

ALAN M. ARAKAWA
Mayor



GEORGE Y. TENGAN
Director

JEFFREY T. PEARSON, P.E.
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauewater.org

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October 28, 2003

OFFICE OF ENVIRONMENT/
QUALITY CONTROL

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
235 Beretania Street, Suite 702
Honolulu, HI 96768

Dear Ms. Salmonson:

SUBJECT: NEGATIVE DECLARATION/FINAL ENVIRONMENTAL
ASSESSMENT FOR KULA WATER TANK AND
WATERLINE IMPROVEMENTS
TMK NOS. 2-3-004: 013, 2-3-004: 033 AND 2-3-014: 014
KULA, MAUI, HAWAII

The County of Maui Department of Water Supply has reviewed the comments received on the above-reference project during the thirty (30) day public review period that began on September 23, 2003, as well as the responses to these comments. Accordingly, it has been determined that this project will not have a significant environmental impact, and a negative declaration is hereby issued.

Please publish this declaration in the upcoming November 8, 2003 *Environmental Notice*. We have enclosed a completed OEQC Bulletin Publication Form and four copies of the final Environmental Assessment.

Please contact Michele Chouteau McLean at 572-2233 should you have any questions.

Very truly yours,

JEFFREY T. PEARSON, P.E.
Deputy Director

Enclosures (5)

xc: DWS Engineering Division
Michele Chouteau McLean

"By Water All Things Find Life"

NOV 18 2003

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2003-11-08-MA-FEA

**(KULA WATER TANK)
AND WATERLINE IMPROVEMENTS**



FINAL ENVIRONMENTAL ASSESSMENT

**TMK Nos. 2-3-004: 013, 2-3-004: 033 and 2-3-014: 014
Kula, Maui, Hawai'i**

Prepared by
Chouteau Consulting
October 2003

KULA WATER TANK AND WATERLINE IMPROVEMENTS

FINAL ENVIRONMENTAL ASSESSMENT



SECTIONS

Location Maps

Makawao-Pukalani-Kula Community Plan Land Use Map
Project Vicinity Map

Project Description and Assessment Report

Prepared by Chouteau Consulting

Water System and Tank Site Information

Upper Kula/Lower Kula Water System
Profile Location for Proposed Tank
Environmental Assessment for Existing Tank

Site Photographs

August 2003
Approximate Water Tank Dimensions

Comments and Responses

Office of Environmental Quality Control
Department of Public Works and Environmental Management

Agency Pre-consultation

State Department of Land and Natural Resources
State Department of Transportation
County Department of Planning
County Department of Public Works and Environmental Management
County Department of Water Supply

