parcel 14

14	17.00	17.00
15	17.00	17.00
16	17.00	17.00
17	17.00	17.00
18	17.00	17.00
19	17.00	17.00
20	17.00	17.00
21	17.00	17.00
22	17.00	17.00
23	17.00	17.00
24	17.00	17.00
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35	17.00	17.00
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37	17.00	17.00
38	17.00	17.00
39	17.00	17.00
40	17.00	17.00
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93	17.00	17.00
94	17.00	17.00
95	17.00	17.00
96	17.00	17.00
97	17.00	17.00
98	17.00	17.00
99	17.00	17.00
100	17.00	17.00

755:1  
14

← HAWAII  
172.00 S  
167.00 W

SUBJECT TO CHANGE

Parcel 14

TAXATION MAPS BUREAU  
TERRITORY OF HAWAII  
**TAX MAP**

SECOND DIVISION

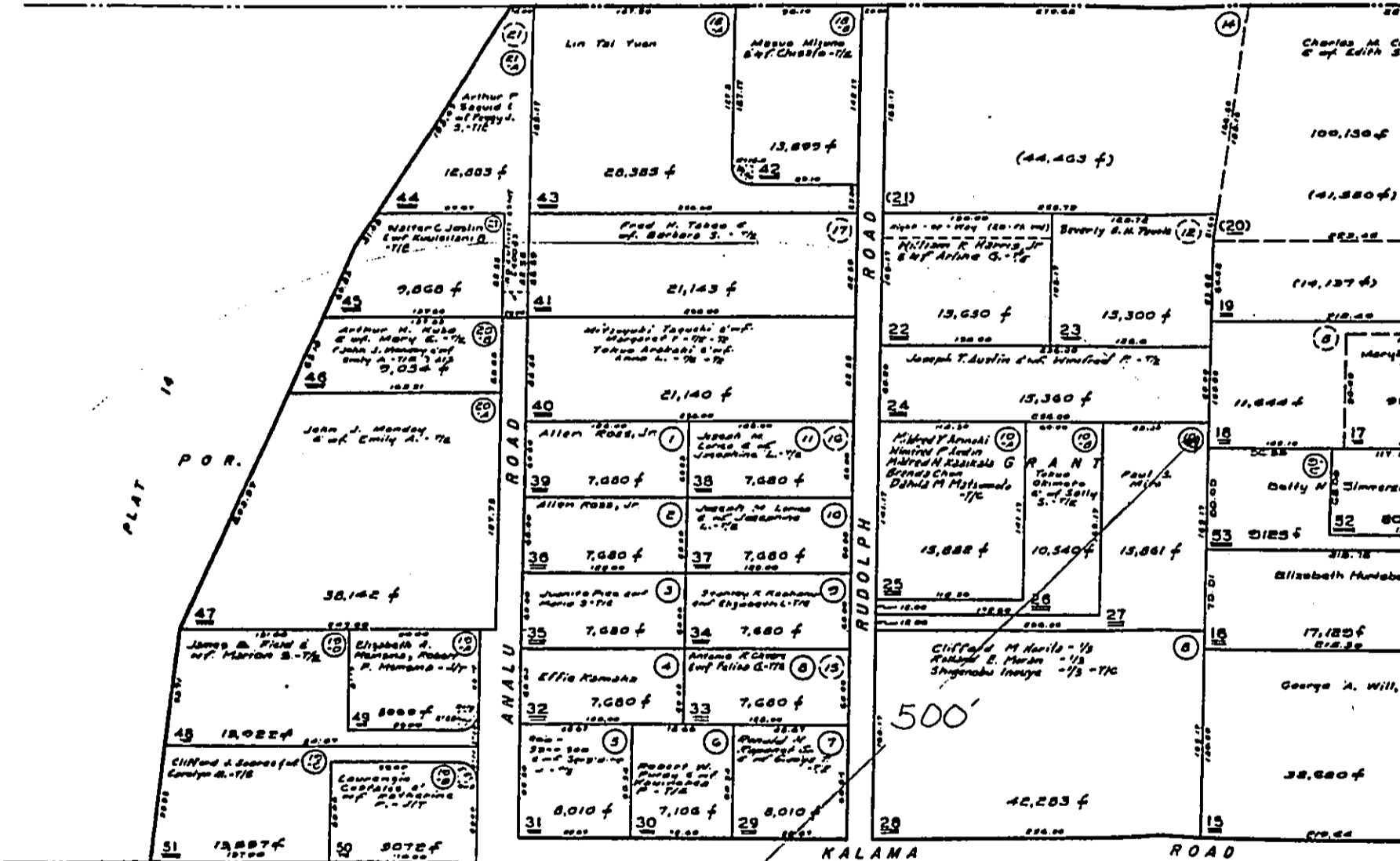
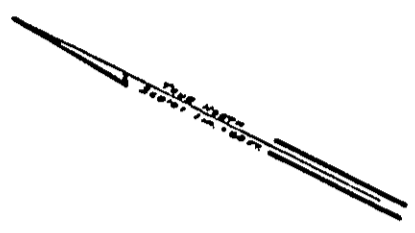
ZONE	SEC.	PLAT
5	2	16

CONTAINING PARCELS  
SCALE: 1 IN.=100 FT.

GRANT

270912

PLAT 14



SUBJECT PROPERTY

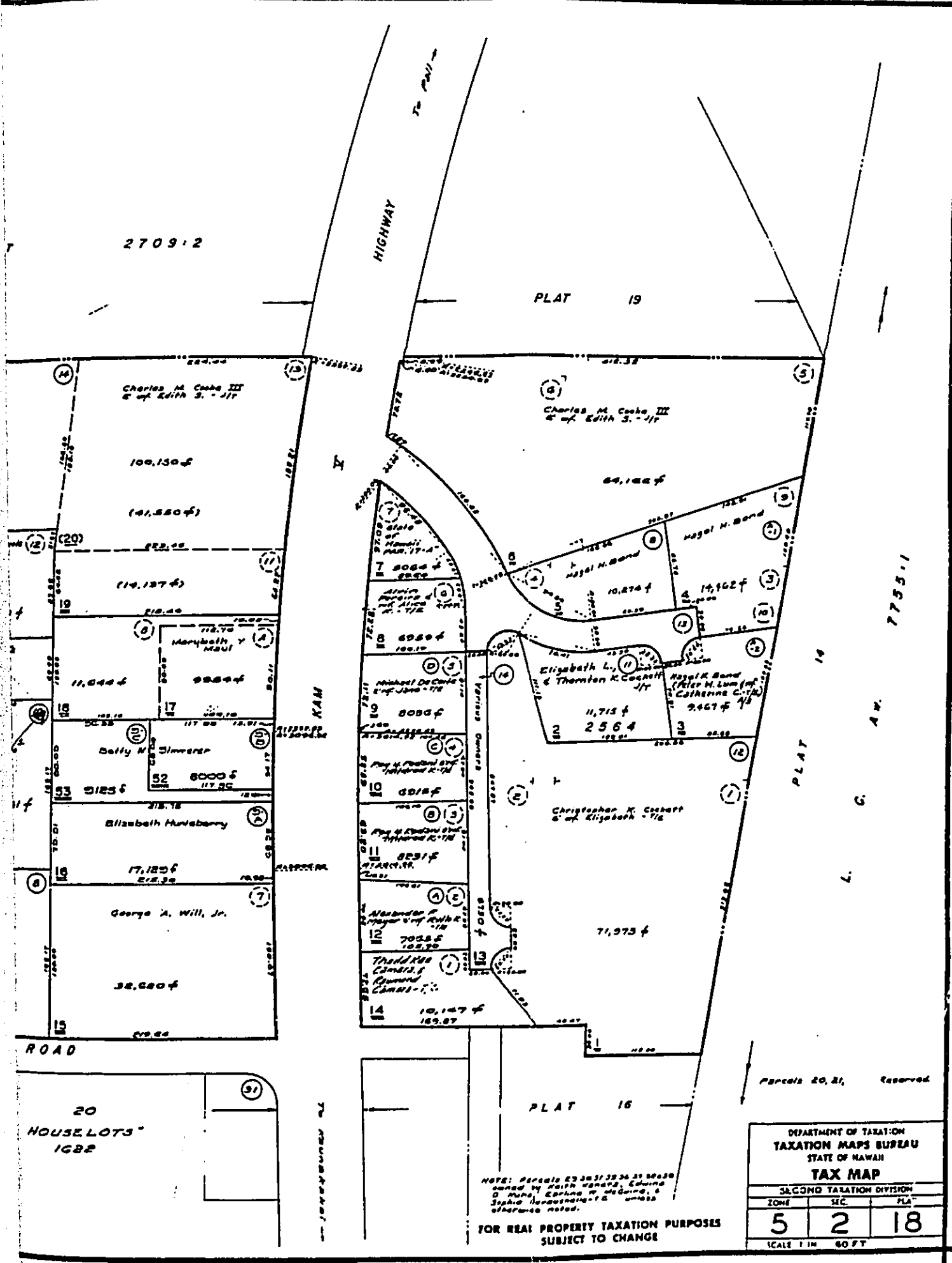
PLAT 20  
"KALAE HOUSELOTS"  
F. P. 1928  
1724

2 750

KALAE TRACT SUBDIVISION, KALAE, KAHANUI, MOLOKAI (FORMERLY POR. 5-2-16).

SOURCE: G. M. S.  
DATE: March 17, 1966



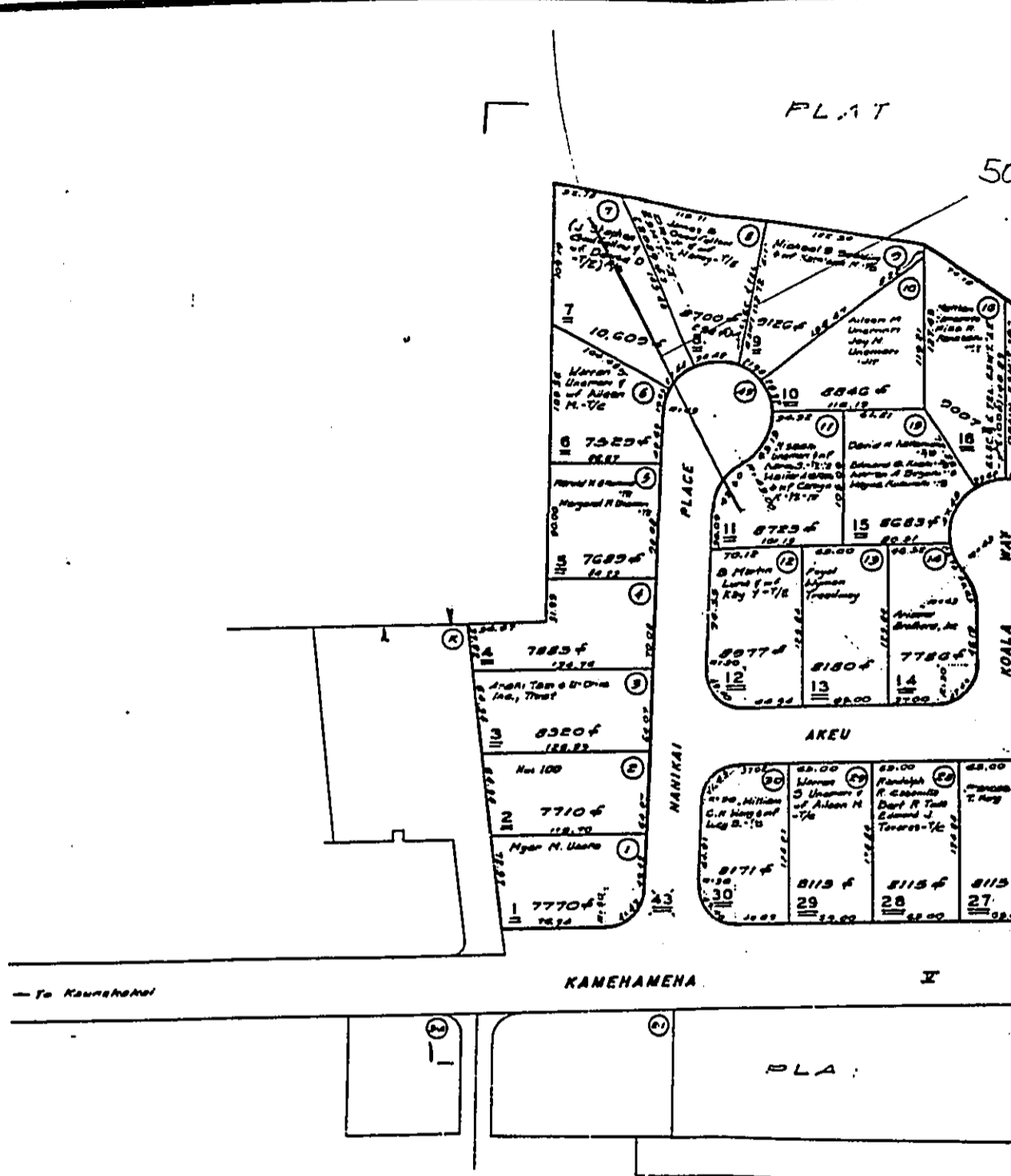


NOTE: Parcels 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 are reserved.

FOR REAL PROPERTY TAXATION PURPOSES  
SUBJECT TO CHANGE

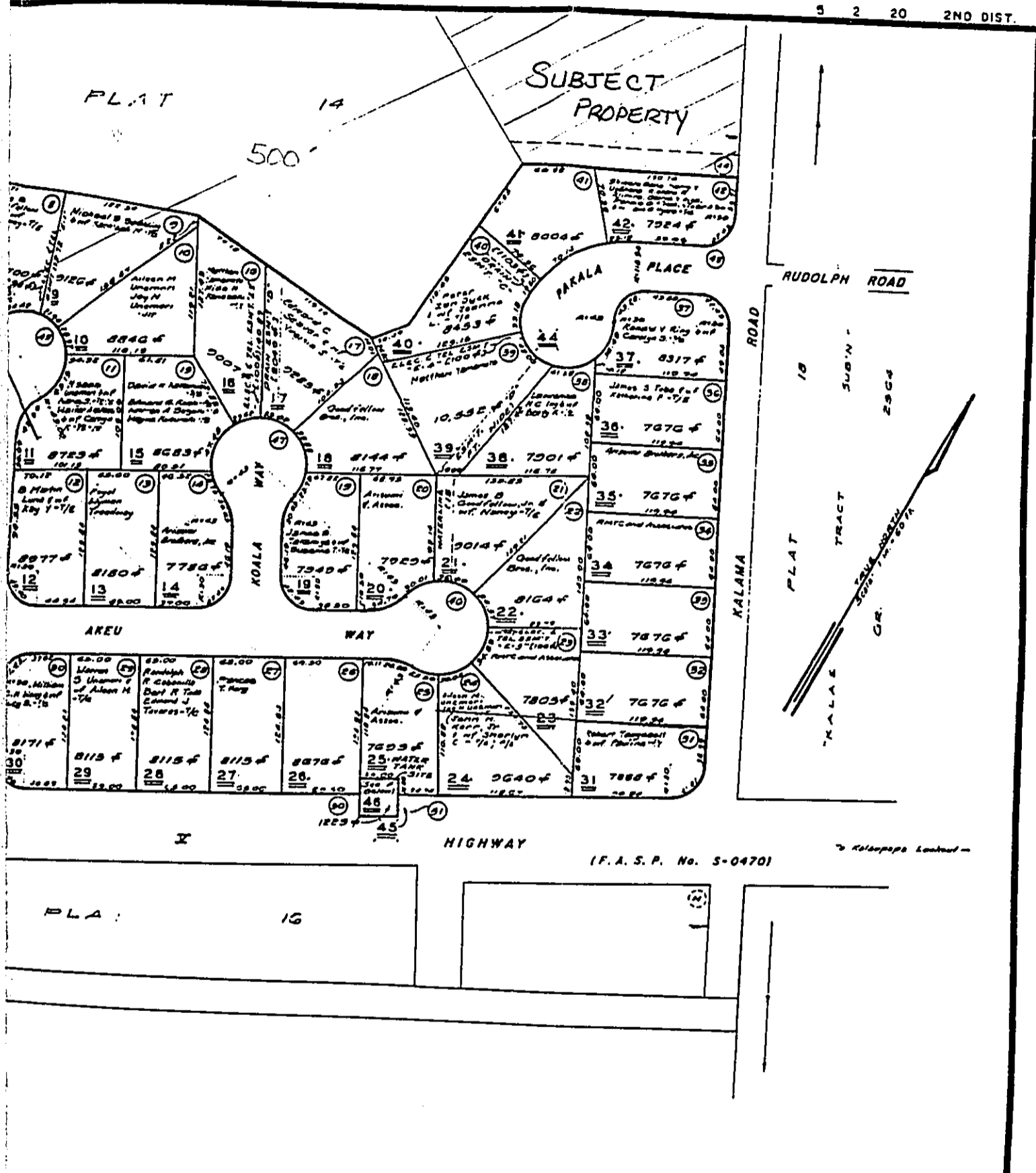
DEPARTMENT OF TAXATION TAXATION MAPS BUREAU STATE OF HAWAII		
TAX MAP		
SECOND TAXATION DIVISION		
ZONE	SEC.	PLAT
5	2	18
SCALE 1 IN = 60 FT		

DWG NO. 5811 DATE: August, 29 1979 BY: G. T. / S. L. SOURCE: Ten Days Branch & Co., Inc.



2 752

"KALAE HOUSELOTS," F. P. 1622, POR. GR. 1724, KAHANUI, KALAE, MOLOKAI, HAWAII (Formerly por. 5-2-14).



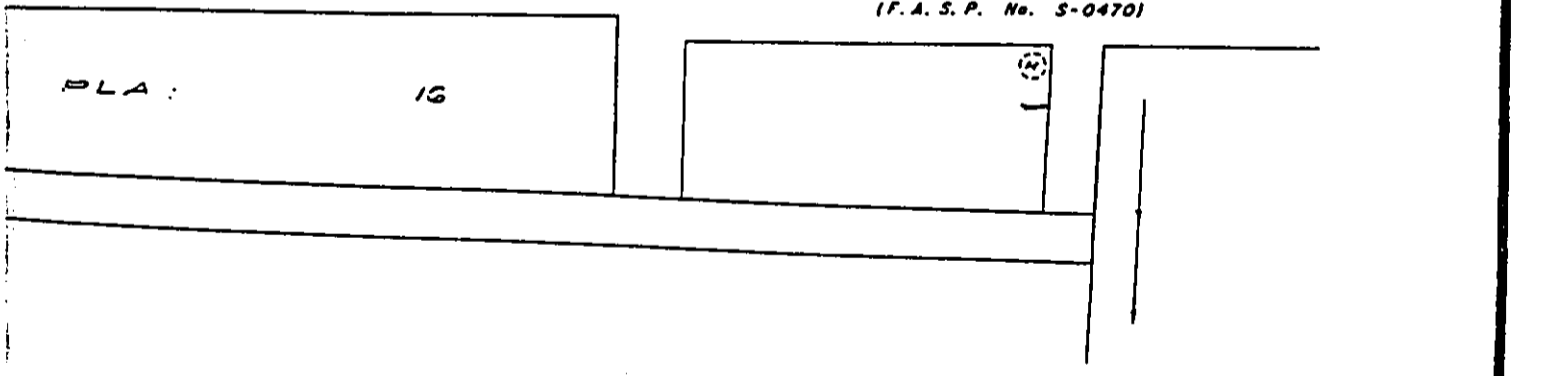
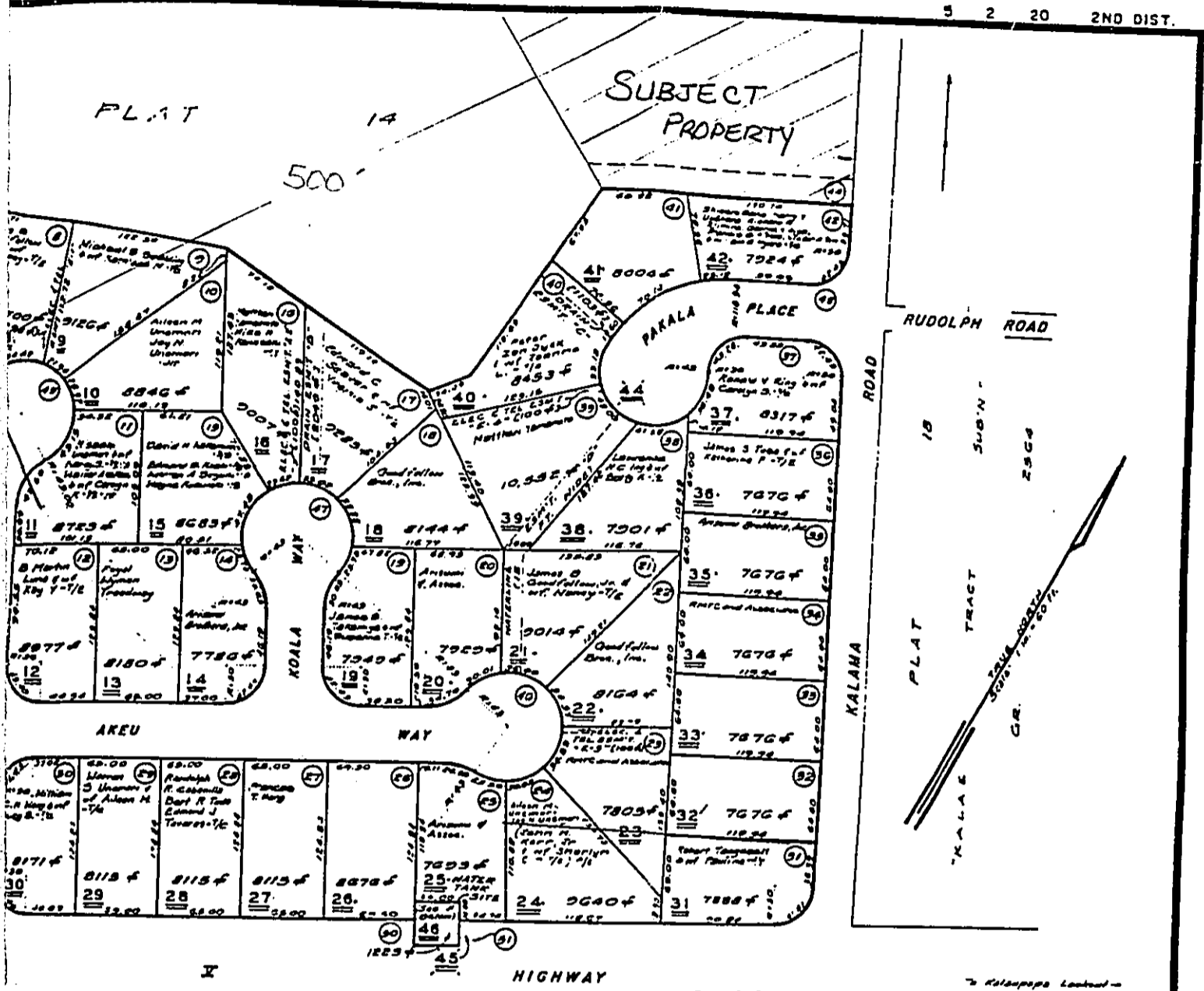
46 Alexander F. Meyer } eas/1080  
 Sarah M. Benjamin & }  
 Wilhelm C. Meyer - TIC }  
 R. H. Meyer, Ltd. - 875/1080

Note: All lots owned by Kala Partners unless otherwise noted.

FOR PROPERTY ASSESSMENT PURPOSES  
 SUBJECT TO CHANGE

Parcels Dropped: 48 49 44

DEPARTMENT OF TAXATION PROPERTY TECHNICAL OFFICE TAX MAPS BRANCH STATE OF HAWAII		
TAX MAP		
SECOND TAXATION DISTRICT		
ZONE	SEC.	FLAT
5	2	20
SCALE: 1 IN. = 60 FT.		



46 Alexander F. Meyer  
 Sarah M. Benjamin, & } east 1/2  
 Wilhelm C. Meyer, TIC }  
 R. H. Meyer, Ltd. - 875/1080

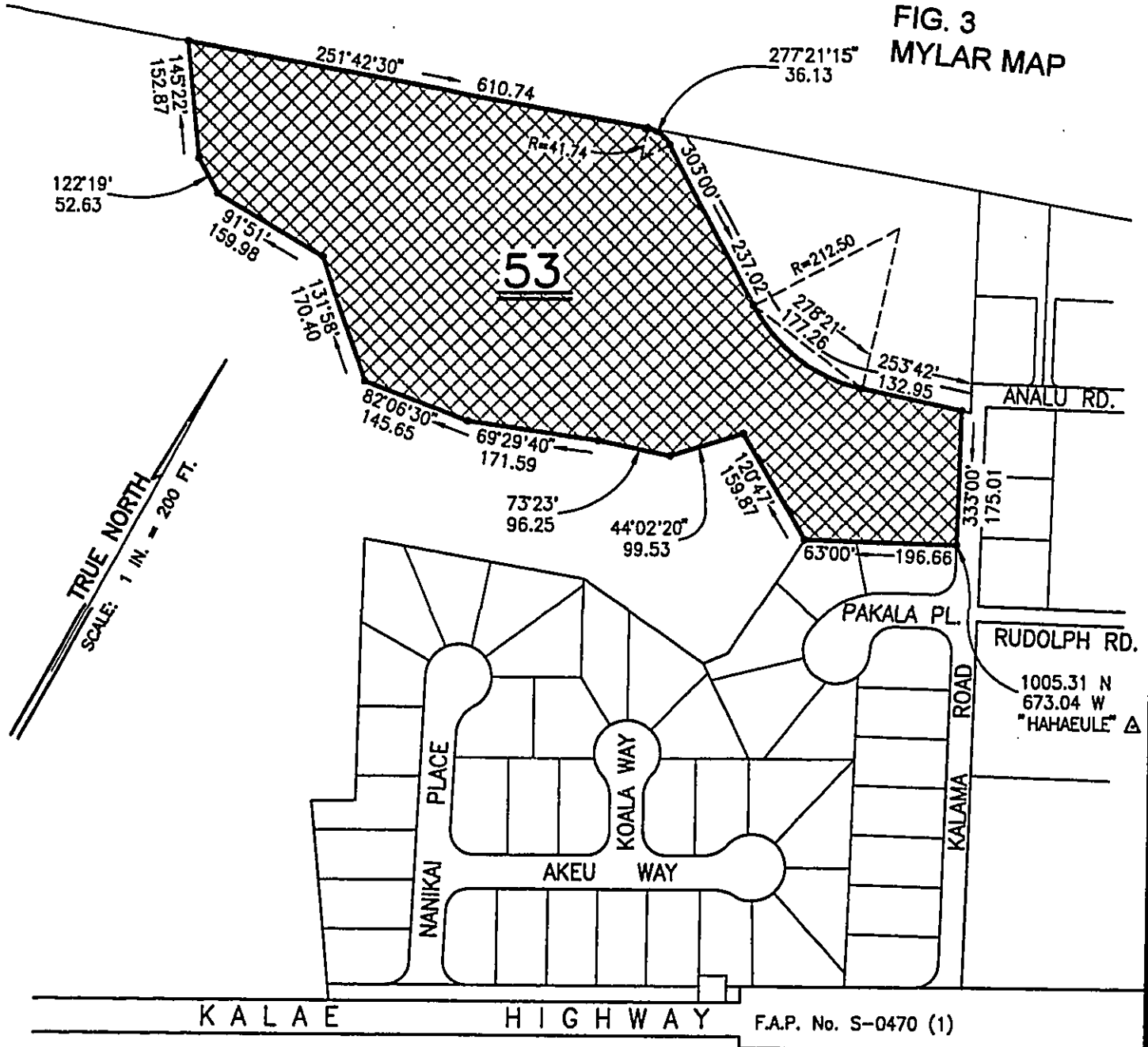
Note: All lots owned by  
 Kalaie Partners unless  
 otherwise noted.

Parcels Dropped: 43 44 45

DEPARTMENT OF TAXATION PROPERTY TECHNICAL OFFICE TAX MAPS BRANCH STATE OF HAWAII		
TAX MAP		
SECOND TAXATION DISTRICT		
ZONE	SEC	PLAT
5	2	20
SCALE: 1 IN. = 80 FT.		

FOR PROPERTY ASSESSMENT PURPOSES  
 SUBJECT TO CHANGE

FIG. 3  
MYLAR MAP



LAND:

T.M.K.: 5-2-14 : 53

AREA:

6.957 ACRES

LAND ZONING MAP NO.

CHANGE IN ZONING - KALAE, MOLOKAI  
FROM URBAN INTERIM TO R-3 RESIDENTIAL

APPROVAL:

\_\_\_\_\_  
County Clerk

PUBLIC HEARING DATE:

ADOPTED BY COUNTY COUNCIL:

ADOPTED BY MAYOR:

ORDINANCE NO.:

APPROVAL:

\_\_\_\_\_  
Planning Director

DATE:

SCALE: 1" = 200'

OFFICE OF THE COUNTY CLERK

200 SO. HIGH ST., WAILUKU, MAUI, HAWAII, 96793

L—

projects\90035\lz-map01

**PART C**

**ENVIRONMENTAL ASSESSMENT**

for

**KALAE HOUSELOTS II**

TMK 5-2-14:53  
Kalae, Molokai, Hawaii

Applicant

Pacific Rim Land, Inc.

P.O. Box 220  
Kihei, HI 96753

J. Stephen Goodfellow  
President

December 1993  
revised  
March 1997

BEFORE THE PLANNING COMMISSION

COUNTY OF MAUI

STATE OF HAWAII

In the Matter of the Application of ) Docket No. \_\_\_\_\_  
Pacific Rim Land, Inc. ) Pacific Rim Land, Inc.  
To obtain an Environmental Assessment )  
(EA) for the Proposed 6.957 acre Kalae )  
Houselots II Subdivision, Tax Map Key )  
5-2-14:53 at Kalae, Island of Molokai, )  
County of Maui, State of Hawaii )

**The Applicant**

J. Stephen Goodfellow  
President  
Pacific Rim Land, Inc.  
Box 220  
Kihei, HI 96753

**The Application**

This matter arises from an application for an Environmental Assessment (EA) filed on December 27, 1993, pursuant to Chapter 200, Environmental Impact Statement Rules of the Department of Health, State of Hawaii, by J. Stephen Goodfellow, President of Pacific Rim Land, Inc. (the "Applicant"), on approximately 6.957 acres of area in the Molokai Community Plan Region, Situated on Kalama Road, Kalae, Island of Molokai, County of Maui, identified as Molokai Tax Map Key No.: 5-2-14:53 (hereinafter the "Property").

### **Purpose of the Application**

The Applicant is requesting an Environmental Assessment (EA) for a proposed residential subdivision of approximately 24 lots.

The Environmental Assessment is prepared in accordance with Subchapter 6, § 11-200-9 of Chapter 200, Environmental Impact Statement Rules of the Department of Health, State of Hawaii.

### **Approving Agency**

County of Maui  
Molokai Planning Commission  
250 South High Street  
Wailuku, HI 96793

### **Agencies Consulted**

Maui County Planning Department  
Maui County Board of Water Supply  
State of Hawaii Department Health Environmental Services  
State of Hawaii Department of Land & Natural Resources Historic Preservation Division  
Molokai Citizens Advisory Committee

### **Project Location**

Kalae Houselots II  
TMK 5-2-14:53  
Kalae, Molokai, Hawaii

The proposed development is located approximately one eighth of a mile North of the Kalae Highway off Kalama Road. See Location Map Fig. 1.

### **Land Use Designation**

State Land Use Classification: This project is located within an area classified Urban Interim District by the State Land Use Commission.

Molokai Community Plan: This project is located within an area designated Rural in the Molokai Community Plan. Residential development is concentrated in the



area. The location of additional residential development within this area is therefore appropriate and desirable.

Zoning: This project currently has a zoning designation of Urban Interim by the County of Maui Zoning Ordinance.

#### **Description of the Site**

The site is a 6.95± parcel that is of an irregular configuration. It borders a natural drainage gulch. It is vacant and is densely covered with trees and shrub grasses.

The existing topography slopes in a northeasterly to southwesterly direction from an elevation of (+) 1415 ± feet M.S.L. to (+) 1476 ± feet M.S.L., with an average slope of approximately 7.0%

The Kalae area has an average rainfall of 30 to 60 inches annually. Periods of hot and dry weather can be expected on Molokai during the summer months, while cool and wet periods normally occur during the winter months. Precipitation usually occurs in the winter months in conjunction with Kona Storms.

#### **Description of the Proposed Action:**

The proposed development consists of 24 single family residential lots to be developed on the site. These lots would be 10,000 sf minimum in size See Site Plan Fig. 2.

The current community plan designation of the 6.95 ± acres is Rural. We propose changing that designation to single family residential to accommodate the proposed development. The proposed development is located in a residential area, and the State Land Use Designation is Urban Interim.

#### **Existing Services:**

Potable water The source of water for the County-owned water system in Kalae is the Waikalae Tunnel intake at elevation 1,715 feet. From this source water is conveyed by gravity into a 100,000 gallon storage tank at elevation 1667 feet by means of a 3" line. The Waikalae Tunnel source is supplemented by water purchased from the Department of Hawaiian Home Lands. A booster pump is used to convey water from DHHL's 1.0 MG storage tank at elevation 1,415 feet through a series of 8" and 6" lines on Kalae Highway to the 100,000 gallon storage tank mentioned earlier at 1,667 feet.

Kalae Partners, who developed the 42 lot first phase of Kalae Houselots was required to construct the 100,000 gallon storage tank and booster pump mentioned above. The applicant was a general partner in Kalae Partners, the partnership that developed the first phase.

Sewer: Currently, there is no municipal sewer system in the area. The Applicant and future home builders would have to comply with the State Department of Health regulations regarding the provision of on-site individual treatment systems.

Access: Access to the project currently is from a cul de sac which connects to Kalama Road.

Drainage: The project site is presently covered with vegetation. The storm water runoff volume currently generated by the project site is estimated to be approximately 18 cfs. Runoff from the site presently sheet flows in a easterly to westerly direction into a natural drainage gulch located along the southern boundary. See Appendix A Preliminary Drainage and Soil Erosion Control Report of Fig. 4, Engineering Report Prepared by Warren S. Unemori Engineering.

Solid waste in Kalae is collected by the County Solid Waste Division of the Department of Public Works, and ultimately disposed of at the County operated sanitary landfill at Kalamaula.

Electricity/Telephone in Kalae is currently provided by Maui Electric Company's existing system in the area.

Recreational Services/Resources: The nearest recreational facility is located at Molokai High School approximately 3.7 miles from the Property.

Police Protection: The Maui Police Department has an existing facility in Kaunakakai located approximately 8.4 miles from the project site. This facility currently services the entire Island of Molokai.

Fire Protection: The fully manned Hoolehua Fire Station is located at Hoolehua, approximately 4 miles from the project site. Extending the water system, fire hydrants, and street into the Property would enhance the fire protection capabilities in the area. The roads within the subdivision will be built to Maui County standards to allow for easy access by the Fire Department.

Public Schools: Kualapuu School is located in Kualapuu, approximately 3.2 miles from the project. Molokai High & Intermediate School is located in Hoolehua approximately 3.7 miles from the project.

## **Affected Environment**

Historical, Archaeological or Cultural Resources: The project contains no surface archaeological or cultural remnants. By letter dated December 3, 1993, the State Historic Preservation Officer notes an absence of known historic sites in the area. See Fig 3.

### **Impacts on Infrastructure and Services**

Potable water: Preliminary discussions with the Department of Water Supply indicate that county services are available to serve the proposed subdivision. Since all required offsite improvements, i.e. storage tank and booster pump were installed in conjunction with the development of phase one of Kalae Houselots, no further offsite improvements are anticipated.

A new 8" line will be extended into the project from Kalama Street. Water laterals for each lot and fire hydrants in compliance with Maui County Standards will be installed on site.

Sewer: As mentioned above, there is no municipal sewer available. The project would comply with the State Department of Health Rules and Regulations regarding wastewater disposal and the use of individual septic systems.

Roadways: No significant increase in traffic is anticipated as a result of the 24 lot subdivision. All roadway widening requirements to Kalama Road have been completed as part of Phase I.

Drainage: No impacts on adjacent properties are anticipated. Total runoff after development is expected to increase by 6 cfs. Curb inlet type catch basins will be installed at appropriate intervals within the subdivision streets. Runoff collected will then be conveyed into the existing gulch at the south end of the project. See Appendix A Preliminary Drainage and Soil Erosion Control Report of Fig. 4, Engineering Report Prepared by Warren S. Unemori Engineering.

Solid Waste Disposal: All subdivision streets will be designed and constructed to County subdivision standards. The streets will be dedicated to the County when completed. This will ensure pickup and disposal of solid waste by the County for all residents of the project subject to payment of the prevailing fees..

Electricity/Telephone: Primary lines for power and communication will be extended overhead into the project. Secondary service lines will be dropped underground and extended to each lot.

Recreational Services/Resources: The Property is within proximity to ball fields and a running track located at Molokai High School approximately 3.7 miles from the project.

Police and Fire Protection: No adverse impacts on police and fire protection services are anticipated. The subdivision roads will be dedicated to the County, and built to Maui County standards to allow for access to the project by police cars and fire trucks.

Schools: Twenty four additional residential lots should have no significant adverse effects on the schools which serve the area.

### **Environmental Impacts**

Soils/Topography: Presently, the project site is covered with natural vegetation e.g. guava, hilo grass, kikuya grass, etc. The existing ground slopes in a northeasterly to southwesterly direction from an elevation of (+) 1415 ± feet M.S.L. to (+) 1476 ± feet M.S.L., with an average slope of approximately 7.0%. See Appendix A Preliminary Drainage and Soil Erosion Control Report of Fig. 4, Engineering Report Prepared by Warren S. Unemori Engineering. Soils on the site are consist of Halawa silty clay and is characterized as having medium runoff with a moderate to severe erosion hazard.

Erosion Control: Generally accepted construction practices (i.e. sprinkling of exposed areas) and the small project area with regard to the clearing/grading work to areas of less than 5 acres, will minimize the erosion hazard of exposed soil.

Flood Hazard Potential: According to the Flood Insurance Rate Map, revised September 6, 1989, prepared by the U.S. Federal Emergency Management Agency, Federal Insurance administration, the project site is in an area designated as Zone C, which is subje to minimal flooding.

Vegetation: The project site is currently undeveloped and covered with a thick growth of trees, shrub grasses, and other ground cover.

Animal Life: Animal life is limited to mongoose, rats, and small birds common to the area. There is no known rare or endangered birds or animal species presently on the Property.

Air Quality: The project is for residential use, therefor, no major adverse impacts on air quality are anticipated. There will be a slight effect on air quality during the construction phase that will be mitigated by appropriate construction practices.

Water Quality: The project will not be detrimental to the water quality along coastal areas. There will be a slight increase in run-off from the site due to the proposed on-site roadways, but this will be directed to the existing drainage gulch.

Noise: No major impacts are anticipated other than temporarily during the construction period. These impacts will be limited to normal daylight working hours.

View Corridors and Vistas: There is no existing view corridor to the ocean through the Property along public streets.

Beach Access: The subject parcel does not abut the shoreline and therefore would not affect public shoreline areas.

### **Socio-Economic Impacts**

Economic and Employment Consideration: The purpose of this project is to provide needed single family housing. This project will generate short term construction employment. This project will also provide for revenues to both the State and County, through income, gross income, sales and other taxes to the State and real property taxes to the County.

Another social impact would include the loss of open space in return for additional housing, as a result of the development proposal. Since there is currently a need for housing in this area and housing continues to be a long term need for the County, the impacts of providing housing in lieu of open space can also be considered beneficial in this instance.