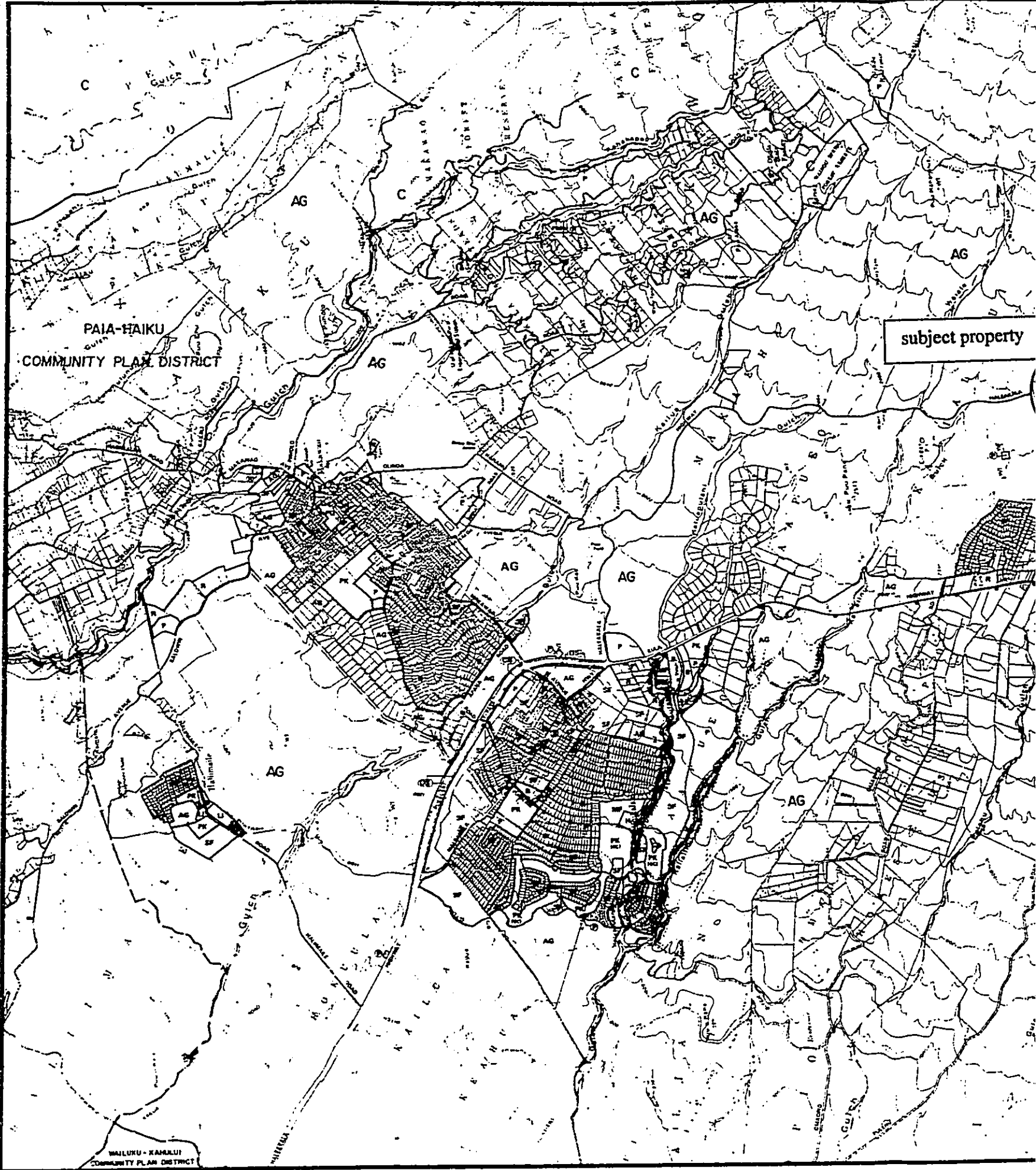
Community Pre-consultation

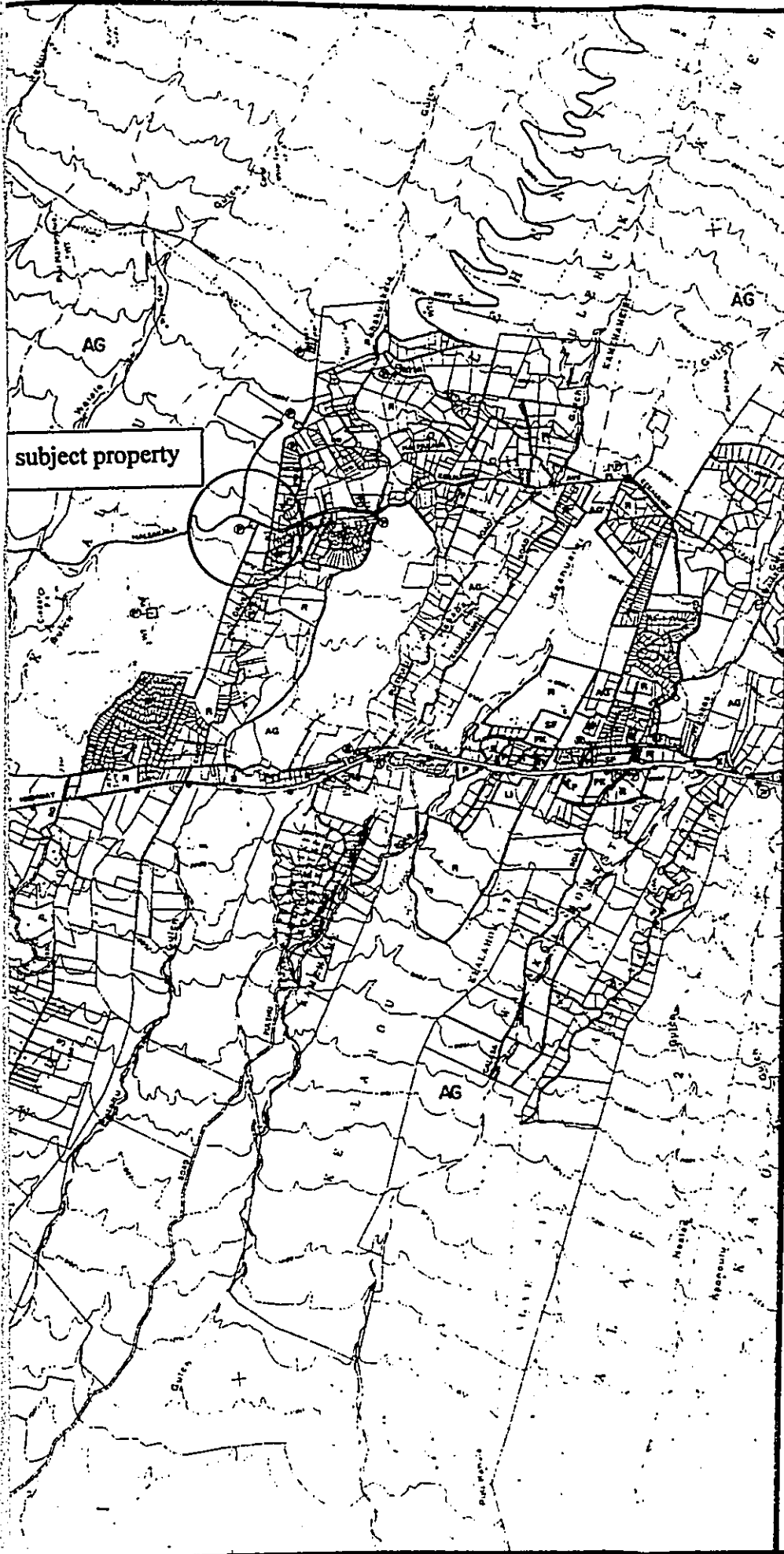
Haleakala Ranch Company (TMK Nos. 2-3-004: 013 and 016)
Vi Dolman Trust (TMK No. 2-3-014: 014)
Judy Gray Johnston (TMK No. 2-3-014: 053)
Anthony and Roxanne Marterie (TMK Nos. 2-3-014: 019 and 034)
Terry McBarnet (TMK Nos. 2-3-014: 015 and 072, 2-3-050: 022)
Patricia Sparks (TMK No. 2-3-014: 046)
Kulamanu Community Association (TMK Nos. 2-3-023: multiple)

Cultural Assessment

Haleakala Ranch Company – 100 Years of Ranching on Maui

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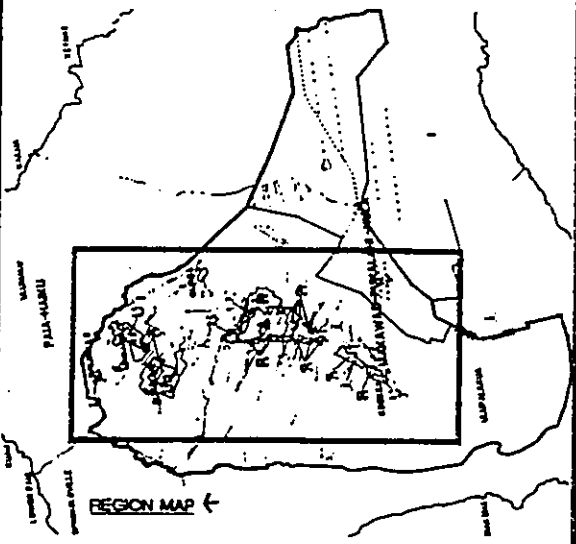


LEGEND

- AG** Agriculture
- R** Rural
- SF** Single Family Residential
- MF** Multi-Family Residential
- B** Business/Commercial
- SBR** Service Business Residential
- BI** Business/Industrial
- RI** Rural Light Industrial
- LI** Light Industrial
- HI** Heavy Industrial
- H** Hotel
- P** Public/Quasi-Public
- PK** Park (GC) Golf Course
- OS** Open Space
- PD** Project District
- A** Airport
- C** Conservation
- FGR** Future Growth Reserve