### **Compliance with Government Statutes, Ordinances and Rules**

The following land use approvals/permits would be required to implement the proposed residential subdivision:

Community Plan amendment for the existing Rural designation to Residential Designation.

Change in Zoning from Urban Interim to R-3 Residential.

Subdivision Approval

### **Mitigation Measures and Assessment Findings**

The following discussion responds to factors which would constitute a significant adverse effect on the environment; mitigation measures are identified where appropriate:

#### **Involves an irrevocable commitment to loss or destruction of any natural or cultural resource.**

The Property contains no known natural, cultural, or historic resources. As previously discussed, it is not anticipated that any significant archaeological resources exist on the Property. However, applicable procedures and guidelines provided from the State Historic Preservation Office would be followed if deemed necessary.

#### **Curtails the range of beneficial uses of the environment.**

The proposed action would provide a beneficial use of the environment through the development of residential housing. The range of potential uses for the Property include open space, agriculture, and residential use. Soils on the Property are Halawa silty clay, which indicates the Property may be suitable for cultivation. The parcel's size and proximity to existing single family residences, however, make intensive agricultural use of the Property undesirable.

Housing is considered a beneficial use for the Property, especially since it is in a residential area that consists, primarily of single family homes. It is urban zoned and adjacent to Molokai Community Plan Single Family Residential designated areas.

#### **Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders.**

The Property is well suited for a small, low density, residential development and, with the use of conscientious construction practices, future subdivision and construction on the Property should not result in conflicts within the immediate environmental vicinity or with state policies or goals.

**Substantially affects the economic or social welfare of the community or state.**

No significant adverse economic or social impacts are anticipated. The proposed subdivision and subsequent housing development would provide some temporary short term employment opportunities, as well as providing for revenues to both the State and County, through income, gross income, sales and other taxes to the State and real property taxes to the County.

**Substantially affects public health.**

The proposed subdivision would not substantially affect the public health and all relevant regulatory requirements will be met.

**Involves substantial secondary impacts, such as population changes or effects on public facilities.**

The proposed project is small scale and would result in a minor increase in population in the area. The housing inventory in the area is almost depleted and this project would provide needed housing for the area. The project would not significantly affect existing water or sewer systems, roadways, or other public facilities, such as schools and parks. Police and fire protection services are also available to the community to serve the development. As mentioned above, all necessary infrastructure improvements to support this Property will be made.

**Involves a substantial degradation of environmental quality.**

The proposed small low-density residential project is not expected to cause any substantial degradation to environmental quality within the immediate vicinity.

**Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions.**

The proposed 24 lot subdivision does not involve a commitment for larger development actions, is limited to the Property subject to this request for assessment, and is not considered to have significant adverse effects on the environment. The requested single family designation would be consistent with adjacent designations.

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

Existing flora and fauna on the Property are common to the area and there are no known unique or endangered species or habitats which would be affected by the proposed action.

**Detrimentially affects air or water quality or ambient noise levels.**

Long term air quality and noise levels are not expected to be significantly affected by the proposed 24 lot subdivision. There would be minor disturbances during the construction phase, but as previously mentioned, conscientious construction practices would be utilized to minimize soil erosion and effects on off-site water quality. Noise levels would only be affected during normal working hours during the construction phase. Once construction has been completed, there would be no significant impact on air or water quality as well as noise levels.

**Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters.**

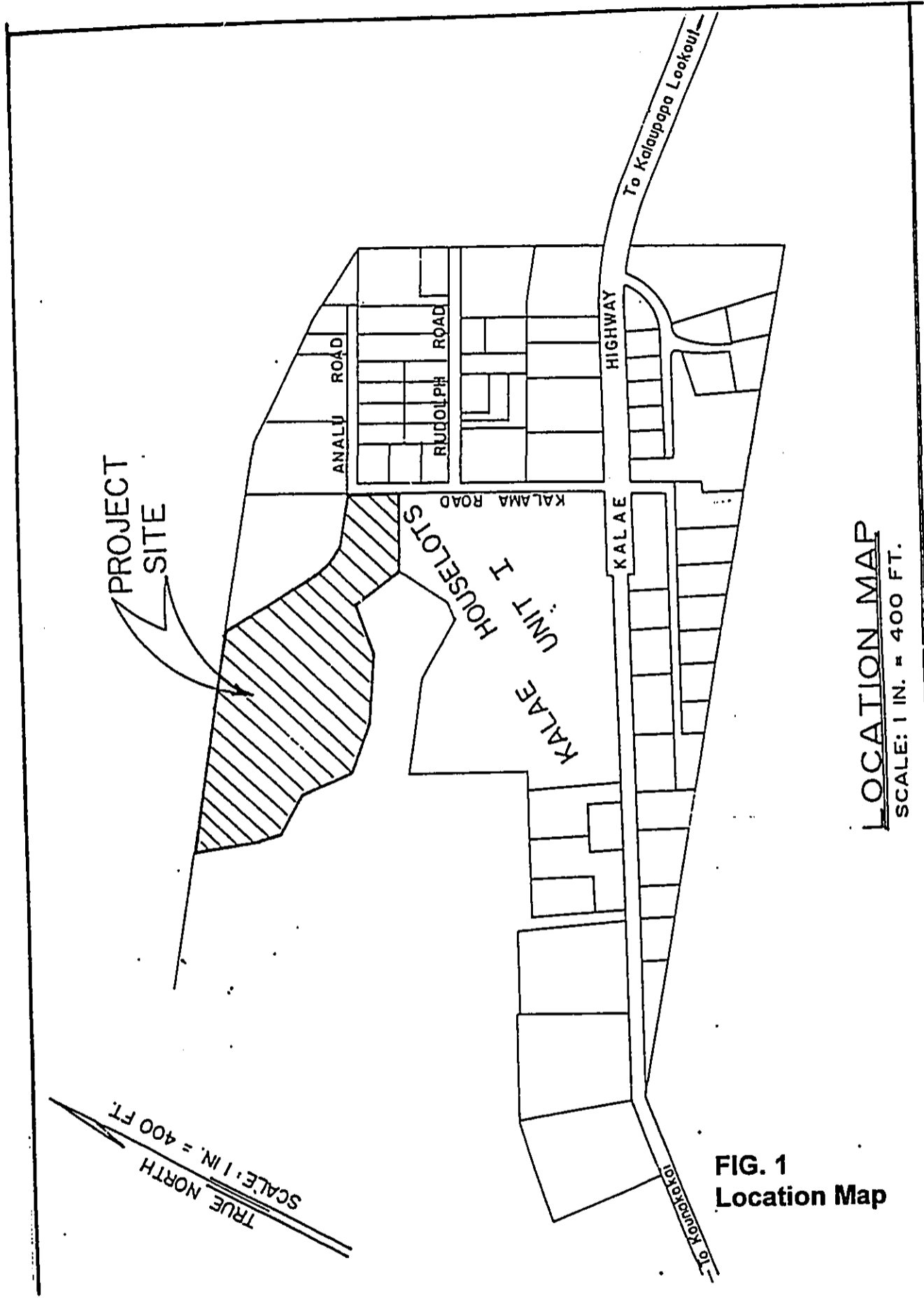
There are no environmentally sensitive areas which would be affected by the proposed project.



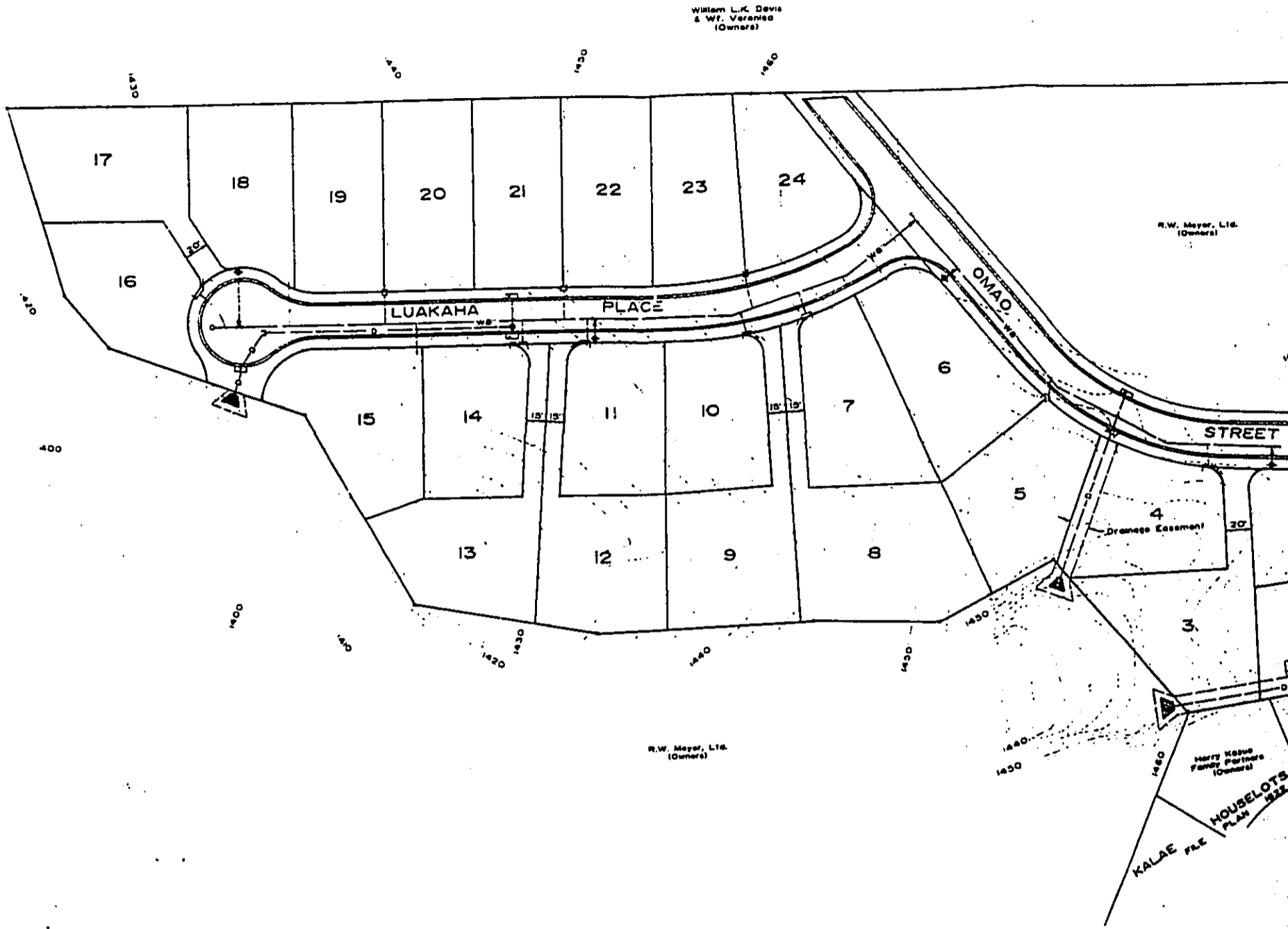
## PART D

### ENVIRONMENTAL ASSESSMENT FIGURES & ATTACHMENTS

- \* Figure 1: Location Map
- \* Figure 2: Site Plan
- \* Figure 3: *Historic Preservation Review*
- \* Figure 4: Engineering Report
  - Appendix A : Preliminary Drainage and Soil Erosion Control Report



**FIG. 1**  
**Location Map**



**MISCELLANEOUS INFORMATION**

ZONING -  
 MIN. LOT SIZE - 10,000 SQ. FT.  
 MIN. LOT WIDTH - 70 FT.  
 NO. OF LOTS - 24

**PRELIMINARY SUBDIVISION  
 KALAE HOUSE**

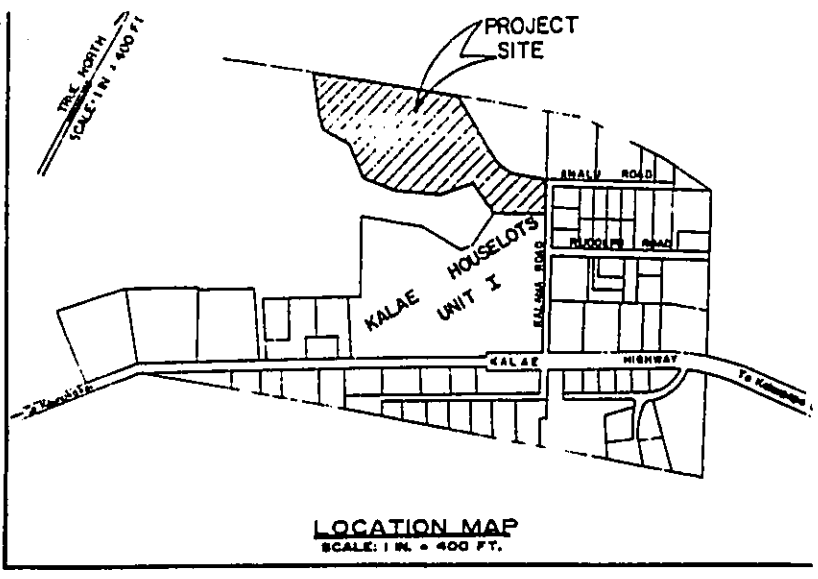
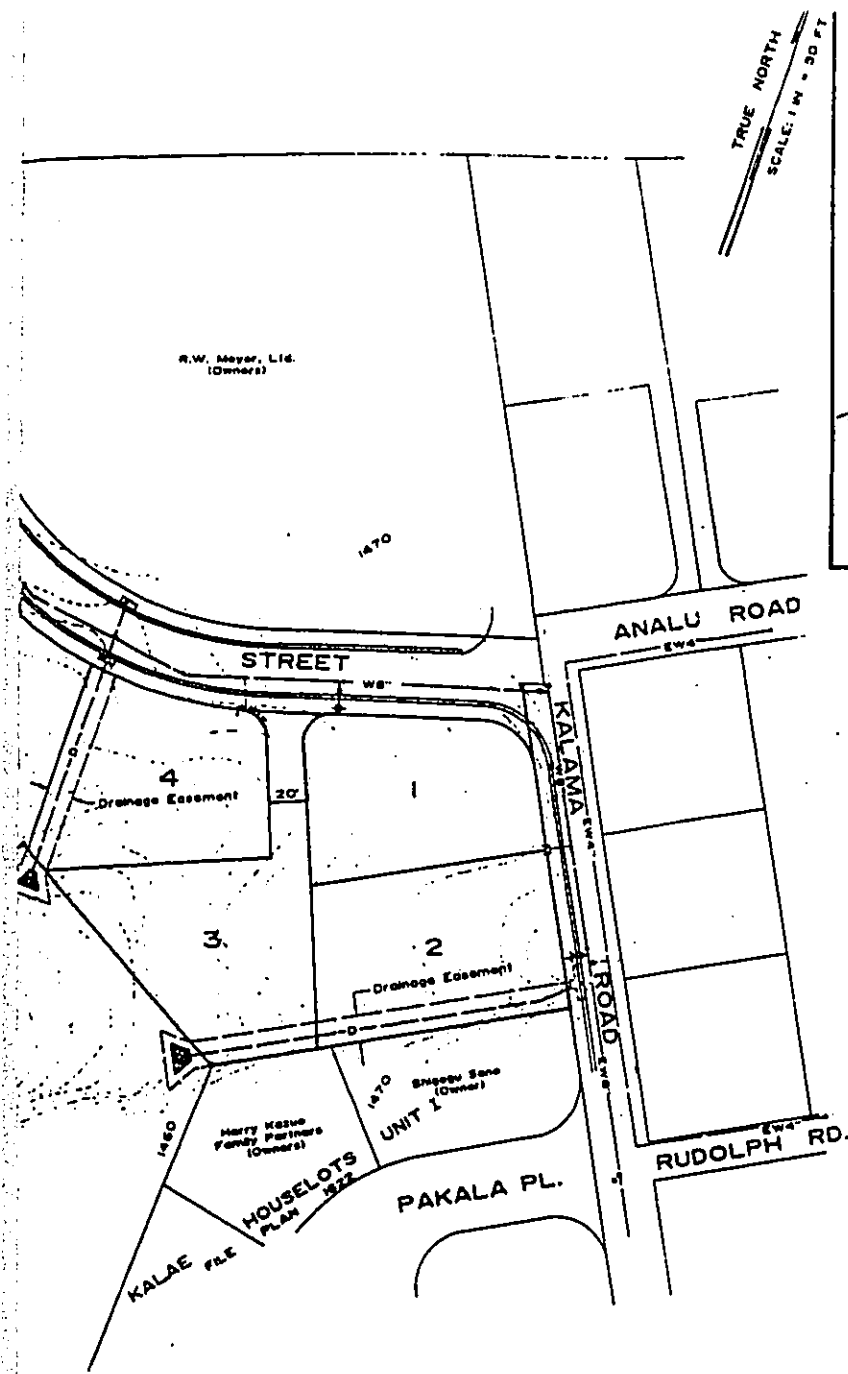
LAND SITUATED  
 WESTERLY SIDE OF K  
 KAHANUI, KALAE, MO

BEING A PORTION OF GRAN  
 (LOTS 43 & 44, OF KALAE HOUSE

CONSOLIDATION OF LOTS 43 & 4  
 INTO ONE LOT, AND RESUBDIVISION  
 INTO LOTS 1 TO 24 INCLUSIVE A  
 1 AND 2

TOTAL AREA = 6.5

OWNER: PACIFIC  
 ADDRESS: KIHEI



**LEGEND:**

- 1420 --- Existing Grade
- EWS — Existing Waterline w/Size
- ⊕ Existing Fire Hydrant
- Existing Catch Basin
- WS — New Waterline w/Size
- D — New Drains
- New Catch Basin
- ⊙ New Drainage Manhole
- New Water Laterals
- ⊕ New Fire Hydrant

**PRELIMINARY SUBDIVISION PLAT FOR  
KALAE HOUSELOTS II**

LAND SITUATED ON THE  
WESTERLY SIDE OF KALAMA ROAD  
KAHANUI, KALAE, MOLOKAI, HAWAII

A PORTION OF GRANT 1724 TO R. W. MEYER  
44, OF KALAE HOUSELOTS-UNIT I, FILE PLAN 1622)

PORTION OF LOTS 43 & 44 OF KALAE HOUSELOTS-UNIT I  
AND RESUBDIVISION OF THE SAID CONSOLIDATION  
1 TO 24 INCLUSIVE AND DESIGNATION OF EASEMENTS  
1 AND 2

TOTAL AREA = 6.957 ACRES

OWNER: PACIFIC RIM LAND INC.  
ADDRESS: KIHAI, MAUI

**FIG. 2  
Site Plan**

This work was prepared by me \_\_\_\_\_ Date \_\_\_\_\_  
or under my supervision.

**WARREN S. UNENORI - DREXLER, INC.**  
CIVIL & STRUCTURAL ENGINEERS - LAND SURVEYORS  
2145 WELLS STREET - PROFESSIONAL CENTER - SUITE 403  
19081 342-4403 FAX 19081 344-4836

S. Goodfellow  
JOHN WAINE  
J. Z. BONDAGE KAWAII  
Becky Broudy  
File



FIG. 3

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

KEITH AILU, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCE  
  
DEPUTIES  
JOHN P. KEPPELER II  
DONA L. HANAKE  
  
AQUACULTURE DEVELOPMENT PROGRAM  
AQUATIC RESOURCES CONSERVATION AND ENVIRONMENTAL AFFAIRS CONSERVATION AND RESOURCE ENFORCEMENT CONVEYANCES  
FORESTRY AND WILDLIFE HISTORIC PRESERVATION DIVISION  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

December 3, 1993

Ms. Becky Broudy, Project Manager  
Pacific Rim Incorporated  
P. O. Box 220  
Kihei, Maui, Hawaii 96753

LOG NO: 10193 ✓  
DOC NO: 9312AG31

Dear Ms. Broudy:

SUBJECT: Historic Preservation Review of Kalae Houselots II  
Kahanui (Kalae), Molokai  
TMK: 5-2-14: 53

This responds to your letter dated November 22, 1993, requesting information regarding the presence of historic sites on this property which is proposed for the development of residential houselots.