BICYCLE ROUTE

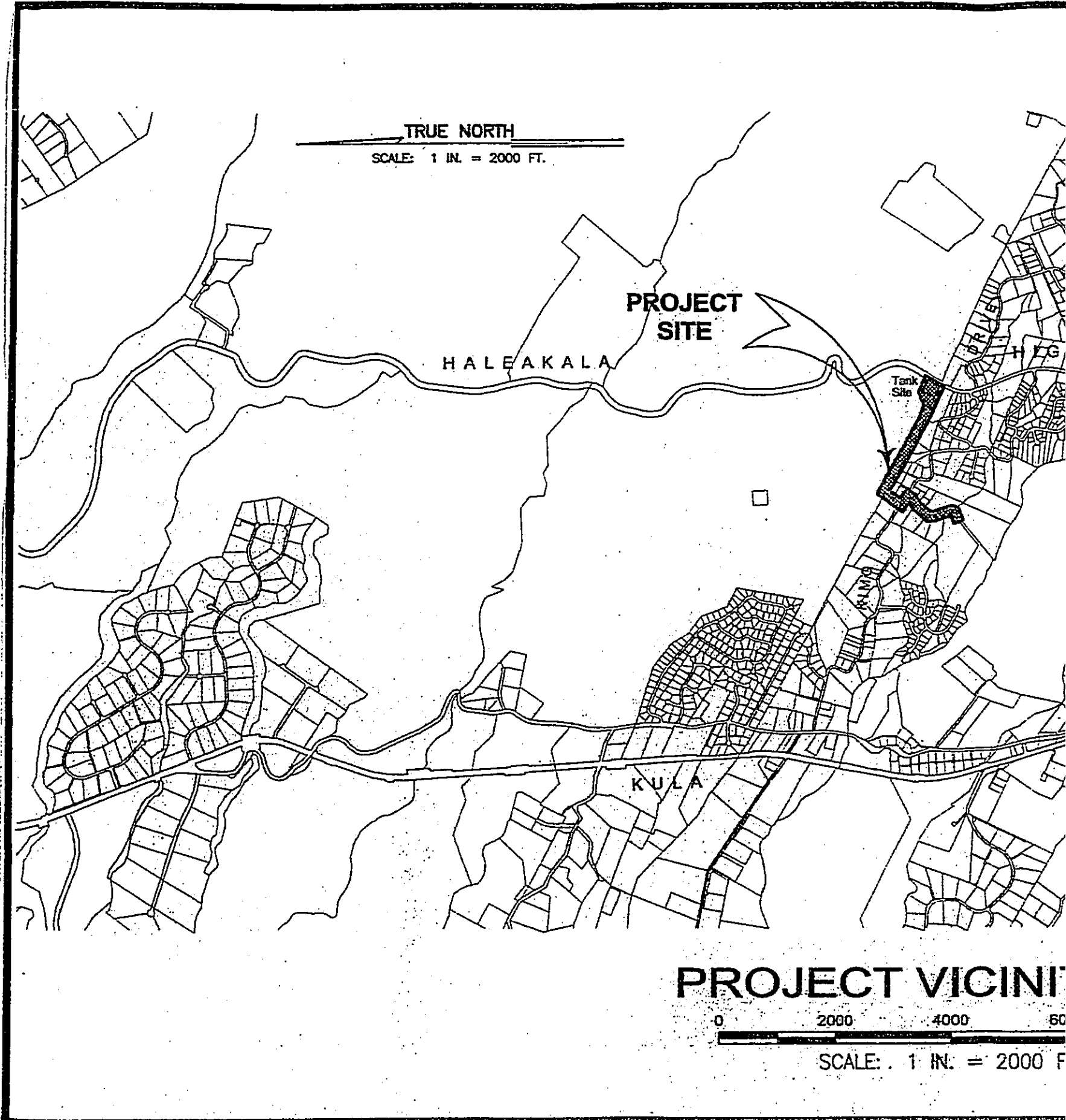
Parade 2-3-12; 1-4, 11, 13-20, 25-40, 40-42, 44-45, 45, 46-47, 70, 74-80, and 81; 2-3-20; 1, 2, 4, 14, 16, 17-19, and 24-26; 2-3-21; 2-8 and 10-12; 2-3-20; 1-4, 16, 18-20, 24 and 26; 2-3-20; 22 and 23; in the County Road area shall be filed with certificate lots with one house per lot. Parcel 2-3-45, shall be filed with one-acre lots.



**MAKAWAO-
PUKALANI-KULA**
COMMUNITY PLAN
COUNTY OF MAUI **MAP 1 of 2**

APPROVED : _____ DATE _____ PUBLIC HEARING : 07-24-00
 ADOPTED : July 23, 1999
 APPROVED : *[Signature]* PLANNING DIRECTOR DATE _____ ORDINANCE : 1999-00-00-00
 DATE : _____
 REVISED : _____

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VICINITY MAP

4000 6000 8000

IN. = 2000 FT.

PRINTED

JUL 15 2003

WARREN S. UNEMOFF
ENGINEERING, INC.

CC

PROJECT DESCRIPTION AND ASSESSMENT REPORT



Prepared by Chouteau Consulting

KULA WATER TANK AND WATERLINE IMPROVEMENTS

FINAL ENVIRONMENTAL ASSESSMENT



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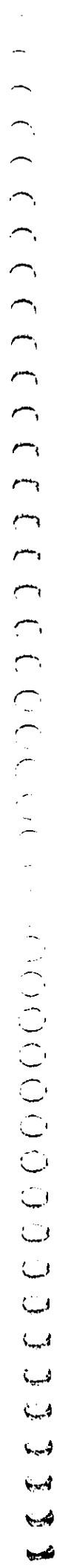
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PROJECT OVERVIEW



1. PROJECT SUMMARY

The applicant proposes to construct a new 141,000 gallon water tank and related waterline improvements in Kula, Maui, Hawai'i. The proposed new tank will be situated on the County's existing "Harry Field" tank site on Haleakala Highway. The subject property is comprised of 1.011 acres and is identified as TMK No. 2-3-004: 033. The proposed new waterline improvements will traverse two privately owned parcels, TMK Nos. 2-3-004: 013 and 2-3-014: 014, and will then utilize County roadway rights-of-way along Kimo Drive and Malanani Drive.

2. OWNER AND APPLICANT INFORMATION

Owner: Department of Water Supply
County of Maui
P.O. Box 1109
Wailuku, Hawai'i 96793-7109

Phone: 808/270-7834

Owner: Haleakala Ranch Company
attn: Willard J. Stluka, President
529 Kealaloa Avenue
Makawao, Hawai'i 96768

Phone: 808/572-1500

Owner: Vi Dolman Trust
c/o Dolman Associates, Inc.
1210 Auahi Street, Suite 102
Honolulu, Hawai'i 96814

Phone: 808/596-9600

Applicant: KRS Associates II, LLC
1043 Makawao Avenue, Suite 208
Makawao, Hawai'i 96768

Phone: 808/572-3011

3. CONSULTANT INFORMATION

Consultant: Michele Chouteau McLean
Chouteau Consulting
3620 Baldwin Avenue, Suite 105
Makawao, Hawai'i 96768
Phone: 808/572-2233

4. AGENCY INFORMATION

Accepting Agency: Department of Water Supply
County of Maui
attn: Mr. Jeffrey T. Pearson, Deputy Director
P.O. Box 1109
Wailuku, Hawai'i 96793-7109
Phone: 808/270-7834

5. CONSULTED AGENCIES AND COMMUNITY

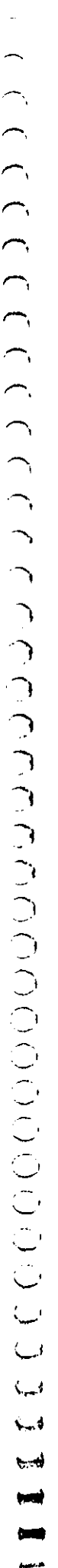
State of Hawai'i: Department of Land and Natural Resources, Maui District Office
Department of Transportation, State Highways Division, Maui

County of Maui: Department of Public Works and Environmental Management
Department of Planning
Department of Water Supply

Community: Haleakala Ranch Company
Vi Dolman Trust
Adjacent and nearby property owners
Kulamanu Community Association

6. LAND USE CLASSIFICATIONS

State: Agriculture
Community Plan: Public/Quasi-Public
Zoning: Interim District
Other: None



7. ANTICIPATED DETERMINATION

This document will examine potential environmental and socio-economic impacts associated with the proposed new water tank and related waterline improvements. The applicant anticipates that the proposed water tank and improvements will not create significant impacts to the environment and that a Finding of No Significant Impact (FONSI) will be issued. Therefore, it is anticipated that an environmental impact statement will not be required for the proposed action.

8. PROJECT DESCRIPTION

KRS Associates II, LLC proposes to construct a new 141,000 gallon water tank and related waterline improvements in Kula, Maui.

The proposed new water tank will be situated on the existing "Harry Field" tank site, owned by the County of Maui Department of Water Supply (DWS), located on Haleakala Highway. Because the subject property is owned by the County and the proposed project will involve the use of County funds, the new water tank project "triggers" the preparation of an Environmental Assessment, pursuant to Chapter 343, Hawai'i Revised Statutes.

The subject water tank property is located just beyond milepost 5 on the makai side of Haleakala Highway, near the intersection with Kimo Drive, in upper Kula. It is comprised of 1.011 acres and is identified as TMK No. 2-3-004: 033. Access to the site comes from an existing driveway off Haleakala Highway. The property is zoned Interim District, is designated Public/Quasi-Public by the Makawao-Pukalani-Kula Community Plan land use map, and is situated in the State Agricultural District. Water tanks are permitted uses under all three of these designations.

The water tank site is currently occupied by an existing 50,000 gallon glass-lined steel water tank and related improvements that will remain in use with the addition of the proposed new tank. These existing improvements occupy approximately 6750 square feet of the 1.011-acre site, leaving ample space for the proposed new tank. An Environmental Assessment was prepared in 1991 for the existing tank and improvements, and a Finding of No Significant Impact was rendered.

The proposed new water tank, like the existing tank, will be glass-lined stainless steel and will be painted dark green. The new tank will be approximately 19 feet high and approximately 36 feet in diameter.

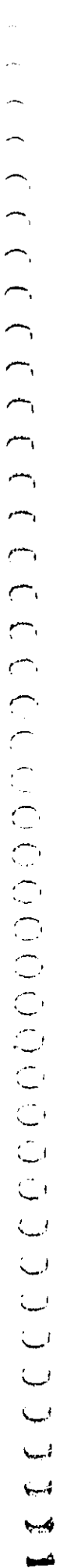
The proposed waterline improvements will be situated entirely underground, traversing two privately owned parcels and County roadway rights-of-way. TMK No. 2-3-004: 013 is owned by Haleakala Ranch and has been used for pasturing and grazing for more than a century. TMK No. 2-3-014: 014 is owned by the Vi Dolman Trust and is vacant and undeveloped. The waterline improvements will be approximately 3500 feet in length, with

approximately 2200 feet traversing the two privately owned parcels and approximately 1300 feet traversing the County roadway rights-of-way. Once these 8-inch waterlines have been installed, the condition of the land and roadways will be returned to their current state.

The new water tank and transmission lines will provide storage and service capacity to meet existing and future demand, including undeveloped lots that do not presently receive service, as well as proposed subdivisions that create new lots requiring service. Rather than requiring existing and future users to provide infrastructure improvements that serve only isolated and individual needs, DWS prefers to consolidate such improvements under DWS ownership and operation, thus simplifying maintenance and ensuring DWS standards are met. The tank and related waterline improvements will be funded and constructed by the applicant, which will receive reimbursement upon dedicating the improvements to DWS in their entirety, in accordance with DWS rules. The project has received the input and support of the subject property's adjacent and nearby residents.

The Office of Environmental Quality Control asked why the proposed new water tank is needed and whether it would promote new development in the area. The applicant responded that the proposed project will not promote new development, because new developments would have other viable alternatives for water storage and transmission. The proposed project will not facilitate new development, though it will facilitate DWS operations.

The Office of Environmental Quality Control also requested that all permits required for the proposed project be noted. The required permits are County grading, building and plumbing.



AFFECTED ENVIRONMENT, IMPACTS AND MITIGATION



1. PHYSICAL ENVIRONMENT

Surrounding Uses.

The subject water tank property is located on Haleakala Highway in upper Kula, just beyond milepost 5 on the makai (west) side of the road, near the intersection with Kimo Drive. It is surrounded on three sides (north, east and west) by lands owned and utilized by Haleakala Ranch Company. These lands, parcels 2-3-004: 013 and 016, are used for pasturing and grazing as an active part of the Ranch's ongoing cattle ranching operations. The outer portions of the water tank property, as well as portions of the Ranch's properties, are vegetated with mature trees that will remain virtually undisturbed, though it is possible that one or more trees may need to be removed or trimmed. On the south side, the subject water tank property is bordered by rural/residential uses. The Department of Planning confirmed the subject tank site's land use designations and that the tank is a permitted use.

The proposed waterline improvements will be situated thorough parcels 2-3-004: 013 and 2-3-14: 014, and will be placed entirely underground. Once the water lines have been installed, the land will be returned to its current condition. The Maui District Land Agent for the Department of Land and Natural Resources had no comment on the proposed actions.

Probable impacts: The proposed water tank and waterline improvements will not create any significant or long-term disruption to the surrounding area. The water tank site has ample room for the proposed new tank, which will be partially obscured by the surrounding mature trees.

Mitigation: Because it is anticipated that the surrounding uses will not be negatively impacted, no mitigation is proposed.

Elevation and Flood Rating.

The subject water tank property is situated at an elevation of approximately 3150 feet above mean sea level. According to Federal Emergency Management Agency (FEMA) maps, the subject property is situated in flood zone C, which is characterized by areas of minimal flooding,

Probable impacts: The proposed actions will have no discernible impact on the area's elevation or flood rating.

Mitigation: Because the proposed actions will not have any discernible impact on the area's flood rating and elevation, no mitigation is proposed.

Soil.

The subject properties are rated "Other" by the ALISH (Agricultural Lands of Importance to the State of Hawai'i, adopted by the State of Hawai'i Board of Agriculture) rating system. According to the University of Hawai'i's Land Study Bureau, the predominant soil type in the area is the Kula-Pane-Io soil series, which is generally characterized as dark reddish-brown, non-stony, deep, well-drained, with a medium texture. The major existing use for this soil type is grazing. The Natural Resources Conservation Service classifies soils in the area as Pane Silt Loam, which is characterized as having moderately rapid permeability, slow to medium runoff, with a slight to moderate erosion hazard.