A review of our records indicates the absence of known historic sites on this property. There are only two known historic sites in the ahupua'a of Kahanui: Kukuiohapu'u Heiau at the edge of the cliff near the trail to Kalaupapa and the trail itself. The nearest known site is in the adjacent ahupua'a of Na'iwa at about 2,000 ft to the north. It is referred to as Wai'alala, a traditional watering place located along a trail from Kalaupapa.

Very little is known of the historical land use of Kahanui, specifically Kalae, where the proposed houselots will be located. There have been no systematic archaeological surveys done in the area, including the developed Kalae Subdivision. Much of Kahanui and Naiwa was formerly under pineapple cultivation resulting to extensive ground disturbance. If this was the case for parcel 53, it is unlikely that historic sites still exist. The 1972 aerial photo of the general area shows this parcel to be overgrown with mature trees. If the lands were not cultivated, it is possible that historic sites are still present. An archaeological inventory survey should be conducted to make this determination prior to the development of the houselots.

Ms. Becky Broudy  
Page 2

Thank you for consulting our office. Please keep us informed of any new or additional information that you may have regarding the previous land use of this parcel.

If you have any questions, please contact Ms. Annie Griffin, Staff Archaeologist handling Maui County, at 587-0013.

Sincerely,



DON HIBBARD, Administrator  
State Historic Preservation Division

AG:jen

**FIG. 4**

**ENGINEERING REPORT  
FOR  
KALAE HOUSELOTS II  
AT  
KALAE, MOLOKAI, HAWAII  
TMK 5-2-14:53 and 69**

**OWNER: Pacific Rim Land Incorporated  
ADDRESS: Kihel, Maui, Hawaii**

**Prepared By:**

**Warren S. Unemori Engineering, Inc.  
Civil and Structural Engineers - Land Surveyors  
Wells Street Professional Center, Suite 403  
2145 Wells Street  
Wailuku, Maui, Hawaii 96793**

**December 1993**

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APPENDIX A

Preliminary Drainage and Soil Erosion Control Report



**Preliminary Engineering Report  
for  
Kalae Houselots II**

I. PURPOSE

This preliminary engineering report provides a brief description of existing infrastructure and other support facilities in vicinity of the project area. It also provides an insight relative to probable improvements that will be needed to satisfy requirements of the proposed residential project.

II. EXISTING INFRASTRUCTURE

A. WATER

The source of water for the County-owned water system in Kalae is the Waikalae Tunnel intake at elevation 1,715 feet. From this source water is conveyed by gravity into a 100,000 gallon storage tank at elevation 1,667 feet by means of a 3-inch line. The Waikalae Tunnel source is supplemented by water purchased from the Department of Hawaiian Home Lands. A booster pump is used to convey water from DHHL's 1.0 MG storage tank at elevation 1,415 feet through a series of 8 and 6 inch lines on Kalae Highway to the 100,000 gallon storage tank mentioned earlier at elevation 1,667 feet.

Kalae Partners who developed the 42 lot first phase of Kalae Houselots was required to construct the 100,000 storage tank and booster pump mentioned above. The applicant was a general partner in the partnership that developed the first phase.

B. SEWER

Like most rural communities, Kalae is not sewered. Up to 1988 individual wastewater systems in the form of cesspools were the primary means of wastewater disposal. Since then septic tanks with leach fields or seepage pits have been used.

C. DRAINAGE

The 6.957 acre Kalae Houselots Phase II project site is presently covered with vegetation. Runoff from the site under current conditions for a 50-year 1 hour recurrent storm is approximately 18 cfs. Runoff from the site presently sheet flows in a easterly to westerly direction into a natural gully located along its southerly boundary.

D. ELECTRICAL / TELEPHONE

There are overhead power and telephone lines on Kalama Street which abuts the project site along its easterly boundary.

E. SOLID WASTE DISPOSAL

Solid waste in Kalae is collected by the County Solid Waste Division of the Department of Public Works and hauled to the County's solid waste disposal site at Kalamaula.

III. PROPOSED INFRASTRUCTURAL IMPROVEMENTS

A. WATER

Since all required offsite improvements, i.e. storage tank and booster pump, were installed in conjunction with the development of Kalae Houselots I, no further offsite improvements are anticipated.

A new 8-inch line will be extended into the project from Kalama Street. Water laterals for each lot and fire hydrants spaced at appropriate intervals will be installed on site.

B. SEWER

Individual wastewater systems, i.e. septic tanks with appropriate leach field or seepage pits, will be utilized for wastewater disposal. These will be designed and installed in accordance with the provisions of Subchapter 3 of Title 11 Chapter 62 of the State Department of Health Rules and Regulations. Plans for these individual wastewater systems will be submitted in conjunction with the building permit application for the individual houses.

C. DRAINAGE

Total runoff after development is expected to increase from 18 cfs to approximately 24 cfs.

Curb inlet type catch basins will be installed at appropriate intervals within the subdivision streets. Runoff collected will then be conveyed to the existing gully located along the southerly boundary of the site by means of an onsite drainage system.

D. ELECTRICAL / TELEPHONE

Primary lines for power and communication will be extended overhead into the project. Secondary service lines will be dropped underground into conduits and extended to each lot and house.

E. SOLID WASTE DISPOSAL

All subdivision streets will be designed and constructed to County subdivision standards. The streets will be dedicated to the County when completed. This will ensure pickup and disposal of all solid waste by the County for all residents of the project subject to payment of prevailing fees.

APPENDIX A

Preliminary Drainage and Soil Erosion Control Report

**PRELIMINARY DRAINAGE AND SOIL EROSION CONTROL REPORT**

**FOR**

**KALAE HOUSELOTS II**

**TMK: 5-2-14:53 and 69**

**Prepared For:**

**Pacific Rim Land Incorporated  
Kihei, Maui, Hawaii**

**Prepared By:**

**Warren S. Unemori Engineering, Inc.  
Civil and Structural Engineers - Land Surveyors  
Wells Street Professional Center, Suite 403  
2145 Wells Street  
Wailuku, Maui, Hawaii 96793**

**December, 1993**

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EXHIBITS

1	Location Map
2	Soil Survey Map
3	Flood Insurance Rate Map
4	Plot Plan

APPENDICES

A	Hydrologic Calculations
B	Universal Soil Loss Equation Calculations

Preliminary Drainage and Soil Erosion Control Report  
for  
Kalae Houselots II  
TMK: 5-2-14:53 and 69

I. INTRODUCTION

This plan and examination have been prepared to evaluate both the existing site drainage conditions and the proposed drainage plan for the subject development.

Furthermore, this report has also been prepared to determine the potential movement of soil due to rainfall and surface runoff from the project site, consistent with Chapter 20.08 of the Maui County Code.

II. PROPOSED PROJECT

A. Site Location:

The project site is located in Kalae, on the island of Molokai, and in the State of Hawaii. It is situated on the westerly side of Kalama Road adjacent to Kalae Houselots Unit I, approximately one eighth of a mile northwest of the Kalae Highway and Kalama Road intersection.

The project site encompasses an area of approximately 7.0 acres.

B. Project Description:

The proposed ultimate development plan for Kalae Houselots II project calls for the development of the project site into a single-family residential subdivision consisting of twenty-four (24) houselots with a minimum lot size of 10,000 square feet. Ultimate infrastructural improvements include: roadway improvements consisting of concrete rolled curbs and asphalt paving; utility improvements consisting of underground



drainage and water distribution systems and combination overhead/underground electrical and telephone distribution systems.

### III. EXISTING CONDITIONS

#### A. Topography and Soil Conditions:

Presently, the project site consists of pasture lands which are not being used for any particular purpose. Natural vegetation consists of guava, hilo grass, kikuya grass, yellow foxtail, lantana and bracken fern.

The existing ground slopes in a northeasterly to southwesterly direction from an elevation of approximately (+) 1476± feet M.S.L. to (+)1415 feet M.S.L., with an average slope of approximately 7.0%.

According to the *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii*<sup>1</sup>, one type of soil is present on the project site (see Exhibit 2). The soil type consist of Halawa silty clay (HID3; 3 to 25 percent slopes).

The Halawa silty clay is characterized as having medium runoff with a moderate to severe erosion hazard. Furthermore, in many places, cultivation has brought fragments of weathered rock to the surface.

#### B. Climate and Rainfall:

The annual rainfall amounts typically ranges from 30 to 60 inches. The mean annual soil temperature is 69°F.

C. Drainage:

Presently, the surface runoff volumes from the project site and adjoining properties above, calculated to be approximately 18.2 cfs, are sheet flowing off the project site and onto the downstream properties and being conveyed further downstream along existing natural drainageways (see Appendix A - Hydrologic Computations).

D. Flood and Tsunami Zone:

According to the Flood Insurance Rate Map <sup>2</sup> (see Exhibit 3), the majority of the project site is situated in an area designated as Zone C, which is prone to minimal flooding.

Proposed improvements are expected to have all habitable structures built above the designated flood plain elevation.

IV. DRAINAGE PLAN

A. General:

According to the hydrologic analyses (see Appendix A - Hydrologic Computations), the onsite surface runoff volume generated from the development of the project is expected to be approximately 24.3 cfs. Accordingly a net increase of approximately 6.1 cfs is anticipated due to the proposed improvements. This increase is primarily attributable to the conversion of existing pasture lands that are in fair condition to residential use.

The design criteria that will be implemented for the design of the ultimate drainage improvements for the proposed development will include minimal alteration to the natural existing drainage pattern of both the onsite and offsite surface runoff volumes.

Alterations to the natural drainage pattern of both the onsite and offsite surface runoff will be kept to a minimum.

As part of the proposed subdivision improvements, curb-inlet type catch basins will be installed in order to intercept onsite and offsite surface runoff.

This surface runoff volume will then be conveyed by means of a series of underground drainlines to outlets into an existing natural drainageway.

The surface runoff volume that is presently being intercepted by an existing catch basin, located along Kalama Road, will be conveyed by an underground drainage system to an outlet that will be extended into an existing natural drainageway.

**B. Hydrologic Calculations:**

The hydrologic calculations are based on the "Drainage Master Plan for the County of Maui"<sup>3</sup>, and the "Rainfall Frequency Atlas of the Hawaiian Islands"<sup>4</sup>, Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau.

Rational Formula Used:  $Q = CIA$

Where Q = rate of flow (cfs)

C = runoff coefficient

I = rainfall intensity for a duration equal to the time  
of concentration (in./hr.)

A = area (Acres)

The hydrologic calculations for this project may be found in  
Appendix A

C. Conclusion:

Although the proposed development will create an additional 6.1 cfs of onsite surface runoff (see attached calculations), the majority of the onsite and offsite surface runoff will be intercepted by curb-inlet type catch basins that will be installed as part of the subdivision improvements, and conveyed by means of an underground drainage system to the existing natural drainageways.

Therefore, based on the calculations, it is our professional opinion that the proposed development will not have an adverse effect on the adjoining properties.

V. SOIL EROSION CONTROL PLAN

A. Grading Plan:

Proposed grading work for the roadways and lot are expected to be conducted in one phase. Upon completion of the grading, all exposed areas will be grassed as required.

B. Erosion Control Plan:

1. Minimize time of construction.
2. Retain existing ground cover until latest date to complete construction.
3. Early construction of drainage control features.
4. Use temporary area sprinklers in non-active construction areas when ground cover is removed.
5. Station water truck on site during construction period to provide for immediate sprinkling, as needed, in active construction zones (weekends and holidays included).
6. Use temporary berms and cut-off ditches, where needed, for control of erosion.
7. Graded areas shall be thoroughly watered after construction activity has ceased for the day and on weekends.
8. All cut and fill slopes shall be sodded or planted immediately after grading work has been completed.

C. Conclusion:

Although the *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii*<sup>1</sup> characterizes the soil at the project site as having a moderate to severe erosion hazard, our calculations indicate that the expected sedimentation hazard to coastal water and downstream properties for the proposed development are minimal (see Appendix B - Universal Soil Loss Equation Calculations). The soil loss per unit area and severity rating computed for the grading phase of the proposed development are well within

the tolerable limits and additional erosion control measures are not expected to be required.

VII. REFERENCES

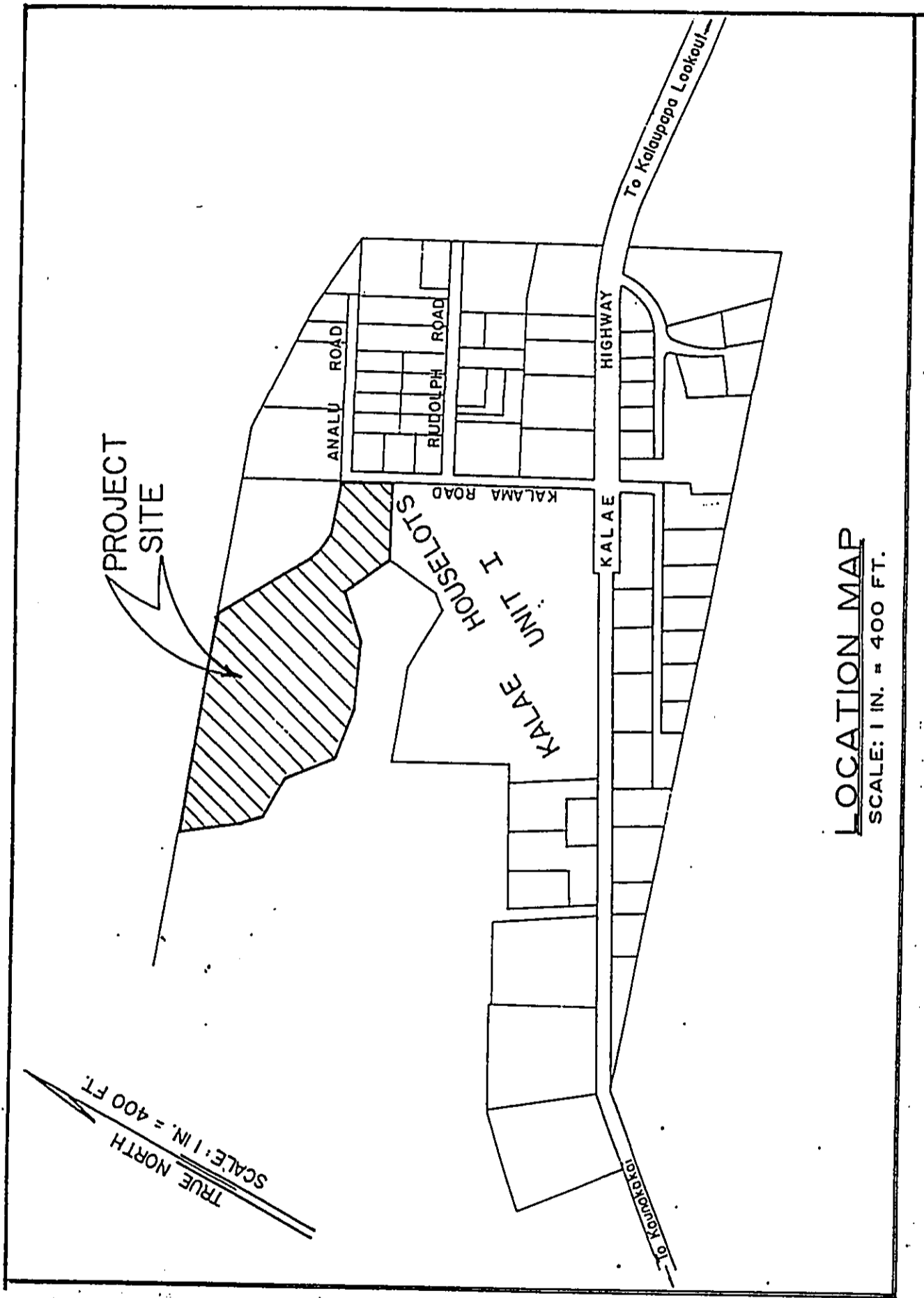
1. *Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii.* August 1972. United States Department of Agriculture, Soil Conservation Service.
2. *Flood Insurance Rate Map, Maui County, Hawaii.* Community-Panel Number 150003 0265C. September 6, 1989. Federal Emergency Management Agency, Federal Insurance Administration.
3. *Drainage Master Plan for the County of Maui, State of Hawaii.* October 1971. R.M. Towill Corporation.
4. *Rainfall Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43.* 1962. U.S. Department of Commerce, Weather Bureau.
5. *Storm Drainage Standards.* March 1986. Department of Public Works, City and County of Honolulu.

Prepared By: Carlos R. Rivera  
Carlos R. Rivera

Report Checked By: Clifford N. Mukai  
Clifford N. Mukai

EXHIBITS

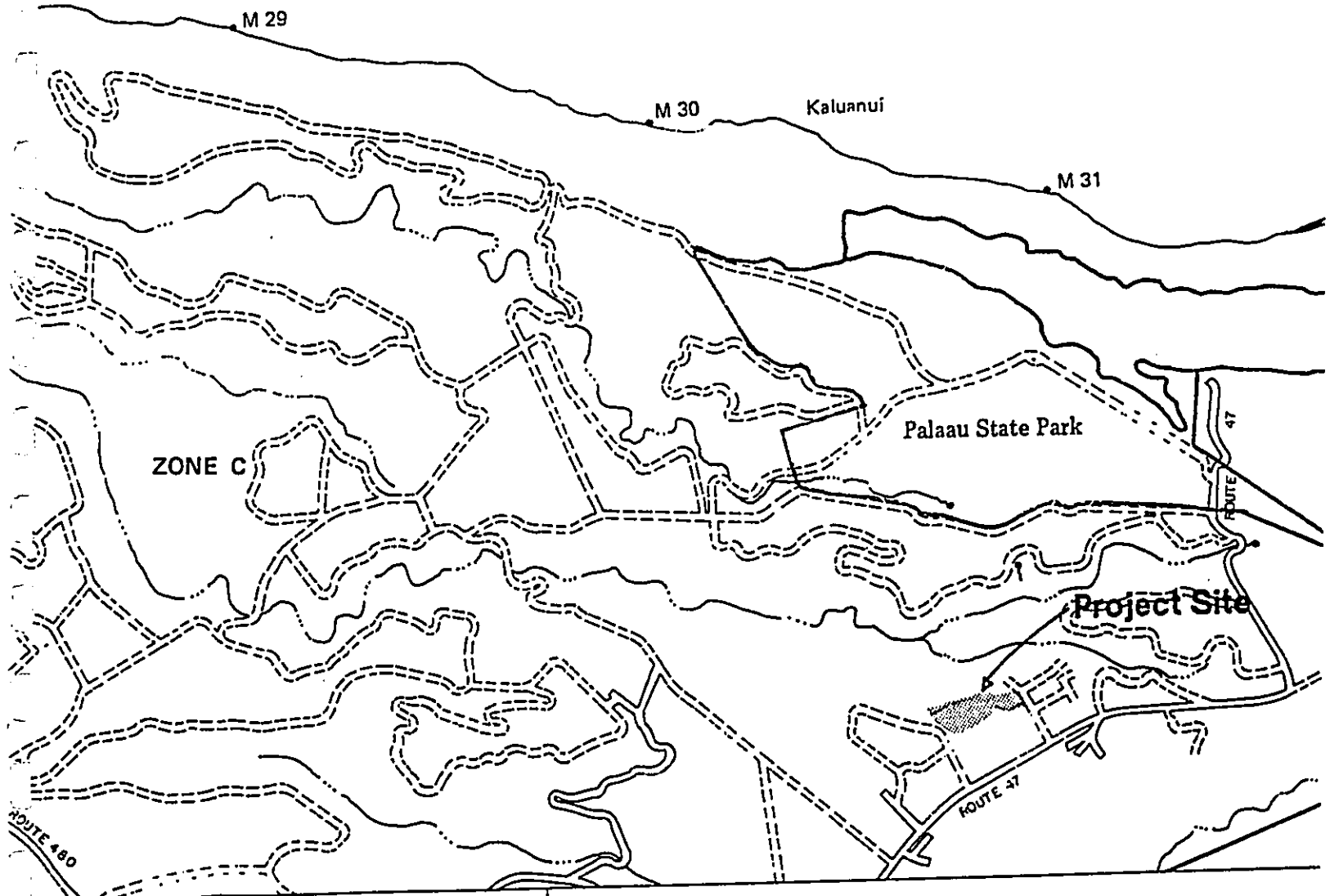
1. Location Map
2. Soil Survey Map
3. Flood Insurance Rate Map
4. Plot Plan



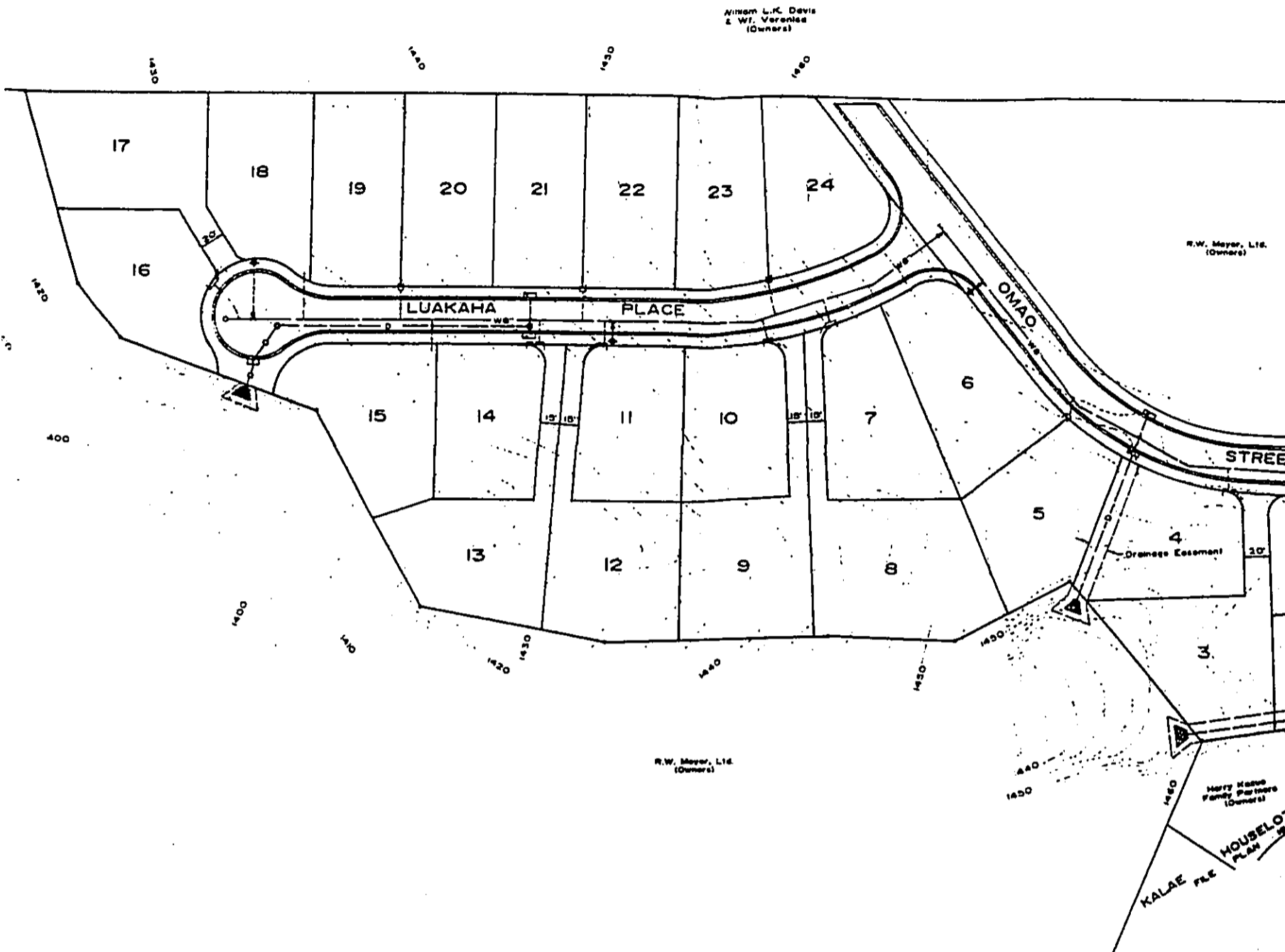
**EXHIBIT 1  
LOCATION MAP**







**EXHIBIT 3  
FLOOD INSURANCE  
RATE MAP**



**MISCELLANEOUS INFORMATION**  
 ZONING -  
 MIN. LOT SIZE - 10,000 SQ. FT.  
 MIN. LOT WIDTH - 70 FT.  
 NO. OF LOTS - 24

**PRELIMINARY SUBDIVISION  
 KALAE HOUSELOTS**

LAND SITUATED  
 WESTERLY SIDE OF  
 KAHANUI, KALAE, MAUI

BEING A PORTION OF GRANTEE  
 (LOTS 43 & 44, OF KALAE HOUSELOTS)  
 CONSOLIDATION OF LOTS 43 & 44  
 INTO ONE LOT, AND RESUBDIVISION  
 INTO LOTS 1 TO 24 INCLUSIVE AND  
 1 AND 2

TOTAL AREA = 6.5

OWNER: PACIFIC  
 ADDRESS: KIHUNA



APPENDIX A

HYDROLOGIC CALCULATIONS

Page 1 of 2  
W.S. UNEMORI ENGINEERING, INC.  
2145 Wells Street Suite 403  
Wailuku, Maui, Hawaii 96793

BY: CRR  
DATE: December 8, 1993

HYDROLOGIC STUDY  
FOR  
KALAE HOUSELOTS II

KALAE, MOLOKAI, HAWAII

ONSITE SURFACE RUNOFF

PROJECTS SITE BEFORE DEVELOPMENT

RECURRENCE INTERVAL:	50 years	HYDRAULIC LENGTH:	625.0 ft.
ONE-HOUR RAINFALL:	3.40 inches	ELEV'N. DIFFERENTIAL:	48.00 ft.
		HYDRAULIC SLOPE:	0.077 ft./ft.
WEIGHTED RUNOFF			
COEFFICIENT, C:	0.43	TIME OF CONCENTRATION:	20.0 min.
INTENSITY, I:	5.65 inches		
AREA, A:	7.50 acres	SUB BASINS CONSIDERED:	1

$$Q = C * I * A = 18.22 \text{ cfs}$$

COMMENTS:

Page 2 of 2  
W.S. UNEMORI ENGINEERING, INC.  
2145 Wells Street Suite 403  
Wailuku, Maui, Hawaii 96793

BY: CRR  
DATE: December 8, 1993

KALAE HOUSELOTS II  
[continued]

TABULATION OF RUNOFF COEFFICIENTS & AREAS:

SUB-BASIN 1 OF 1 : PROJECT SITE BEFORE DEVELOPMENT

INFILTRATION:	Medium .....	0.07	
RELIEF:	Rolling (5-15%) .....	0.03	>>> COMPOSITE C = 0.430
VEGETAL COVER:	Good (10-50%) .....	0.03	>>> AREA = 7.500 acres.
DEVELOPMENT:	Rural .....	0.30	





Page 2 of 2  
W.S. UNEMORI ENGINEERING, INC.  
2145 Wells Street Suite 403  
Wailuku, Maui, Hawaii 96793

BY: CRR  
DATE: December 8, 1993

KALAE HOUSELOTS II  
[continued]

TABULATION OF RUNOFF COEFFICIENTS & AREAS:

SUB-BASIN 1 OF 1 : PROJECT SITE AFTER DEVELOPMENT

INFILTRATION:	Medium .....	0.07	
RELIEF:	Rolling (5-15%) .....	0.03	>>> COMPOSITE C = 0.530
VEGETAL COVER:	Good (10-50%) .....	0.03	>>> AREA = 7.500 acres
DEVELOPMENT:	Residential .....	0.40	

APPENDIX B

UNIVERSAL SOIL LOSS EQUATION CALCULATIONS

H.E.S.L. Report Page 1 of 3  
W.S. UNEMORI ENGINEERING, INC.  
2145 Wells Street Suite 403  
Wailuku, Maui, Hawaii 96793

BY: CRR  
DATE: December 8, 1993

H . E . S . L .  
FOR  
KALAE HOUSELOTS II

SOIL EROSION ANALYSIS

1. HESL EQUATION:  $E = R * K * LS * C * P$

WHERE: E = Soil Loss (tons/acre/year)  
R = Average Annual Rainfall Factor for Erosion  
K = Soil Erodibility Factor  
L = Horizontal Slope Length (feet)  
S = Average Slope (%)  
LS = Slope Factor (function of L and S)  
C = Cover and Management Factor  
P = Erosion Control Practice Factor

R = 250.0 tons/acre/year  
(Soil Erosion & Sediment Control Guide for Hawaii;  
Appendix A: Average Annual Values of Rainfall Factor)

K = 0.15 Soil Series: HALAWA SILTY CLAY  
(Soil Survey of Islands of Kauai, Oahu, Maui, Molokai,  
and Lanai, State of Hawaii; Soil Type Plates & Table 4;  
Soil Properties Related to Erosion & Sedimentation ....)

L = 625.0 feet  
 $\delta$  = 48.0 feet  
(Soil Erosion & Sediment Control Guide for Hawaii;  
Table 16)

S = ( $\delta/L$ )  
= 7.7 %

LS = 2.342

H.E.S.L. Report Page 2 of 3  
W.S. UNEMORI ENGINEERING, INC.  
2145 Wells Street Suite 403  
Wailuku, Maui, Hawaii 96793

BY: CRR  
DATE: December 8, 1993

KALAE HOUSELOTS II  
[Continued]

C = 1.00  
(Soil Erosion & Sediment Control Guide for Hawaii  
Tables 17-22, Pages 59-61; C=1.00 for Bare Soil)

P = 1.00  
(Soil Erosion & Sediment Control Guide for Hawaii;  
the Universal Soil Loss Equation in Hawaii)

E = R\*K\*LS\*C\*P  
= 87.8 tons/acre/year

2. SEVERITY RATING NUMBER EQUATION:  $H = [(2 * F * T) + (3 * D)] * A * E$

WHERE: H = Severity rating number  
T = Duration of land-disturbing activity (years)  
A = Area subject to disturbance (acres)  
E = Rate of soil loss under disturbed conditions  
(tons/acre/year)  
F = Downslope-downstream rating factor  
(rating points/ton)  
D = Coastal water rating factor  
(rating points/ton)

T = 1.00 years

A = 7.50 acres

E = R\*K\*LS\*C\*P  
= 87.8 tons/acre/year

F = 2 (Downslope-downstream detriment: Moderate)

D = 2 (Coastal water rating factor: Class A)

H = [(2 \* F \* T) + (3 \* D)] \* A \* E  
= 6,588.2

Standard severity rating (allowable):  $50,000 \geq 6,588.2 \Rightarrow \text{OK}$

H.E.S.L. Report Page 3 of 3  
W.S. UNEMORI ENGINEERING, INC.  
2145 Wells Street Suite 403  
Wailuku, Maui, Hawaii 96793

BY: CRR  
DATE: December 8, 1993

KALAE HOUSELOTS II  
[Continued]

3. MAXIMUM ALLOWABLE SOIL LOSS:  $E_{max} = H_{max}/(2FT+3D)A$

$$\begin{aligned} E_{max} &= H_{max}/(2FT+3D)A, \quad H_{max} = 50,000 \\ &= 666.7 \text{ tons/acre/year} \geq 87.8 \text{ tons/acre/year} \Rightarrow \text{OK} \end{aligned}$$

Coastal Hazard: Class A waters are approximately 31,680 feet from the site.

CONCLUSION: Sedimentation hazard to coastal waters and downstream properties is minimal. Erosion rate computed for this project site is well within the tolerable limits and additional control measures are not required.

4. REFERENCES:

1. Soil Conservation Service (USDA); 'Guidelines For Use of the Universal Soil Loss Equation in Hawaii,' Technical Notes, March 1975. (Revised Draft)
2. County of Maui; (Ord No. 816), 'Chapter 24, Soil Erosion and Sedimentation Control,' June 13, 1975.
3. Soil Conservation Service (USDA); 'Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai; State of Hawaii, August 1972.
4. Hawaii Environmental Simulation Laboratory; 'Guidelines for Data Preparation, Part 1: Universal Soil Loss Equation; Undated (Draft).

## **PART E**

### **APPLICATION FORMS AND DOCUMENTATION**

- \* Community Plan Amendment Application Form
- \* Project Location Map
- \* Environmental Assessment Review Application Form
- \* Form Notification Letter
- \* Affidavit of Mailing Form



COUNTY OF MAUI  
PLANNING DEPARTMENT  
200 SOUTH HIGH STREET, WAIKUKU, HAWAII 96793

COMMUNITY PLAN AMENDMENT  
APPLICATION FORM

I. APPLICANT INFORMATION

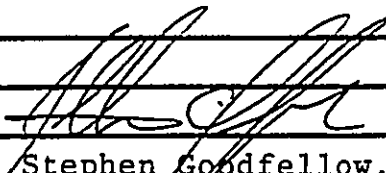
NAME: J. Stephen Goodfellow, President Pacific Rim Land, Inc.

ADDRESS: P.O. Box 220  
Kihei, HI 96753

TELEPHONE NO.: (Bus.) 874-5263 (Residence) N/A

Applicant's Interest if Not the Owner: \_\_\_\_\_

APPLICANT NAME(S): \_\_\_\_\_

APPLICANT SIGNATURE(S):   
J. Stephen Goodfellow, President

II. DESCRIPTION OF PROPERTY

Tax Map Key: 5-2-14:53 Acreage: 6.957 acres

Location(s): Kalae, Molokai, Hawaii

Current State Land Use District Boundary Designation:  
Urban - Interim

Community Plan Designation:  
Rural

Maui County Zoning Designation, if Applicable:  
Urban-Interim

Other Special Designation, if Applicable:  
None

III. DESCRIPTION OF REQUEST

Briefly Describe the Existing Use of the Property:  
Vacant land densely covered with trees and grasses.

Briefly Describe the Proposed Development:  
Single Family Residential Subdivision consisting of 24 lots with a minimum lot size of 10,000 square feet.

COMPUTER LOG \* \_\_\_\_\_

COMMUNITY PLAN AMENDMENT  
REQUIRED SUBMITTALS

Community Plan Amendment:

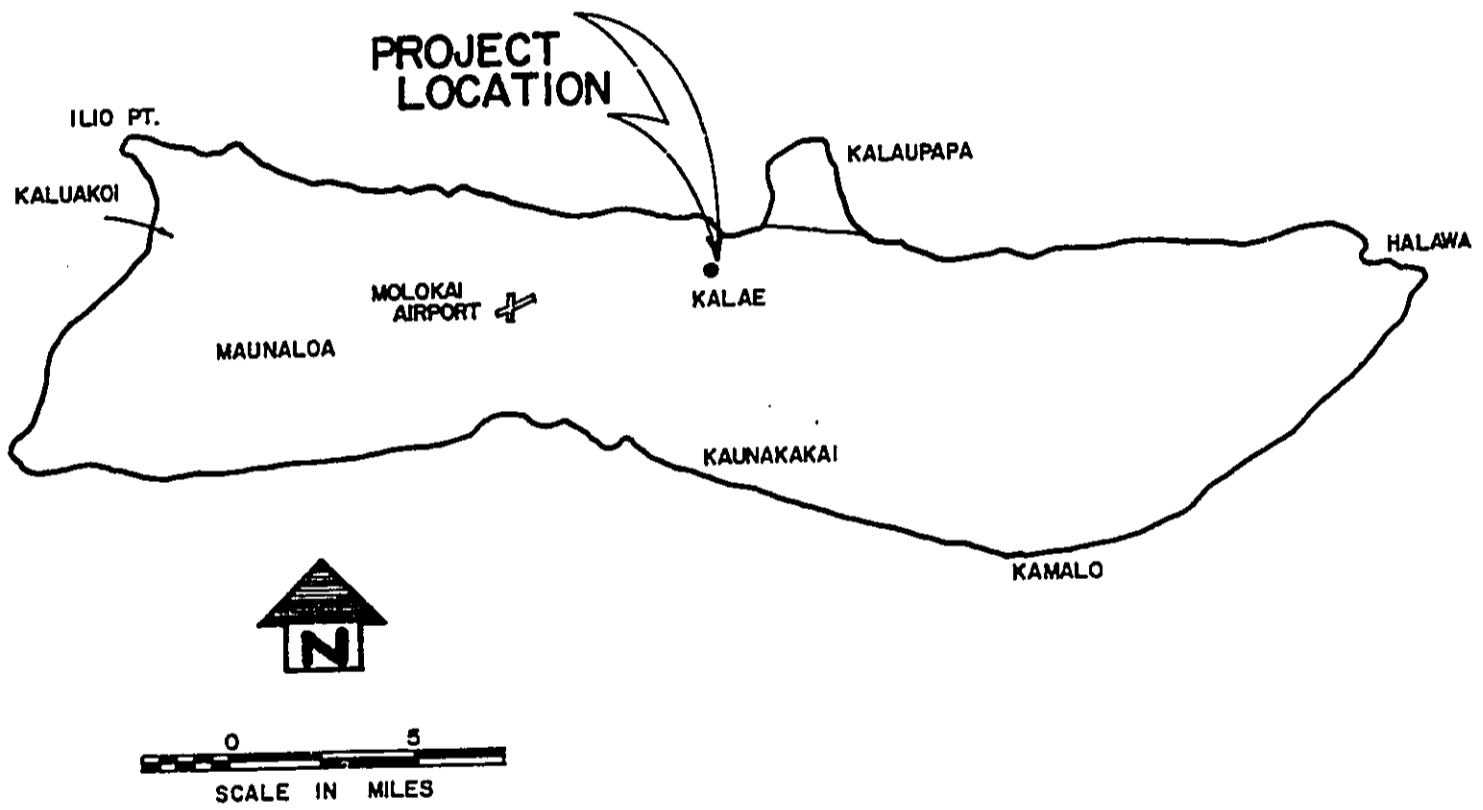
From: Rural To: Single Family Residential

- X 1. Evidence that the applicant is the owner or lessee of record of the real property to be reclassified.
- N/A 2. A notarized letter of authorization from the legal owner if the applicant is not the owner.
- X 3. List of landowners and recorded lessees of real property within 500 feet of the subject parcel. This list should be obtained from the most current available list at the Maui County Department of Finance, Real Property Division. This list should include the tax Map Key numbers and the names and addresses of all owners and lessees to be notified, including a map drawn to scale, clearly defining the 500-foot notification boundary and the parcels affected.
- X 4. Legal description and mylar map drawn to scale of the subject property. (15 sets of)
- X 5. Reason(s) justifying the request. (15 sets of)
- X 6. Environmental Assessment in accordance with Chapter 343, HRS and Chapter 200, Department of Health, Environmental Impact Statement Rules.
- X 7. A non-refundable filing fee of \$250.00.



# KALAE HOUSELOTS II

## KALAE, MOLOKAI, HAWAII





COUNTY OF MAUI  
PLANNING DEPARTMENT  
250 SOUTH HIGH STREET, WAIITUKU, HAWAII 96793

REQUEST FORM

ENVIRONMENTAL (ASSESSMENT) REVIEW

APPLICANT INFORMATION

NAME: J. Stephen Goodfellow, President Pacific Rim Land, Inc.