Probable impacts: The proposed actions will not have any significant or long-term impacts on the area's soil quality, as they will only involve the development or hardening of approximately 2800 square feet, which is the size of the footprint of the water tank's circular foundation. The balance of the proposed actions will restore the land to its current condition.

Mitigation: Because the proposed actions involve only minor, insignificant impacts to the existing condition of the land, the area's soil quality will be maintained.

Flora and Fauna.

There is no evidence or documentation of any endangered, threatened or protected plant or animal species located on the subject properties. The vegetation of the subject properties consists primarily of introduced grasses, weeds, shrubs and trees. Wildlife in the area is predominantly avian, including mynahs, doves, sparrows and owls; wild mammals typically found in the area include deer, rats and mice.

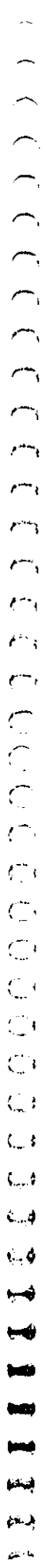
The Office of Environmental Quality Control recommended landscaping with native Hawaiian plants to reduce visual impacts.

Probable impacts: The proposed actions will only involve the development of approximately 2800 square feet, and will retain the surrounding mature trees, making it highly unlikely that the habitat of these species will not be displaced. Landscaping with native Hawaiian plants will be considered where appropriate, though the existing (introduce) vegetation will be the most effective visual buffer.

Mitigation: Because there will be no significant impact to flora and fauna, no further mitigation is proposed.

Archaeological and Cultural Resources.

There are no known archaeological or cultural sites or resources located on the subject properties or in the immediate vicinity of the project area.



The water tank property has been owned and utilized by the County of Maui, Department of Water Supply for decades. It is surrounded by chain-link and barbed wire fence, thus precluding any access or use other than the operation and maintenance of the existing tank and water system infrastructure. The proposed new tank will be situated within this secure area.

The waterline improvements will traverse property has been owned and utilized by Haleakala Ranch Company for more than 100 years. According to Haleakala Ranch Company, there are no historic, archaeological or cultural sites, resources or practices that occur in the project vicinity, other than their long-standing and ongoing ranching operations, which will be unaffected by the proposed actions. The Dolman property also has no known historic, archaeological or cultural sites, resources or practices.

As part of this cultural impact analysis, the history of Haleakala Ranch was researched. Included in this document is the story of the Ranch's 100-year-plus history.

Probable impacts: Because the proposed actions only involve the development of approximately 2800 square feet, situated in a secure area, there will be no impact on archaeological, cultural or historic resources.

Mitigation: Because no impact on archaeological, cultural or historic resources is presently anticipated, no mitigation is proposed. If any potential sites, resources or remains are encountered during development, all work in the vicinity will cease and the State Historic Preservation will immediately be contacted.

Climate, Air Quality and Scenery.

Upcountry Maui is generally warm and sunny during the day, and much cooler at night, with characteristic tradewinds, and windward and mauka showers.

In 2001, monthly rainfall varied from 0 to 4.59 inches at Kula Hospital and from 0 to 9.03 inches at the Haleakala Ranger Station. Average temperatures ranged from 58.6 to 66.8 degrees at Kula Hospital and from 49.8 to 56.8 degrees at the Haleakala Ranger Station.

The region generally enjoys very good air quality, with typical airborne emissions occurring from vehicular exhaust, agricultural operations, and occasional construction.

Upcountry Maui also enjoys beautiful views of the ocean, West Maui mountains, Haleakala, and rolling hillsides. The proposed water tank site was chosen in order to minimize the new tank's impact on the Upcountry scenery.

The Office of Environmental Quality Control requested visual illustrations of the proposed tank site. The Department of Public Works and Environmental Management commented that best management practices be employed to prevent pollutants, including dust and sediment, from discharging off the site.

Probable impacts: By locating the proposed new water tank on an existing water tank site, predominantly shielded by mature trees, the proposed actions should have a minimal impact on the area's scenery. Included herein with the site photographs are two photographs that show the approximate water tank dimensions. The proposed waterline improvements, once completed, will have no impact on the area's scenery, as they will be placed underground.

During development, the site will likely generate dust from clearing, grubbing and grading, and will likely generate additional vehicular exhaust. These activities will also generate additional noise.

Mitigation: During development, dust control measures and best management practices will be employed, pursuant to Chapter 20.08, Maui County Code, relating to "Soil Erosion and Sedimentation Control" and Chapter 11-60.1, Hawai'i Administrative Rules, relating to "Air Pollution Control." Construction-related noise will be controlled pursuant to Chapter 11-46, Hawai'i Administrative Rules, relating to "Community Noise Control." The provisions of the County's grading ordinance will also be met.

Because the proposed actions will have no long-term impact on the area's scenery or air quality, no further mitigation is proposed.

2. SOCIO-ECONOMIC ENVIRONMENT

Population and Community.

In recent years, the resident population of the County of Maui has increased annually by approximately 1.3 percent. The population of the County was 100,374 in 1990 and grew to 128,095 in 2000. Residential growth is expected to continue, with forecasts projecting a population of 145,872 in 2010.

Similarly, the population of the Upcountry Census Designated Place was 5,525 in 1990 and grew to 6,659 in 2000.

The nearby community has expressed support or has no opposition to the proposed water tank and waterline improvement project.

Probable impacts: The proposed actions will provide improved water storage and transmission capabilities for existing and future users of the water system, thus ensuring water service to the growing population. Specifically, fire protection will be enhanced for portions of Kimo Drive, Malanani Drive, and the Kulamanu subdivisions.

Mitigation: The proposed actions will only have a positive impact on the local population by providing improved water service for potable water, fire flow and irrigation.

Economy and Agriculture.

The strength and stability of Maui's economy are reliant upon the visitor industry. As the local, state and national economies struggle for stability, we nonetheless remain dependent upon tourism. Agriculture, high-technology and other industries play important roles in diversifying Maui's economic base, however, and it is argued that diversification should have a higher priority in economic stabilization and recovery.

Probable impacts: During construction, the proposed development will have a positive impact on the local economy by providing construction and development-related jobs. Construction should have no impact, short-term or long-term, on Haleakala Ranch's operations; ranch operations can easily work around the project and can then resume their normal routine upon completion.

Mitigation: Because the proposed actions will not have a long-term significant impact, positive or negative, on the local economy, no mitigation is proposed.

3. INFRASTRUCTURE AND PUBLIC SERVICES

Drainage and Erosion.

As previously noted, the subject water tank property is situated at an elevation of approximately 3150 feet above mean sea level. The waterline improvements will begin at this elevation and will terminate at an elevation of approximately 2900 feet above mean sea level. The Department of Public Works and Environmental Management commented that the proposed actions shall comply with County grading and drainage ordinances and requirements. The Department of Water Supply commented that best management practices should be employed for uses and operations around the tank site.

Probable impacts: The proposed new water tank and waterlines should have no impact on existing drainage patterns, because the project involves the development of only 2800 square feet of hardened surface. As previously noted, dust control measures and best management practices will be employed during construction to control erosion.

Mitigation: The proposed tank has an overflow system that outlets overland to Haleakala Ranch property, where any overflow water will infiltrate into the ground. This system, as well as the project plans, will be reviewed by the Department of Public Works and Environmental Management for compliance with the County's drainage requirements. Because no impacts on drainage systems or patterns is anticipated, no further mitigation is proposed.

Roadways.

The subject water tank property is currently accessed from Haleakala Highway, a state highway. The remaining project area will not have any permanent vehicular access. The

State Department of Transportation, Maui District, commented that the proposed tank will not have an adverse impact on State highway facilities.

Probable impacts: During construction, there may be periodic disruptions of vehicular traffic flow on Haleakala Highway in the vicinity of the water tank site for the ingress and egress of construction vehicles and equipment, and on Kimo Drive and Malanani Drive for the installation of the waterline improvements. Once construction is completed, there will be no impacts to the area's roadways or traffic flow.

Mitigation: During construction, appropriate signage, cones and flagmen will be employed to inform motorists of worksites and to move vehicles safely through work areas. Because there will be no permanent, post-construction impacts to the area's roadways or traffic patterns, no further mitigation is proposed.

Water.

The County's Department of Water Supply provides water to the Upcountry region from the Upper Kula/Lower Kula Water System. The water source for this area is surface water, which is collected in reservoirs, including those at Waikamoi, Kahakapao and Pi'iholo. Water is then treated at water treatment facilities in Olinda and Pi'iholo, and then is stored in numerous tanks throughout the region, including Omaopio, Waiohuli, Kamaole, Ulupalakua, Kula 200 and Kula Kai (the existing Harry Field tank is meant for pump control rather than storage). From these tanks, water is then distributed to users of the system for domestic, irrigation and fire flow.

Probable impacts: The proposed new water tank and waterline improvements will be a valuable part of this complex and far-reaching water system. It will provide storage capabilities at the Harry Field site, increasing the capacity by 141,000 gallons for all users of the water system. The 8-inch waterline improvements will aid in delivering this water to existing and future users.

Mitigation: Because the proposed action's impact on the County's water system is positive, no mitigation is proposed.

Emergency Services.

The Maui Police Department headquarters is located in Wailuku, from where police officers would be dispatched for calls in the Kula area. The Police Department also has a substation located at the Eddie Tam complex in Makawao.

Fire prevention and protection services for the Kula region are provided from the Maui Fire Department's Kula station, which is located on Kula Highway. The Department also has a Makawao station, which is located on Makawao Avenue near the intersection of the Pukalani Bypass Highway.

Probable impacts: The proposed actions will not have a significant impact on police services, but will serve to enhance fire protection services by providing increased water storage and transmission capabilities for fire flow for portions of Kimo Drive, Malanani Drive and the Kulamanu subdivisions.

Mitigation: Because no significant or negative impacts on emergency services are anticipated, no mitigation is proposed.

CC

LAND USE DESIGNATIONS



1. STATE AGRICULTURAL DISTRICT

The subject properties are situated in the State Agricultural District, as established and regulated by Chapter 205, Hawai'i Revised Statutes (HRS). The uses that are permitted in the State Agricultural District include activities and structures related to agriculture, open area recreation, historic sites, and "public, private, and quasi-public utility lines and roadways, transformer stations, communications equipment buildings, solid waste transfer stations, major water storage tanks, and appurtenant small buildings such as booster pumping stations...." [subsection 205-4.5(a)(7), HRS].

The proposed water tank and related waterline improvements are therefore a permitted use in the Agricultural District.

2. MAKAWAO-PUKALANI-KULA COMMUNITY PLAN

The Makawao-Pukalani-Kula Community Plan (1996) was adopted by Ordinance No. 2510, which became effective on July 23, 1996. As previously noted, the subject water tank property is designated Public/Quasi-Public on the Makawao-Pukalani-Kula Community Plan land use map.

The proposed actions meet the following goals, objectives, policies, implementing actions and definitions of the Makawao-Pukalani-Kula Community Plan:

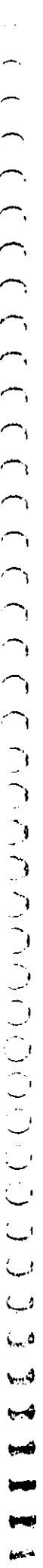
Economic Activity.

Support programs and plans to develop adequate water systems for agricultural use (Objective and Policy 2, page 16).

- *The proposed water tank and related waterline improvements will enhance storage and distribution for all uses, including agricultural uses.*

Physical Infrastructure.

The timely and environmentally sensitive development and maintenance of infrastructure systems which protect and enhance the safety and health of Upcountry's residents and visitors, including the provision of domestic water, utility and waste disposal services, and effective transportation systems which meet the needs of residents and visitors while maintaining the region's rural character (Goal, page 31).



- *By upgrading the storage and distribution system in the area, the proposed action will assist DWS in providing domestic water for all users of the system.*

Water.

Encourage a flexible and comprehensive water management approach that recognizes the various collection and delivery improvements as one cohesive system (Objective and Policy 2, page 34).

Encourage the construction of additional storage capacity by the Department of Water Supply, commercial developers, and individual farmers to help alleviate the inadequate water supply (Objective and Policy 9, page 35).

Encourage cooperative efforts among Federal, State, and County agencies, and developers to ensure that water storage and delivery needs are met in a timely and orderly manner (Objective and Policy 12, page 35).

Increase catchment efficiency and storage capacity on the upper Kula line to achieve 4 mgd sustained delivery to farms and residences (Implementing Action 1, page 35).

Systematically improve and upgrade the existing water delivery system (Implementing Action 3, page 35).

- *The proposed actions advance these provisions by adding new and modern storage and distribution improvements to the Kula system to serve existing and future water needs for all types of uses*

Land Use Categories and Definitions.

The Public/Quasi-Public land use category is defined as: This includes schools, libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers (Public/Quasi-Public, page 63).

- *The proposed water tank and related waterline improvements are public utilities and, therefore, are permitted under the Public/Quasi-Public designation.*

3. INTERIM ZONING DISTRICT

The subject water tank site is currently zoned Interim District, pursuant to Chapter 19.02, Maui County Code (MCC). Among the permitted uses in the Interim District is "Public utility uses" (subsection 19.02.030.A.6, MCC).

The proposed water tank is therefore a permitted use in the Interim District.