ADDRESS: P.O. Box 220  
Kihei, HI 96753

TELEPHONE NO.: (Bus.) 874-5263 (Residence) N/A

Applicant's Interest if Not the Owner: \_\_\_\_\_

SIGNATURE(s): [Signature]

J. Stephen Goodfellow, President

II. DESCRIPTION OF PROPERTY

Tax Map Key: 5-2-14:53 Acreage: 6.957 acres

Location(s): Kalae, Molokai, Hawaii

ALL OF THE FOLLOWING SHOULD BE INCLUDED IN REQUEST:

1. Identification of agencies consulted in making assessment;
2. General description of the action's technical, economic, social, and environmental characteristics;
3. Summary description of the affected environment, including suitable and adequate location and site maps;
4. Identification and summary of major impacts and alternatives considered, if any;
5. Proposed mitigation measures, if any;

In most instances, an action shall be determined to have a significant effect on the environment if it:

1. Involves an irrevocable commitment to loss or destruction of any natural or cultural resource;
2. Curtails the range of beneficial uses of the environment;

3. Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawaii Revised Statutes, and any revisions thereof and amendments thereto, court decisions or executive orders;
4. Substantially affects the economic or social welfare of the community or State;
5. Substantially affects public health;
6. Involves substantial secondary impacts, such as population changes or effects on public facilities;
7. Involves a substantial degradation of environmental quality
8. Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions;
9. Substantially affects a rare, threatened or endangered species, or its habitat;
10. Detrimentally affects air or water quality or ambient noise levels.
11. Affects an environmentally sensitive area such as a flood plain, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.

DATE \_\_\_\_\_

TO:

Please be informed that the undersigned has applied to the Molokai Planning Commission for a Community Plan Amendment at the following parcel:

- 1. Tax Map Key: \_\_\_\_\_
- 2. Location: In the vicinity of \_\_\_\_\_
- 3. Zoning Designation: \_\_\_\_\_
- 4. General Plan Amendment:  
From: \_\_\_\_\_ To: \_\_\_\_\_
- 5. Proposed Use: \_\_\_\_\_

THIS SECTION TO BE COMPLETED BY THE PLANNING DEPARTMENT:

Public Hearing Date: \_\_\_\_\_  
 Time: \_\_\_\_\_  
 Place: \_\_\_\_\_

Information relative to the application is available for review at the County's Administrator's Office at the Mitchell Pauole Center, Kaunakakai, Molokai and at the Planning Department, 250 South High Street, Wailuku, Maui, Hawaii, Telephone 243-7735.

Attached please find a map identifying the location of the specific parcel being considered in the request for the Community Plan Amendment.

Testimony relative to this request may be submitted in writing to the Molokai Planning Commission, 250 South High Street, Wailuku, Hawaii 96793, or presented in person at the time of the Public Hearing.

Name of Applicant \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

NOTARIZED AFFIDAVIT OF MAILING

\_\_\_\_\_, being first duly sworn on  
oath, deposes and says that:

1. Affiant is the applicant for a \_\_\_\_\_  
for land situated at \_\_\_\_\_,  
TMK: \_\_\_\_\_.
2. Affiant did on \_\_\_\_\_, 19\_\_\_\_, deposit in the  
United States mail, post paid, by certified or registered  
mail and delivery to addressee, a copy of a Notice of  
Hearing, a copy of which is attached hereto as "Exhibit A"  
and made a part hereof, addressed to each of the persons  
identified on "Exhibit B", attached hereto and made a part  
hereof.
3. Thereafter there was returned to the Office of Affiant the  
United States Post Office Certified or Registered Mail  
Receipts, which are attached hereto as "Exhibit C" and made  
a part hereof.

Further Affiant sayeth naught:

\_\_\_\_\_

1990

## PART F

### REVISIONS TO ORIGINAL SUBMITTAL (DECEMBER 1993)

- \* Response received from University of Hawaii at Manoa Environmental Center dated July 22, 1994
- \* Response to University of Hawaii Environmental Center Concerns from Becky Broudy Collins dated April 7, 1997
- \* Response to University of Hawaii Environmental Center Concerns from Warren S. Unemori dated March 21, 1997
- \* Figure 2: List of Land Owners or Recorded Lessees with 500' (revised March 21, 1997)
- \* Response received from Department of Hawaiian Home Lands dated March 10, 1997
- \* Response received from Commission on Water Resource Management dated March 7, 1997
- \* Response to Department of Hawaiian Home Lands and Commission on Water Resource Management comments from Becky Broudy Collins dated April 7, 1997
- \* Appendix: Responses to original submittal (December 1993) from Public Agencies

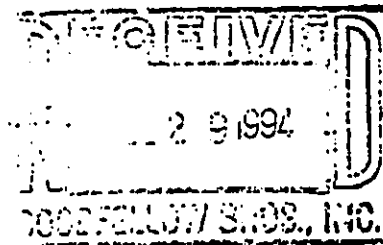


## University of Hawai'i at Mānoa

Environmental Center  
A Unit of Water Resources Research Center  
Crawford 317 • 2550 Campus Road • Honolulu, Hawai'i 96822  
Telephone: (808) 956-7361 • Facsimile: (808) 956-3980

July 22, 1994  
EA:0070

Mr. Clayton Yoshida  
County of Maui Planning Department  
250 South High Street  
Wailuku, Hawaii 96793



Dear Mr. Yoshida:

**Draft Environmental Assessment  
Kalae Houselots II  
Kalae, Molokai**

The reference document describes the development of 24 single home residential houselots in Kalae on Molokai. The houselots will be a minimum of 10,000 square feet. Infrastructure improvements as a result of the development include roadway and utility improvements. Utility upgrades will consist of underground drainage, a water distribution system, underground and overhead electrical infrastructure, and telephone services installation.

Our comments were prepared with the assistance of Daviana McGregor, Ethnic Studies; Paul Ekern, Emeritus/Water Resources Research Center; Malia Akutagawa and Chris Welch, Environmental Center.

The referenced document describes some of the impacts that will occur as a result of the Kalae Houselots II project. However, some crucial information is missing, particularly with reference to water and social impacts.

Description of Site

The site description was extremely brief, especially in the context of the archaeological survey submitted with the EA. At a minimum, the archaeological survey should have been cited as a more comprehensive description of the site. Of particular concern is the presence of abandoned vehicles on the project site. Is this a recent phenomenon, or has this practice been on-going for many years? Abandoned vehicles can

Mr. Clayton Yoshida  
July 22, 1994  
Page 2

be a source of many hazardous fluids, including radiator coolant, old oil, brake fluid, and transmission fluid. If substantial amounts of these substances have infiltrated into the ground, mitigative measures may be necessary.

#### Impacts on Infrastructure and Services

Potable Water: Due to the controversies surrounding water development on Molokai, a much more comprehensive discussion of water impacts needs to be included in this document. No assessment of water needs is provided to determine if existing water resources will meet the projected demand caused by the development. Additionally, no value is given for the available water from the Waikalae Tunnel and additional water purchased from the Department of Hawaiian Home Lands. Both of these figures are essential to any assessment of the viability of the Kalae development.

In addition to the discussion of potable water, other residential water needs should be considered. It should be stated explicitly that the calculations for water include watering of vegetation on the developed properties, since the area is characterized by low rainfall. Our reviewers further note that the values given for rainfall in the site description of the EA (30 to 60 inches annually) do not correspond to those cited in the archaeological survey (10 to 20 inches annually).

Sewer: Although the EA states that all State Department of Health Rules and Regulations will be met with regard to waste disposal, no mention of the practical application of septic systems to the particular location is given. The engineering report prepared by Warren S. Unemori Engineering notes that the Kalae Houselot development project is underlain by Halawa silty clay soil. Our reviewers point out that this soil type is particularly suited to septic system use.

Drainage: The EA gives a brief description of the of how normal water flows over the landscape will be collected and channeled to an existing gulch at the south end of the project. In the engineering report prepared by Warren S. Unemori Engineering the Rational Method was used for calculation of surface runoff. Use of the Rational Method for hydrological calculations is somewhat outdated, and the results can be questionable. Better methodologies exist for calculating runoff, including the Soil Conservation Service Runoff Curve. The runoff table incorporates both the type of cover on land and the soil characteristics.

Another potential problem is the funneling of runoff to the gully at the south end of the project. The engineering report does acknowledge that an increase in runoff will occur due to replacement of the existing pasture land with residential development. Since the flow of water from the residential area will be channeled to the gully, impacts to the



Mr. Clayton Yoshida  
July 22, 1994  
Page 3

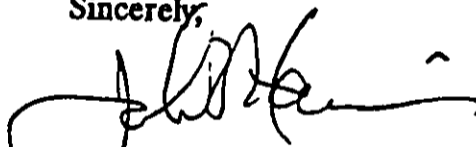
gully need to be discussed. What measures will be taken to mitigate potential erosion problems due to the increased volume and velocity of the runoff in the gully?

Socio-Economic Impacts

Our reviewers expressed particular concern over deficiencies in this area of the EA. The need to identify pertinent impacts is explicitly stated in section 11-200-10 (6), Hawaii Administrative Rules. However, the referenced document only talks of the need for single family housing, short term construction employment, increased revenues for the State and County, and the loss of open space. No mention is made of the impact to current social characteristics on Molokai near Kalae. Who will be the target population for the development? What is the price of the developed house sites? What effect will the development have on adjacent residential complexes, including traffic impacts? Several items, such as the location of school, fire and police protection were mentioned in existing services, yet no attempt to tie them into the section on socio-economic impacts has been made. Specifically, do the school facilities mentioned have the capacity to accommodate the increased population? What are the present demands on the police facilities, fire facilities, parks, libraries, local entertainment activities? How will these facilities and services be affected? In general, a more comprehensive assessment of social and community issues are required to fully evaluate the impact of the proposed development.

Thank you for the opportunity to comment on this document.

Sincerely,



John T. Harrison  
Environmental Coordinator

cc: OEQC  
Pacific Rim Land, Inc. ✓  
Roger Fujioka  
Daviana McGregor  
Paul Ekern  
Chris Welch



April 7, 1997

Mr. John T. Harrison  
Environmental Coordinator  
University of Hawaii at Manoa  
Crawford 317  
2550 Campus Road  
Honolulu, Hawaii 96822

P.O. Box 220  
Kihei, Maui, Hawaii 96753  
808 879-5205  
FAX 808 879-3674

•  
P.O. Box 598  
Wenatchee, WA 98807  
509 663-LAND  
FAX 509 662-2621

Dear Mr. Harrison:

RE: Response to Comment Letter dated July 22, 1994

Thank you for your comments on the Environmental Assessment for the Kalae Houselots II project. The following are our responses to the issues and comments raised in your letter:

#### Description of Site

As your letter indicates the archaeological survey contains a more comprehensive description of the site and is included as part of the EA. The Archeological Study was not cited in the original EA because it was provided at a later date as a response to a request from the Maui Planning Department. Incorporation of the archeological site's more complete property description by reference in the property description section was inadvertently left out.

As indicated in the revised Archeological Report the vehicles have been removed. Additionally, through further checking with the archeological consultant, Aki Sinoto Consulting, it was determined that there were only a few car bodies that had been put there by an adjacent land owner. The engines had been previously removed, thus greatly minimizing the potential for infiltration of automobile fluids.

#### Impacts on Infrastructure and Services

##### Potable Water

The Kalae Houselots II project will rely on potable water provided by the County of Maui's Department of Water Supply. At the time the first Phase of the Kalae Houselots project was developed in the early 1980's, the developer made improvements to the county's water system to provide the system with the capacity to supply both the Phase I and Phase II developments (Unemori Preliminary Engineering Report Fig. 4, Page 3 Section III A). The County of Maui provides water for residential use based on determination of water availability and departmental standards for residential use as

determined by the Department of Water Supply. At the present time the Department of Water Supply and Department of Hawaiian Homes Lands are in discussions to determine their continued cooperation in supplying the regional water needs of both entities. We have been informed that these negotiations are ongoing and that no resolution of these discussions are imminent. The Department of Water Supply has indicated that until this issue is resolved, they cannot guarantee the supply of water to Kalae Houselots II.

The Maui County Planning Department has deferred our request for Community Plan Amendment and Change in Zoning pending the resolution of the water issue.

Refer to attached letter from Unemori Engineering dated March 21, 1997 for additional comments regarding water.

#### Sewer

As stated in the EA, State Department of Health Rules and regulations will be met with regard to waste disposal. The Unemori Preliminary Engineering Report (Fig. 4 Page 3 Section III B) indicates that "septic tanks with appropriate leach field or seepage pits, will be utilized for wastewater disposal" are likely to be used.

Refer to attached letter from Unemori Engineering dated March 21, 1997 for additional comments regarding sewer.

#### Drainage

Refer to attached letter from Unemori Engineering dated March 21, 1997 for comments regarding drainage.

#### Socio-Economic Impacts

Section 11-200-10 (6) states "Identification and summary of major impacts and alternatives considered, if any." The proposed project will contain twenty four (24) residential lots.

The Kalae area is a neighborhood made up of primarily local residents. The Kalae Phase I development consisting of 42 residential lots was sold primarily to local residents. Several of the lots remain vacant waiting for owners to construct homes. The developer of Phase I still retains one lot in the subdivision. In all likelihood the absorption of Phase II lots will follow the absorption pattern of Phase I lots. Thus it is hard to imagine that the development of 24 residential lots with home construction over a number of years will result in anything other than minimal social or socio-economic impacts in the Kalae area. With respect to the following individual items addressed in your letter we respond as follows:

The population of Molokai is approximately 6,700 people. The 24 lots in Kalae Phase II will ultimately result in the construction of 24 residences. Based on Molokai's typical household size, approximately 100 additional people may live in the neighborhood as a result of the subdivision. Given the fact that Molokai's population during the past twenty years has declined or remained stable, it is unlikely that this subdivision will result in any population growth. The subdivision will most likely result in providing residents with an alternate residential location. Almost all other residential development on Molokai during the past twenty years has been concentrated in the Ranch Camp area of Kaunakakai. Many of these residents have relocated from former plantation camps such as Kualapuu and Mauna Loa or from substandard or overcrowded housing elsewhere. Thus the impact of the project given the stable population trend on the Island appear to be minimal to non-existent. To the extent police and fire services, schools, parks, libraries and local entertainment activities impacts are based on population growth this subdivision is likely to have no impact.

#### Traffic

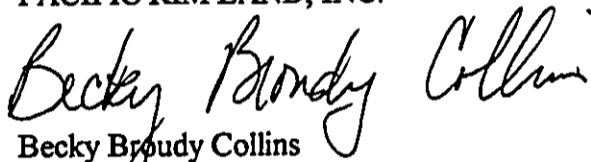
According to comments from the Department of Transportation will not have a significant traffic impact (see letter dated July 6, 1994 from DOT - included in Appendix).

The proposed subdivision is targeted at Molokai residents; and will be priced in accordance to the market at the time they become available for sale.

Again thank you for your letter.

Sincerely,

PACIFIC RIM LAND, INC.

  
Becky Broudy Collins  
Project Manager



March 21, 1997

Pacific Rim Land Incorporated  
P.O. Box 220  
Kihei, Maui, Hawaii 96753

Attention: Becky Broudy-Collins

Gentlemen:

Re: Draft Environmental Assessment  
Kalae Houselots II  
Kalae, Molokai

This is in response to comments by the Environmental Center, University of Hawaii at Manoa.

Our response to the comments by the students and staff of the Center are as follows:

1. Potable Water:

According to Department of Water Supply (DWS) for the County of Maui, the main source for the County water system at Kalae are the two Hawaiian Home wells at approximately the 1000 foot elevation below Kauluwai. Water from these wells is pumped to the 1.0 MG Kauluwai tank at elevation 1412. The approximate pumping capacities of the deepwell pumps are 500,000 gpd and 750,000 gpd respectively. Besides Kalae these DHHL wells currently supply water to Hoolehua and Kalamaula. The daily consumption for DHHL consumers in these two areas are estimated to be about 350,000 gpd.<sup>1</sup>

The County purchases water for their Kalae system from Department of Hawaiian Home Lands (DHHL) on an as needed basis. Two 40 horse power turbine pumps rated at 350 gpm each convey water from the 1.0 MG Kauluwai Tank via an 8 inch line into a 100,000 gallon tank in upper Kalae which was constructed by developer of Kalae Houselots No. 1. These pumps are automatically activated by a float switch in the 100,000 gallon tank.

The current average daily water demand for the Kalae system servicing about 110 metered consumers is estimated to be 33,000 gpd. This translates to an average household consumption rate of approximately 300 gpd. Using these rates the total daily water demand for the proposed 24 lot Kalae II Subdivision would average 7200 gpd. This low household consumption rates is attributable to the high annual rainfall in Kalae.

The rainfall data of 30 to 60 inches in the EA is substantiated in the report entitled "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii" prepared by the United States Department of Agriculture, Soil Conservation Service in cooperation with the University of Hawaii Agricultural Experiment Station. Attached are copies of maps and pertinent information for the Kalae area that also include the rainfall data.

Based on the foregoing it is reasonable to conclude that the Kalae water system will not be adversely impacted by the proposed 24 lot Kalae II Subdivision. The source, storage and transmission have adequate excess capacity to provide water for the proposed subdivision.

2. Sewer:

For a 24 lot subdivision the most economically feasible means of wastewater disposal in an unsewered area is by means of septic tanks in conjunction with absorption trenches, seepage pits or other soil absorption systems permitted by the Director. These systems will be sized according to characteristics of the soil material found at the site.

3. Drainage

We disagree with the statement that "use of Rational Method for hydrological calculations are somewhat outdated and the results can be questionable. Better methodologies exist for calculating runoff, including the Soil Conservation Service (SCS) Runoff Curve."

As a standard engineering practice, runoff calculations based on Rational Method are used throughout the State and the Country to determine runoff from drainage areas less than 100 acres. The SCS hydrograph method is generally used for areas greater than a 100 acres. It has been found that the accuracy of the SCS method diminishes for areas less than 100 acres. Conversely the accuracy of the Rational Method deteriorates for areas larger than 100 acres.

With regard to the statement alluding to problems funneling runoff into the gully south of the project would create, the net increase in peak flow that will be generated by the development is estimated at approximately 6 cfs. All outlets will be designed to discharge runoff at velocities less than 6 feet per second (fps). Moreover, the plans will be reviewed by the Engineering Division for the Department of Public Works for conformance with Chapter 20.08 Soil Erosion and Sedimentation Control, Maui County Code.

Pacific Rim Land Incorporated  
Kalae Houselots II  
March 21, 1997  
Page 3

An NPDES permit will also have to be applied for and approved by the State Department of Health in accordance with provisions of Chapter 55 of their Rules and Regulations.

We feel confident that the plans can and will be designed to address all of the concerns raised by the students and staff of the Center.

Very truly yours,



Warren S. Unemori

x:\wp51data\sflowp\93040001.doc (5.2)

References:

1. Belt, Collins & Associates 1982  
Molokai Water Systems Plan  
Report prepared for Maui County Department of Water Supply

Fig. 2

LIST OF OWNERS WITHIN 500' OF SUBJECT PARCEL revised March 21, 1997

II-5-2-14: 04 Iwamoto, Grace P.O. Box 1984 Kaunakakai, HI 96748	II-5-2-14: 04 Murata, Tadao ETAL P.O. Box 386 Wailuku, HI 96793	II-5-2-14: 04 Davis, William L.K ETAL P.O. Box 2 Hoolehua, HI 96729
II-5-2-14: 58 Meyer, R.W. LTD P.O. Box 1017 Kaunakakai, HI 96748	II-5-2-14: 61 Same as II-5-2-14: 58 and Same as II-5-2-14: 61	II-5-2-14: 61 Meyer, Alexander Trust ETAL P.O. Box 152 Kaunakakai, HI 96748
II-5-2-14: 05 Mondoy, Emily A. Frese Emilana M. RR 4 Box 4283 Monticello, FL 32344	II-5-2-14: 51 Same as II-5-2-14: 61	II-5-2-18: 51 Shawhan, Larry/Good, Bertie L. P.O. Box 237 Kualapuu, HI 96757
II-5-2-18: 50 Costales, Katherine P.O. Box 947 Kaunakakai, HI 96748	II-5-2-18: 49 Hanakahi, Harry H Jr./Vanda W P.O. Box 100 Kualapuu, HI 96757	II-5-2-18: 48 Sakurada, Eugene M/Olive E. P.O. Box 296 Kualapuu, HI 96757
II-5-2-18: 47 Mondoy, John J/Emily A RR 4 Box 4283 Monticello, FL 32344	II-5-2-18: 46 Bennett, Daniel P.O. Box 111 Kualapuu, HI 96757	II-5-2-18: 45 M/M Robert Duane Brown P.O. Box 1977 Kaunakakai, HI 96748
II-5-2-18: 44 Saguid, Arthur P. P.O. Box 6 Kualapuu, HI 96757	II-5-2-18: 41 Takeo, Barbara S. ETAL P.O. Box 239 Kualapuu, HI 96757	II-5-2-18: 40 Iwane, Michael/Joyce Y P.O. Box 894 Kaunakakai, HI 96748
II-5-2-18: 39 Wooldridge, Kelly Scott P.O. Box 183 Kualapuu, HI 96757	II-5-2-18: 38 Lorico, Joseph M ET AL P.O. Box 16 Kualapuu, HI 96757	II-5-2-18: 37 Same as II-5-2-18: 38
II-5-2-18: 36 Same as II-5-2-18: 39	II-5-2-18: 35 Pico, Juanito/Marie P.O. Box 243 Kualapuu, HI 96757	II-5-2-18: 34 Kaahanui, Stanley K/Elizabeth P.O. Box 96 Kualapuu, HI 96757
II-5-2-18: 33 Peavy, Daniel Rayfik 820 Olowalu Village Road Lahaina, HI 96761	II-5-2-18: 32 Eala, Paulino E Jr. ETAL P.O. Box 56 Kualapuu, HI 96757	II-5-2-18: 31 Santiago, Robin/Geraldine P.O. Box 213 Kualapuu, HI 96757



II-5-2-18: 30  
Purdy, Robert W/Kauinohea  
P.O. Box 249  
Kualapuu, HI 96757

II-5-2-18: 28  
Tamura, George ETAL  
P.O. Box 115  
Kaunakakai, HI 96748

II-5-2-18: 25  
Arinoki, Mildred V Tr.  
P.O. Box 137  
Kualapuu, HI 96757

II-5-2-18: 22  
Harris, William/Arline G.  
P.O. Box 146  
Kualapuu, HI 96757

II-5-2-18: 16  
Selnick, Howard  
P.O. Box 247  
Kualapuu, HI 96757

II-5-2-20: 33  
Miyaki, Lillian M ETAL  
712 Paani Street  
Honolulu, HI 96826

II-5-2-20: 35  
Kekalia, Mary G.  
P.O. Box 279  
Kaunakakai, HI 96748

II-5-2-20: 38  
Ignacio, Oscar K Jr./Waylett  
P.O. Box 1573  
Kaunakakai, HI 96748

II-5-2-20: 24  
Yasso, Henry K/Renee NK  
P.O. Box 115  
Hoolehua, HI 96729

II-5-2-20: 20  
Berg, James R/Elizabeth L  
P.O. Box 1268  
Kaunakakai, HI 96748

II-5-2-18: 29  
Rapanot, Ronald Sr./Gladys T.  
P.O. Box 263  
Kualapuu, HI 96757

II-5-2-18: 27  
Tokuoka, Ted ETAL  
P.O. Box 285  
Kualapuu, HI 96757

II-5-2-18: 24  
Austin, Joseph/Winifred  
95-296 Hakupokano Lp.  
Mililani Town, HI 96789

II-5-2-18: 18  
Maul, Marybeth Y.  
1130 Wilder Ave #1601  
Honolulu, HI 96822

II-5-2-18: 15  
Will, George A Jr./Elsie Trust  
P.O. Box 71  
Kaunakakai, HI 96748

II-5-2-20: 33  
Miyaki, John H  
712 Paani St.  
Honolulu, HI 96826

II-5-2-20: 36  
Toba, James S/Katherine F  
99-720 Hokaa St.  
Aiea, HI 96701

II-5-2-20: 42  
Fujino, Daryl ETAL  
P.O. Box 1965  
Kaunakakai, HI 96748

II-5-2-20: 22  
Pagay, Joseph/Patricia  
P.O. Box 198  
Maunaloa, HI 96770

II-5-2-20: 25  
Reyes, Yolanda/Lawrence  
P.O. Box 41  
Maunaloa, HI 96770

II-5-2-20: 31  
Vianzos, Paul F./Wands R.  
P.O. Box 66  
Kualapuu, HI 96757

II-5-2-18: 26  
Okimoto, Baron/Stephanie  
P.O. Box 19  
Kualapuu, HI 96757

II-5-2-18: 23  
Pacheco, Santo/Vicki  
P.O. Box 91  
Kualapuu, HI 96757

II-5-2-18: 53  
Sakurada, Eugene M.  
P.O. Box 296  
Kualapuu, HI 96757

II-5-2-20: 32  
Nartatez, Christopher C.  
P.O. Box 112  
Kualapuu, HI 96757

II-5-2-20: 34  
Demello, Alfred A/Roberta L.  
P.O. Box 148  
Kaunakakai, HI 96748

II-5-2-20: 37  
Marcias, Adolph P. Jr./Christina  
29301 Sonoma Way  
San Juan Capistrano, CA 92675

II-5-2-20: 23  
Peterson, Forrest ETAL  
P.O. Box 17  
Kualapuu, HI 96757

II-5-2-20: 21  
Bryant, Wayne  
1655 E. Sahara #2067  
Las Vegas, NV 89104

II-5-2-20: 26  
Natividad, Maria S Tr  
P.O. Box 98  
Kaunakakai, HI 96748

II-5-2-20: 39  
Rapanot, Ronald Jr./Laurie  
P.O. Box 178  
Kualapuu, HI 96757

II-5-2-20: 27  
Ching, Stanley/Bertha  
P.O. Box 806  
Wailuku, HI 96793

II-5-2-20: 14  
Buchanan, Anthony CK/Lori  
P.O. Box 133  
Hoolehua, HI 96729

II-5-2-20: 17  
Ribao, Michael/Verne  
P.O. Box 81  
Kualapuu, HI 96757

II-5-2-20: 11  
Unemori, Nancy SY Trustee  
P.O. Box 205  
Kaunakakai, HI 96748

II-5-2-20: 07  
Hanchett, Michael/Carla  
P.O. Box 44  
Kualapuu, HI 96757

II-5-2-14:04  
Rossberg, C. Arthur/Betty  
193 Halau Place  
Kihei, HI 96753

II-5-2-20:19  
Takamiya, Andrew  
6209 15<sup>th</sup> Street NE  
Tacoma, WA 98422

II-5-2-20: 41  
Severson, Ben  
1600 Wilinaka Dr #C603  
Wahaiwa, HI 96786

II-5-2-20: 19  
Takamiya, James S Trust ETAL  
624 Pio Dr.  
Wailuku, HI 96793

II-5-2-20: 13  
Kanoa, Leslie K  
P.O. Box 1024  
Kaunakakai, HI 96757

II-5-2-20: 15  
Faraon, Jose B/Rollands M  
P.O. Box 116  
Kualapuu, HI 96757

II-5-2-20: 10  
Manaba, Tania ETAL  
HC 01 Box 931  
Kaunakakai, HI 96748

II-5-2-20: 08  
Calario, Audwin/ET AL  
P.O. Box 979  
Kaunakakai, HI 96748

II-5-2-18:25  
Joseph Talmadge Austin  
95-296 Hakupokano Lp.  
Mililani Town, HI 96789

II-5-2-20:34  
Demello, Roberta  
P.O. Box 148  
Kaunakakai, HI 96748

II-5-2-20: 40  
Rapanot, Nelson  
P.O. Box 204  
Kualapuu, HI 96757

II-5-2-20: 18  
Pacific Rim Land, Inc.  
P.O. Box 220  
Kihei, HI 96753

II-5-2-20: 12  
Tim, Daniel N K Y Chong  
47-463 Poomau St.  
Kaneohe, HI 96744

II-5-2-20: 16  
Dudoit Juanito, Walter/Noella  
709 Kaimana St.  
Kahului, HI 96732

II-5-2-20: 06  
Domingo, Benjamin F./Lori Ann  
P.O. Box 134  
Kualapuu, HI 96757

II-5-2-20: 09  
Bongolan, Samson W  
P.O. Box 145  
Kualapuu, HI 96757

II-5-2-18:28  
Inouye, Shigenobu TRS  
P.O. Box 457  
Kualapuu, HI 96757

1753

BENJAMIN J. CAYETANO  
GOVERNOR  
STATE OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
P.O. BOX 1879  
HONOLULU, HAWAII 96803

KALI WATSON  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

JOSE M. K. M. YAMAGUCHI  
DEPUTY TO THE CHAIRMAN

'97 MAR 12 P3:34

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

March 10, 1997

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

Attn: Mr. Clayton Yoshida

Dear Mr. Blane:

SUBJECT: EA 940005, CPA 940004, CIZ 940007  
5-2-14:53, Kalae Houselots II Subdivision

Thank you for allowing our review of the applications and attached reports for the development of the subject 24-lot housing subdivision on Molokai.

The County-owned Kalae water system would supply potable water to the proposed project. The Waikalae tunnel, the main source of water, can only supply about 26,000 gallons per day; whereas consumption averages roughly 32,000 gallons per day.

As noted in the application report, the balance of the water demand is supplied by water purchased from the Department of Hawaiian Home Lands (DHHL). The current water sales agreement between the County and DHHL will end on May 19, 1997. A new agreement or any extension of the existing agreement would require approval of the Hawaiian Homes Commission.

If you have any questions concerning this matter, please call Ms. Carolyn Darr of our Land Management Division at 586-3890.

Aloha,

KALI WATSON, Chairman  
Hawaiian Homes Commission

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
P. O. BOX 621  
HONOLULU, HAWAII 96808

MAR -7 1997

MICHAEL D. WILSON  
CHAIRPERSON  
ROBERT G. GIRALD  
DAVID A. NOBRIGA  
LAWRENCE H. MIRCE  
RICHARD H. COX  
HERBERT M. RICHARDS, JR.  
RAE M. LOUL, P.E.  
DEPUTY

Mr. Clayton Yoshida  
Maul Planning Department  
250 South High Street  
Waiuku, HI 96793

SUBJECT: Kalae Houselots II Subdivision

FILE NO.: EA 940005, CPA 940004, CIZ 940007

DEPT OF LAND AND NATURAL RESOURCES  
COMMISSION ON WATER RESOURCE MANAGEMENT  
RECEIVED

97 MAR 10 P1:20

Thank you for the opportunity to review the subject document. Our comments related to water resources are marked below.

In general, the CWRM strongly promotes the efficient use of our water resources through conservation measures and use of alternative non-potable water resources whenever available, feasible, and there are no harmful effects to the ecosystem. Also, the CWRM encourages the protection of water recharge areas which are important for the maintenance of streams and the replenishment of aquifers.

- [ X ] We recommend coordination with the county government to incorporate this project into the county's Water Use and Development Plan.
- [ ] We are concerned about the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.
- [ ] A Well Construction Permit and a Pump Installation Permit from the CWRM would be required before ground water is developed as a source of supply for the project.
- [ X ] The proposed water supply source for the project is located in a designated water management area, and a Water Use Permit from the CWRM would be required prior to use of this source.
- [ ] Groundwater withdrawals from this project may affect streamflows. This may require an instream flow standard amendment.

Mr. Clayton Yoshida

Page 2

MAR -7 1997

- We recommend that no development take place affecting highly erodible slopes which drain into streams within or adjacent to the project.
- If the proposed project diverts additional water from streams or if new or modified stream diversions are planned, the project may need to obtain a stream diversion works permit and petition to amend the interim instream flow standard for the affected stream(s).
- Based on the information provided, it appears that a Stream Channel Alteration Permit pursuant to Section 13-169-50, HAR will be required before the project can be implemented.
- Based on the information provided, it does not appear that a Stream Channel Alteration Permit pursuant to Section 13-169-50, HAR will be required before the project can be implemented.
- An amendment to the instream flow standard from the CWRM would be required before any streamwater is diverted.
- Any new development that is permitted along a stream that is not yet channelized should be based on the express condition that no streams will be channelized to prevent flooding of the development. Development in the open floodplain should not be allowed; other economic uses of the floodplain should be encouraged.
- OTHER:

If there are any questions, please contact Charley Ice at 587-0251.

Sincerely,



RAE M. LOUI  
Deputy Director

Cl:ss



April 7, 1997

Ms. Rae M. Loui, Deputy Director  
State of Hawaii - Dept. of Land and Natural Resources  
Commission on Water Resource Management  
P.O. Box 621  
Honolulu, HI 96809

Mr. Kali Watson, Chairman  
Hawaiian Homes Commission  
State of Hawaii - Department of Hawaiian Home Lands  
P.O. Box 1879  
Honolulu, HI 96805

RE: Kalae Houselots II  
Kalae, Molokai, Hawaii  
TMK: 5-2-14:53  
I.D. NO. 94/EA-5, 94/CPA-4, 94/CIZ-7

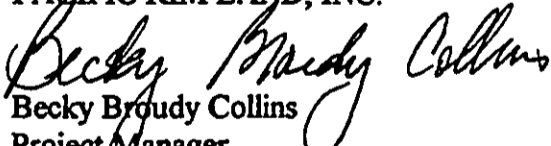
Dear Ms. Loui and Mr. Watson:

This letter is in response to the Department of Hawaiian Home Lands letter dated March 10, 1997 and Commission on Water Resource Management letter dated March 7, 1997 regarding water availability for Kalae Houselots II. As mentioned in the DHHL letter, the subdivision will be supplied with water from the County system with additional water being purchased from the DHHL. Pacific Rim Land, Inc. has been in contact with Ellen Kraftsow, a planner with the County of Maui Department of Water Supply. Ms. Kraftsow is currently working on the extension agreement as mentioned in the letter from DHHL.

After further discussion with Ms. Kraftsow regarding the required Water Use Permit as mentioned in the CWRM letter, this permit may not be necessary since the subdivision will be supplied with water services from the County system. Construction drawings will be submitted to the Department of Water Supply for their review and approval.

Please feel free to contact me at 874-5263 if you have any questions or require any additional information.

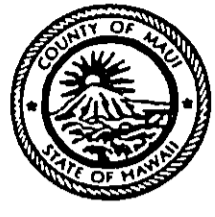
Sincerely,  
PACIFIC RIM LAND, INC.

  
Becky Broudy Collins  
Project Manager

P.O. Box 220  
Kihei, Maui, Hawaii 96753  
808 879-5205  
FAX 808 879-3674

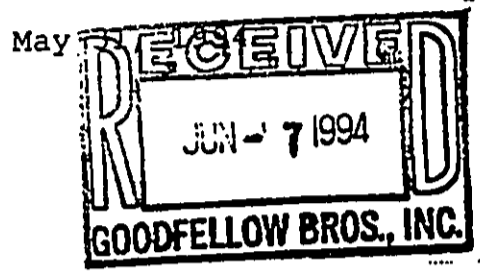
•  
P.O. Box 598  
Wenatchee, WA 98807  
509 663-LAND  
FAX 509 662-2621

J. Zapotocky  
B. Brockington  
File



BRIAN W. MISKAE  
Director  
GWEN Y. OHASHI  
Deputy Director

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



Mr. Bruce S. Anderson, Ph.D.  
Acting Director  
State of Hawaii  
Office of Environmental Quality Control  
220 South King Street Fourth Floor  
Honolulu, Hawaii 96813

Dear Mr. Anderson:

Subject: Draft Environmental Assessment (EA) for Community  
Plan Amendment Request from Rural to Single Family  
Residential for the Kalae Houselots II Project, TMK:  
5-2-14: 53, Kalae, Molokai, Hawaii

The Maui Planning Department has reviewed the subject  
environmental assessment prepared for the subject project and  
anticipates a negative declaration determination. Please publish  
notice of availability for this project in the next available OEQC  
Bulletin.

We have enclosed a completed OEQC Bulletin Publication Form  
and four copies of the following:

- 1. Draft EA (December 1993);
- 2. Letter from Pacific Rim Incorporated dated May 19,  
1994; and
- 3. Archaeological Inventory Survey prepared by Aki  
Sinoto Consulting dated May 1994.

Should you have any questions, please contact Clayton Yoshida of  
this office at 243-7735 if you have any questions.

Very truly yours,  
*Brian Miskae*  
Brian Miskae  
Planning Director

Encl.

cc: [Redacted] Colleen Suyama  
Gwen Ohashi, Deputy Director Clayton Yoshida, AICP



June 13, 1994

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

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

94 JUN 21 AM 11:33

Dear Mr. Miskae:

Subject: Kalae Houselots II  
TMK: 5-2-14:53

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

In reviewing the information transmitted and our records, we have no objection to the subject project. Since electrical service is required from MECO, we encourage the developer's electrical consultant to meet with us as soon as practical 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 Dan Takahata at 871-2385.

Sincerely,

*Edward L. Reinhardt*

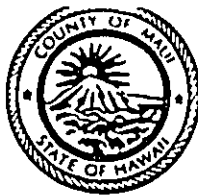
*per*  
Edward L. Reinhardt  
Manager, Engineering

DT:rt





LINDA CROCKETT LINGLE  
Mayor



BRIAN W. MISKAE  
Director

GWEN Y. OHASHI  
Deputy Director

'94 JUN 15 08:25

COUNTY OF MAUI  
PLANNING DEPARTMENT

250 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

DEPT OF PLANNING  
RECEIVED

TRANSMITTAL:

TO: STATE AGENCIES

- Dept of Health, Maui
- Dept of Health, Honolulu
- Dept of Transportation-  
Statewide Planning Office  
(2 copies)
- DLNR-Historic Preservation Div.
- DLNR (2 copies)
- Dept of Agriculture, Honolulu
- DOE, Office of Business Services
- DAGS (Survey Division)
- Hawaiian Home Lands
- Office of State Planning
- State Land Use Commission
- DBEDT
- Dept. of Human Services, Maui

DATE: June 1, 1994  
COUNTY AGENCIES

- DPW, LUCA (3 copies)
- Dept of Public Works
- Water Department
- Parks and Recreation
- Fire Dept
- Police Department
- Human Concerns
- Mayor's Office
- Finance Dept

MAUI POLICE DEPARTMENT

'94 JUN -3 07:38

RECEIVED

FEDERAL:

- Soil Conservation Service
- Army Corps of Engineers

OTHERS:

- Maui Electric Company

SUBJECT:

PROJECT NAME: KALAE HOUSELOTS II  
 APPLICANT: Pacific Rim Land, Inc.  
 I.D. NO.: 94/EA-5, 94/CPA-4, 94/CIZ-7  
 TMK: 5-2-14:53

TRANSMITTED TO YOU ARE THE FOLLOWING:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Application                   | <input checked="" type="checkbox"/> Community Plan Amendment Map |
| <input type="checkbox"/> Project Plans                            | <input checked="" type="checkbox"/> Archaeological Report        |
| <input checked="" type="checkbox"/> Environmental Assessment      | <input type="checkbox"/> Infrastructure Report                   |
| <input type="checkbox"/> Shoreline Map                            | <input type="checkbox"/> Soils Report                            |
| <input checked="" type="checkbox"/> Drainage Report               | <input type="checkbox"/> Previous Agency Comments                |
| <input checked="" type="checkbox"/> Photos                        | <input type="checkbox"/> Decision & Order                        |
| <input checked="" type="checkbox"/> Request Letters Dated 5/19/94 |  |

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For Your Comment/Recommendation

Please Submit Your Comments/Recommendations By July 1, 1994  
If additional clarification is required please contact me at 243-7735.

*We have no objections or  
comments at this time.*

*Clayton Yoshida*

CLAYTON YOSHIDA, AICP  
STAFF PLANNER  
For BRIAN MISKAE, Planning Director

CY:osy  
 cc: Colleen Suyama, Planning Department  
 Charles Jencks, DPW  
 Applicant  
 Project File a:kalae.houselots.trns

JOHN WAIHEE  
GOVERNOR OF HAWAII



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

Lawrence Hart, M.D., M.P.H.  
DISTRICT HEALTH SERVICES ADMINISTRATOR (M.D.)