ENVIRONMENTAL ASSESSMENT CRITERIA



Pursuant to Chapter 343, Hawai'i Revised Statutes, and Title 11, Chapter 200, Hawai'i Administrative Rules, State Department of Health, a proposed project is evaluated pursuant to thirteen specific significance criteria. As analyzed pursuant to these criteria, DWS and KAI believe that the proposed actions will not have a significant impact on the environment.

1. The proposed action will not involve an irrevocable commitment to loss or destruction of any natural or cultural resource.
 - *The project area contains no known natural or cultural resources that will be lost or destroyed. The proposed water tank will be situated on the existing "Harry Field" site that is already occupied by a water tank, pumps and other improvements. The related waterline improvements will all be located underground, thus having no long-term impact on natural or cultural resources.*
2. The proposed action will not curtail the range of beneficial uses of the environment.
 - *The beneficial uses of the environment in the project area will not be curtailed by the proposed action because the water tank will be located on an existing water tank site and because the water lines will be placed underground.*
3. The proposed action will not conflict with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, Hawai'i Revised Statutes, and any revisions thereof and amendments thereto, court decisions, or executive orders.
 - *As detailed herein, the proposed water tank and related waterline improvements are in compliance with the State's environmental policies, goals and guidelines.*
4. The proposed action will not substantially affect the economic or social welfare of the community or state.
 - *The proposed water tank and related waterline improvements will have only a positive impact on the economic and social welfare of the community by providing increased storage and transmission capabilities to serve existing and future users.*
5. The proposed action will not substantially affect public health.

- *The proposed actions will only have a positive impact on public health by providing improved storage and transmission infrastructure for potable water and fire protection.*
6. The proposed action will not involve substantial secondary impacts, such as population changes or effects on public facilities.
 - *The proposed actions will have no secondary impacts on population changes and will have only a minor, but positive, primary impact on public facilities by improving the DWS's storage and transmission infrastructure.*
 7. The proposed action will not involve a substantial degradation of environmental quality.
 - *The proposed water tank and related waterline improvements will have no substantial impact on environmental quality; by improving storage and transmission capabilities, the County can more efficiently and effectively administer, and therefore conserve, the County's water resources.*
 8. The proposed action will not cumulatively have considerable effect upon the environment or involve a commitment for larger actions.
 - *The proposed actions will not have a discernible impact upon the environment nor will they involve a commitment for larger actions. The purpose is to simply provide improved storage and transmission capabilities for existing and future users of the system.*
 9. The proposed action will not substantially affect a rare, threatened, or endangered species, or its habitat.
 - *Given the confined nature of the proposed actions – the water tank being situated on an existing water tank site and the waterline improvements being located underground – they will not substantially affect any species or habitats.*
 10. The proposed action will not detrimentally affect air or water quality or ambient noise levels.
 - *There are no discernible long-term impacts on air or water quality or ambient noise levels relating to the proposed water tank and related waterline improvements.*
 11. The proposed action will not affect or will not likely suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water or coastal waters.

- *The proposed project site is not located in an environmentally sensitive area nor will the proposed actions impact any such areas.*
12. The proposed action will not substantially affect scenic vistas and viewplanes identified in County or State plans.
- *The waterline improvements will be located underground, thus having no impact on scenic vistas and viewplanes; the proposed water tank will be located on an existing site that is currently occupied by a water tank and that is buffered on two sides by mature trees. Therefore, the proposed actions will not substantially affect scenic vistas or viewplanes. In fact, the water tank site was chosen to minimize the visual impacts on the nearby community.*
13. The proposed action will not require substantial energy consumption.
- *The proposed water tank and related waterline improvements will require only nominal energy consumption (electricity) for operating the pump system.*

FINDINGS AND CONCLUSION

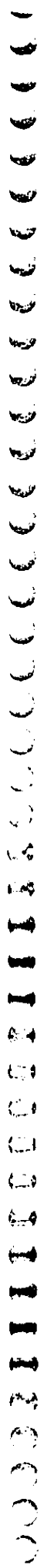


This final environmental assessment has analyzed the potential environmental impacts associated with the proposed new water tank and related water line improvements in Kula, Maui, Hawai'i. This analysis conforms to the requirements of Chapter 343, Hawai'i Revised Statutes, and the State of Hawai'i Office of Environmental Quality Control.

The proposed project is anticipated to have no significant long-term environmental impacts to the surrounding area, natural resources, flora and fauna, archaeological and cultural resources, climate and air quality, public infrastructure and facilities, viewplanes or the visual character of the area.

The subject property is situated within the State Agricultural District, is designated Public/Quasi-Public by the Makawao-Pukalani-Kula Community Plan land use map, and is zoned County Interim District. The proposed water tank and related waterline improvements are permitted under these designations.

In light of the foregoing, it is anticipated that the proposed actions will not result in significant impacts to the environment and that a Finding of No Significant Impact (FONSI) will be issued.



REFERENCES



Community Resources, Inc. Maui County Community Plan Update Program Socio-Economic Forecast Report, Volume I. August 1992.

County of Maui. Makawao-Pukalani-Kula Community Plan (1996). Ordinance No. 2510, effective date July 23, 1996.

County of Maui, Office of Economic Development. Maui County Data Book 1999. April 1999.

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Haleakala Ranch Company, telephone conversation, July 28, 2003.

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Land Study Bureau, University of Hawai'i. Detailed Land Classification – Island of Maui. 1967.