'94 JUN 22 A8:50  
STATE OF HAWAII  
DEPT OF PLANNING DEPARTMENT OF HEALTH  
COUNTY OF MAUI MAUI DISTRICT HEALTH OFFICE  
RECEIVED 54 HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

June 17, 1994

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

Dear Mr. Miskae:

Subject: 94/EA-5, 94/CPA-4, 94/CIZ-7, Kalae Houselots II, TMK: 5-2-14: 53, Kalae, Molokai, Hawaii

Thank you for the opportunity to review and comment on the subject application. We have no comments to offer at this time.

Sincerely,

David H. Nakagawa  
DAVID H. NAKAGAWA  
Chief Sanitarian, Maui

MAIL	
PLANNING	
DEPT	
BRIAN	<input type="checkbox"/>
GWEN	<input type="checkbox"/>
CHELEN	<input type="checkbox"/>
TONY	<input checked="" type="checkbox"/>
SECRETARY	<input type="checkbox"/>

COMMENTS  
ASSIGN  
SEE ME  
FILE  
URGENT RESPONSE

6/22

JOHN WAIHEE  
GOVERNOR



ROBERT P. TAI  
KUIKUIKUI KUIKUI  
COMPTROLLER

STATE OF HAWAII  
DEPARTMENT OF ACCOUNTING  
AND GENERAL SERVICES

SURVEY DIVISION  
P. O. BOX 119  
HONOLULU, HAWAII 96810

FILE NO. \_\_\_\_\_

June 17, 1994

TRANSMITTAL

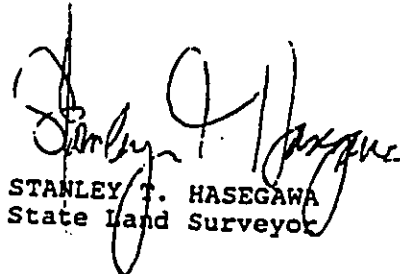
TO: Mr. Brian Miskae, Director  
ATTN.: Mr. Clayton Yoshida  
SUBJECT: I.D. No. 94/EA-5, 94/CPA-4, 94/CIZ-7  
TMK: 5-2-14:53  
Project Name: Kalae Houselots II  
Applicant: Pacific Rim Land, Inc.

DEPT OF PLANNING  
COUNTY OF HONOLULU  
RECEIVED

94 JUN 21 AM 11:32

REMARKS:

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.

  
STANLEY T. HASEGAWA  
State Land Surveyor

UNITED STATES  
DEPARTMENT OF  
AGRICULTURE

SOIL  
CONSERVATION  
SERVICE

P. O. BOX 396  
HOOLEHUA, HI  
96729

June 20, 1994

Mr. Brian Misake  
County of Maui  
Planning Department  
250 S. High Street  
Wailuku, HI 96793

Dear Mr. Misake,

Subject: Kalae Houselots II, Kalae, Molokai

We have reviewed the environmental assessment and have no  
comments to offer.

Sincerely,

*Sonya Campbell*

Sonya Campbell  
Range Conservationist

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED

94 JUN 23 P2:50

6/23  
X  
DRAFT RESPONSE

JOHN WAIHEE  
GOVERNOR



REX D. JOHNSON  
DIRECTOR  
DEPUTY DIRECTORS  
KANANI HOLT  
GLENN M. OKIMOTO  
JOYCE T. OMINE  
CALVIN M. TSUDA  
IN REPLY REFER TO

'94 JUL -8 P 3:59

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

STP 8.6145

July 6, 1994

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

Dear Mr. Miskae:

Subject: Change in Zone Application Kalae Houselots II  
Kalae, Molokai, Pacific Rim Land, Inc. 94/EA-5,  
94/CPA-4, 94/CIZ-7 TMK: 5-2-14: 53

The proposed Kalae Houselots II development will not have a significant impact on our transportation facilities.

We appreciate the opportunity to provide comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rex D. Johnson".

Rex D. Johnson  
Director of Transportation

7/11/94



# OFFICE OF STATE PLANNING

Office of the Governor

MAILING ADDRESS: P.O. BOX 3540, HONOLULU, HAWAII 96811-3540  
STREET ADDRESS: 250 SOUTH HOTEL STREET, 4TH FLOOR  
TELEPHONE: (808) 587-2846, 587-2800

FAX: Director's Office 587-2848  
Planning Division 587-2824

'94 JUL 13 P3:03

Ref. No. C-707

DEPT OF PLANNING  
COUNTY OF MAUI  
RECEIVED  
July 8, 1994

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

MAUI  
PLANNING  
COUNTY OF MAUI  
PLANNING DEPARTMENT  
COMMUNITY DEVELOPMENT  
SECTION  
SECRETARY  
ASSISTANT  
DATE: 7/13/94  
BY:

Dear Mr. Miskae:

Subject: 94/EA-5, 94/CPA-4, CIZ-7, Kalae Houselots II Pacific  
Rim Land, Inc.

Applicant Pacific Rim Land, Inc. is seeking a Community Plan Amendment and a Change in Zoning for approximately 6.957 acres from Rural and Urban Interim to Single Family Residential and R-3 Residential. The property is in the State Urban District.

The subject property, located at Kalae, Molokai, Hawaii and identified as TMK: 5-2-14:53 will be developed as a single family subdivision consisting of 24 lots with a minimum lot size of 10,000 square feet. The project is a continuation of the Kalae Houselots subdivision in which the first phase consisted of 42 lots. We have no objections if infrastructure and public services and facilities are adequate to service the project.

Thank you for the opportunity to review and comment. Should you have any questions, please contact Robyn Loudermilk at 587-2889.

Sincerely,

Harold S. Masumoto  
Director



DEPARTMENT OF  
**PARKS AND RECREATION**  
COUNTY OF MAUI

1580 KAAHUMANU AVENUE, WAILUKU, HAWAII 96793

LINDA CROCKETT LINGLE  
Mayor  
CHARMAINE TAVARES  
Director  
MIKE DAVIS  
Deputy Director

~~'94 AUG 8 8 31~~

(808) 243-7230

August 4, 1994

DEPT OF PARKS AND RECREATION  
COUNTY OF MAUI  
RECEIVED

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

Attention: Clayton Yoshida

Dear Mr. Miskae:

Subject: I.D. No. 94/EA-5, 94/CPA-4, 94/CIZ-7  
KALAE HOUSELOTS II  
Pacific Rim Land, Inc.  
TMK 5-2-14:53

We have reviewed the subject application and offer the following comment:

Due to the small number of lots in this subdivision, a cash park assessment, in lieu of dedicated park land, will be acceptable.

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

Sincerely,

CHARMAINE TAVARES  
Director

CT/rt

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII

S. GOODFELLOW  
J. ZAPOTOCKY



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

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

DEPUTY  
GILBERT COLOMA-AGARAN

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

January 20, 1995

Mr. Aki Sinoto  
Aki Sinoto Consulting  
2333 Kapiolani Blvd, No. 2704  
Honolulu, Hawaii 96826

LOG NO: 13712 ✓  
DOC NO: 9501SC04

Dear Mr. Sinoto:

**SUBJECT: Historic Preservation Review of a Revised Report on the  
Archaeological Inventory Survey of the Proposed Kalae Houselots  
Phase II Project Area  
Kalae, Kahanui 2, Moloka'i TMK: 5-2-14: Por. 53**

Thank you for the submission of revisions to the archaeological inventory survey report for the proposed Kalae Houselots Phase II Project Area (Sinoto & Pantaleo 1994. Archaeological Inventory Survey of the Proposed Kalae Houselots Phase II Project Area. Kalae, Kahanui 2, Moloka'i). Our review comments are late, and we apologize.

The revisions and corrections have been acceptably made. We can now verify that the inventory survey of the subject parcel has been successfully executed. As a result, we concur that no significant historic sites are present and that the proposed undertaking will have "no effect" on such sites.

If you have any questions, please feel free to call our Moloka'i archaeologist, Sara Collins, at 587-0013.

Sincerely,

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

DON HIBBARD, Administrator  
State Historic Preservation Division

SC:ab

cc: Ms. Becky Broudy, Project Manager, Pacific Rim Incorporated.





DEPUTIES  
JOHN P. KEPPELER  
DONALD MANAHE

STATE OF HAWAII

REF: OCEAN/SKE 2350 DEPARTMENT OF LAND AND NATURAL RESOURCES

P O BOX 621  
HONOLULU, HAWAII 96809

AGRICULTURE 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

File No.: 94-689  
DOC. ID.: 4647

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

JUL 7 1994

Dear Mr. Miskae:

SUBJECT: Zone Change and Community Plan Amendment Applications (94/CIZ-7; 94/CPA-4; 94/EA-5): Kalae Houselots II, Kalae, Molokai, TMK: 5-2-14: 53

We have reviewed the information for the proposed project transmitted by your memorandum dated June 1, 1994, and have the following comments:

Historic Preservation Division

The Historic Preservation Division (HPD) has reviewed the draft report of the archaeological inventory survey made on the subject parcel (Sinoto & Pantaleo 1994. Archaeological Inventory Survey of the Proposed Kalae Houselots Phase II Project Area. Kalae, Kahanui 2, Molokai. TMK: 5-2-14: 53).

Revisions of this draft were recommended to Messrs. Sinoto and Pantaleo, but the revised report has not yet been received by HPD. Once HPD has received an acceptable revised archaeological survey report, they anticipate agreeing that no significant historic sites are present and that the proposed undertaking will have "no effect" on such sites.

We have no other comments to offer at this time. Thank you for the opportunity to comment on this matter.

Please feel free to contact Steve Tagawa at our Office of Conservation and Environmental Affairs, at 587-0377, should you have any questions.

Very truly yours,

KEITH W. ANNE

S. Goodfellow  
JOHN W. THE  
ZOE B. GEORGE KAWAII  
Broudy  
File



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 6TH FLOOR  
HONOLULU, HAWAII 96813

KATHI AITZ, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCE

DEPUTIES

JOHN P. KEPPEL II  
DONA L. HANAIKE

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

December 3, 1993

Ms. Becky Broudy, Project Manager  
Pacific Rim Incorporated  
P. O. Box 220  
Kihei, Maui, Hawaii 96753

LOG NO: 10193  
DOC NO: 9312AG31

Dear Ms. Broudy:

SUBJECT: Historic Preservation Review of Kalae Houselots II  
Kahanui (Kalae), Molokai  
TMK: 5-2-14: 53

This responds to your letter dated November 22, 1993, requesting information regarding the presence of historic sites on this property which is proposed for the development of residential houselots.

A review of our records indicates the absence of known historic sites on this property. There are only two known historic sites in the ahupua'a of Kahanui: Kukuiohapu'u Heiau at the edge of the cliff near the trail to Kalaupapa and the trail itself. The nearest known site is in the adjacent ahupua'a of Na'iwa at about 2,000 ft to the north. It is referred to as Wai'alala, a traditional watering place located along a trail from Kalaupapa.

Very little is known of the historical land use of Kahanui, specifically Kalae, where the proposed houselots will be located. There have been no systematic archaeological surveys done in the area, including the developed Kalae Subdivision. Much of Kahanui and Naiwa was formerly under pineapple cultivation resulting to extensive ground disturbance. If this was the case for parcel 53, it is unlikely that historic sites still exist. The 1972 aerial photo of the general area shows this parcel to be overgrown with mature trees. If the lands were not cultivated, it is possible that historic sites are still present. An archaeological inventory survey should be conducted to make this determination prior to the development of the houselots.

Ms. Becky Broudy  
Page 2

Thank you for consulting our office. Please keep us informed of any new or additional information that you may have regarding the previous land use of this parcel.

If you have any questions, please contact Ms. Annie Griffin, Staff Archaeologist handling Maui County, at 587-0013.

Sincerely,



DON HIBBARD, Administrator  
State Historic Preservation Division

AG:jen



DEPARTMENT OF  
**HOUSING AND HUMAN CONCERNS**  
 COUNTY OF MAUI

S. Goodfellow  
 J. Zapatocky  
 File (Becky)

LINDA CROCKETT LING  
 MA  
 STEPHANIE AVEIRO  
 Director  
 HENRY OLIVER  
 Deputy Director

200 SOUTH HIGH STREET, WAILUKU, HAWAII 96793

95 FEB 10 P3:12

(808) 243-7811

February 10, 1995

RECEIVED

TO: Mr. Brian Miskae  
 Director of Planning

FROM: Ms. Stephanie Aveiro  
 Director of Housing and Human Concerns

SUBJECT: Kalae Houselots II  
 Applications For Change In Zoning and  
 Community Plan Amendment  
 I.D. No. 94/EA-5, 94/CPA-4, 94/CIZ-7  
 TMK: 5-2-14:53

Please be advised that this memorandum supersedes my August 23, 1994 memo, and we wish to inform you that we have no objection to the subject applications being approved.

Please call Mr. Wayde Oshiro of our Housing Division at extension 7351 if you have any questions.

WTO:df

xc: Housing Administrator  
 Ms. Becky Broudy

MAUI  
 PLANNING  
 DEPT  
 BRIAN  
 GWEN  
 COLLEEN  
 CLAYTON  
 JULIE  
 BILL  
 SECRETARY

FYI COMMENTS  
 2/10/95

Housing Division

Senior Services Division

Youth Services Division

Immigrant Services

Office on Aging

Printed on recycled paper

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  
LAND USE AND CODES ADMINISTRATION  
250 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

Solid Waste Division

BRIAN HASHIRO, P.E.  
Highways Divisions

97 JAN 31 P 3:16

RECEIVED  
FEB 11 1997

PACIFIC RIM LAND

DATE: JANUARY 30, 1997

MEMO TO: DAVID W. BLANE, PLANNING DIRECTOR

FROM: CHARLES JENCKS, DIRECTOR OF P. W. AND W. M.

SUBJECT: ENVIRONMENTAL ASSESSMENT APPLICATION #94/EA-0005  
COMMUNITY PLAN AMENDMENT APPLICATION #94/CPA-0004  
CHANGE IN ZONING APPLICATION #94/CIZ-0007  
KALAE HOUSELOTS II  
TMK (2)5-2-014:053

Our concerns relative to roadway, sewer, and drainage concerns will be reviewed during the subdivision approval process. We have no objections to these applications proceeding at this time.

For your information, the preliminary subdivision approval (LUCA File #5.503) which was previously granted on August 24, 1990 has expired. The applicant will need to resubmit a new subdivision application after the zoning approvals are secured.

Please call Ralph Nagamine at 243-7379 if you have any questions regarding this memorandum.

RMN

F:\PLANNING\MOLOKAI\COMMENTS\CIZ\KALAE2.SUB

LINDA CROCKETT LINGLE  
Mayor  
GEORGE N. KAYA  
Director  
CHARLES JENCKS  
Deputy Director  
AARON SHINMOTO, P.E.  
Chief Staff Engineer



COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
AND WASTE MANAGEMENT  
LAND USE AND CODES ADMINISTRATION  
250 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  
DAVID WISSMAR, P.E.  
Solid Waste Division  
BRIAN HASHIRO, P.E.  
Highways Division

94 JUL -6 AM 11:04

DEPT OF P.W. & W.M.  
COUNTY OF MAUI  
RECEIVED

June 30, 1994

MEMO TO: Brian W. Miskae, Planning Director  
F R O M: *George N. Kaya* George N. Kaya, Public Works & Waste Management Director  
SUBJECT: Environmental Assessment, Community Plan Amendment and  
Change in Zoning Application  
KALAE HOUSELOTS II  
TMK: 5-2-14:53  
94/EA-5, 94/CP-4 & 94/CIZ-7

We have reviewed the subject application and have the following comments:

1. Comments from the Engineering Division:
  - a. A road widening lot be provided for the adjoining half of Kalama Road to provide for future right-of-way and improved to County standards, to include but not be limited to, pavement widening, construction of curb, gutter and sidewalk, and relocation of utilities underground. Said lot shall be dedicated to the County upon completion of the improvements.
  - b. All structures, such as walls, trees, etc., shall be removed or relocated from the road widening strip. The rear boundaries of the road widening strip shall be clearly marked to determined if said structures have been properly removed and relocated.
  - c. A 20' radius be provided at the intersection of proposed subdivision and Kalama Road.
  - d. The existing Kalama Road does not meet County standards based on roads located in "urban" zoning.



Mr. Brian Miskae  
Page 2 of 3  
June 30, 1994  
94/EA-5, 94/CPA-4 & 94/CIZ-7

- e. A final 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 to the Department of Public Works, Engineering Division 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.

In addition, the drainage report must reflect the "total" drainage basin entering into this area, not just the land to be developed.

- f. The lots be subdivided in accordance with Title 18 Subdivision.
- g. In accordance with Section 18.16.090 of the Maui County Code, the distance between intersections along a through street must be at least 150'. The geometrics of the proposed road intersections (Omao Street and Analu Road) must be revised. Please review with Engineering Division.
- h. All existing features, such as, structures, driveways, drainageways, edge of pavement, etc. shall be shown on the project site plan.
- i. Site plan and a "sight distance" report to determine required sight distance and available sight distance at existing and proposed street intersections be provided for our review and approval.
- j. The applicant obtain street name approvals from the Street Naming Commission and show street names on map.
- k. The 100-year flood inundation limits, if applicable, be shown on the project site plans.
- l. In accordance with Section 12.24A.070 of the Maui County Code, submit three (3) sets of the street tree planting and irrigation plan and a completed "Maui County Arborist Committee Plans Review Form".

Mr. Brian Miskae  
Page 3 of 3  
June 30, 1994  
94/EA-5, 94/CPA-4 & 94/CIZ-7

m. Existing Kalama Street providing access to the subdivision shall have a twenty feet minimum pavement width, and therefore must be widened.

2. Comments from the Wastewater Reclamation Division:

This division has reviewed this submittal and has not comments at this time.

3. Comments from the Solid Waste Division:

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

b. Alternative means of disposal of grubbed material and rock shall be utilized other than disposed of at the County landfills.

The applicant is requested to contact the Solid Waste Division at 243-7875 for additional information.

4. Comments from the Land Use and Code Administration:

This division has reviewed this submittal and has no comments at this time.

RMN:ey

xc: Engineering Division  
Solid Waste Division  
Wastewater Reclamation Division

a:kalae



Benjamin J. Cayetano  
GOVERNOR

HERMAN M. AIZAWA, PH.D.  
SUPERINTENDENT



'97 JAN 31 12:43

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

RECEIVED  
FEB 11 1997  
PACIFIC RIM LAND

OFFICE OF THE SUPERINTENDENT

January 27, 1997

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

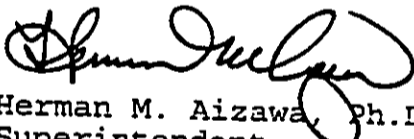
Dear Mr. Blane:

Subject: Kalae Houselots II, Molokai  
TMK 5-2-14:53 (94/CPA-4, 94/CIZ-7)

The Department of Education has determined that the proposed project will not have a significant impact on schools in the area.

Thank you for the opportunity to comment.

Sincerely,

  
Herman M. Aizawa, Ph.D.  
Superintendent

HMA:hy

cc: A. Suga, OBS  
R. Murakami, MDO

AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

JOHN WAIHELE  
GOVERNOR

HERMAN M. AIZAWA, PH.D.  
SUPERINTENDENT



'94 JUL -8 2 58

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

OFFICE OF THE SUPERINTENDENT

June 24, 1994

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

Dear Mr. Miskae:

SUBJECT: Kalae Houselots II  
I.D. No.: 94/CPA-4, 94/CIZ-7  
TMK: 5-2-14: 53

7/1/94

We have reviewed the subject application and have determined that the proposed 24-lot subdivision will have the following enrollment impact on the area schools:

<u>School</u>	<u>Grades</u>	<u>Projected Students</u>
Kualapuu Elementary	K-6	6
Molokai Intermediate	7-8	2
Molokai High	9-12	3

Both schools are operating beyond capacity and report a shortage of classrooms. The schools in the area will try to accommodate the 11 students projected from this development.

Should there be any questions, please call the Facilities Branch at 737-4743.

Sincerely,

Herman M. Aizawa, Ph.D.  
Superintendent

HMA:hy

cc: A. Suga  
R. Murakami