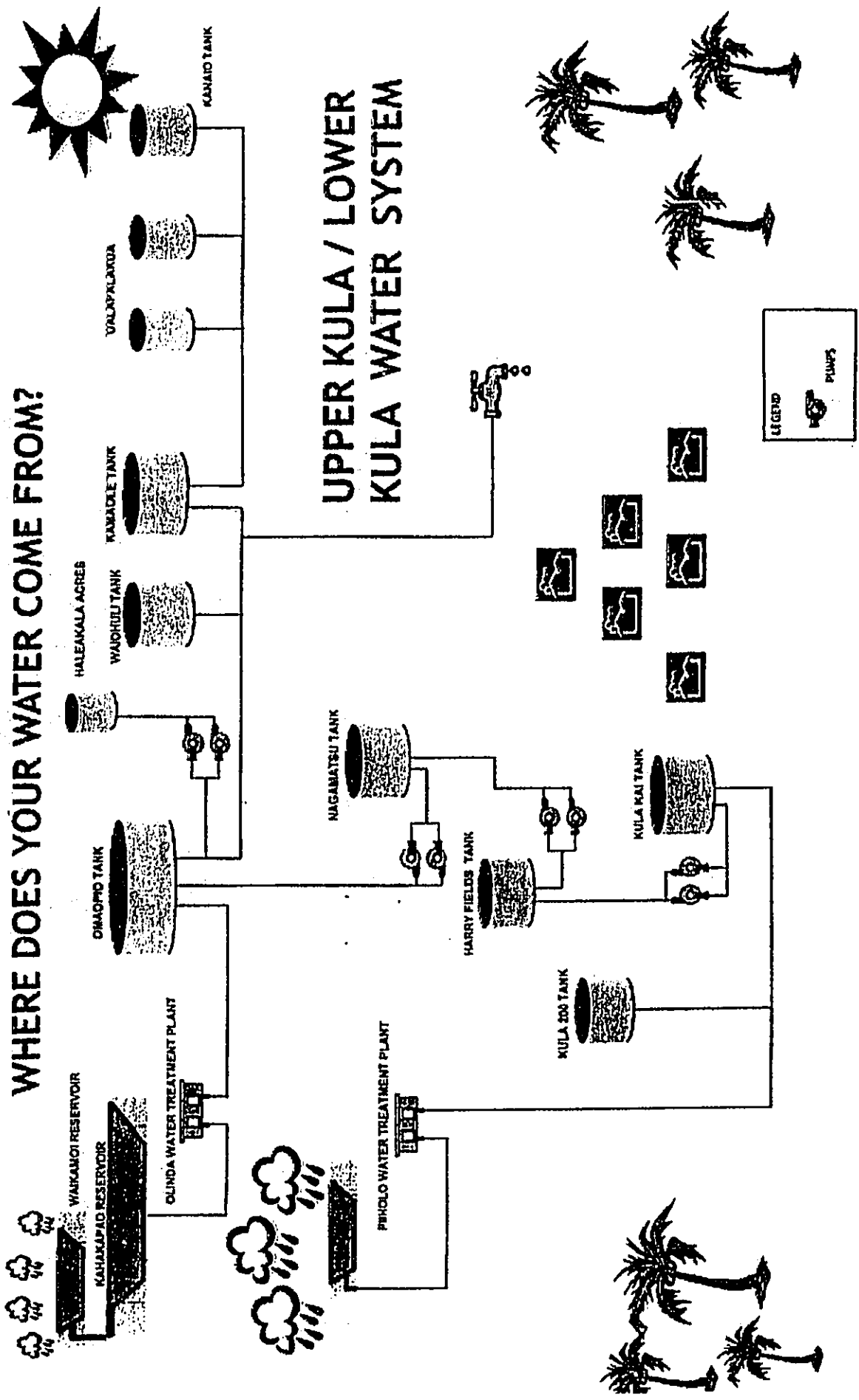
Soil Conservation Service (now Natural Resources Conservation Service), United States Department of Agriculture. Soil Survey of Islands of Kauai, Maui, Molokai and Lanai, State of Hawaii. 1972.

WATER SYSTEM AND TANK SITE INFORMATION

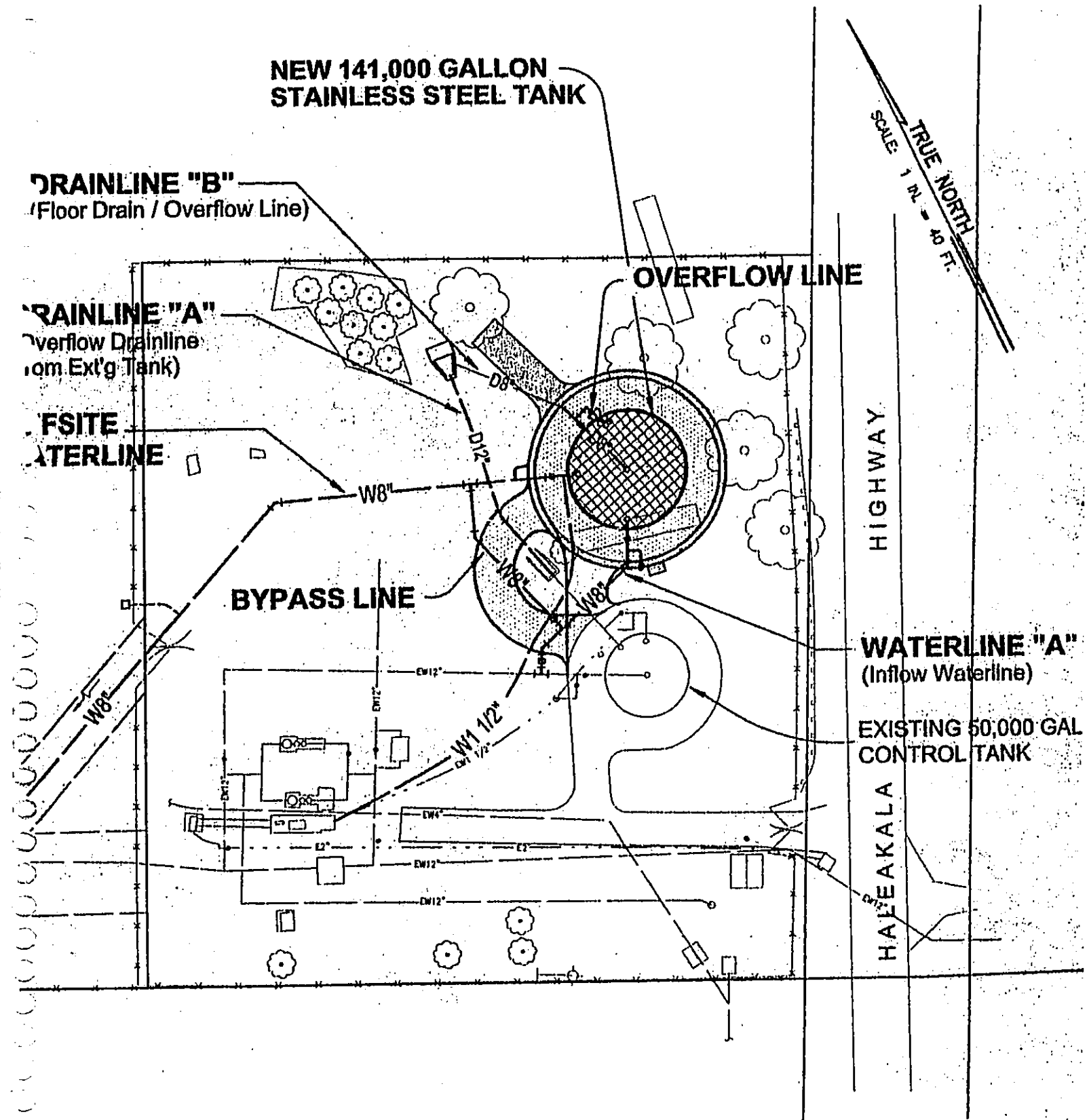


Upper Kula/Lower Kula Water System
Profile Location for Proposed Tank
Environmental Assessment for Existing Tank

WHERE DOES YOUR WATER COME FROM?



UPPER KULA / LOWER KULA WATER SYSTEM



PROFILE LOCATION

SCALE: 1 IN. = 40 FT.

ENVIRONMENTAL ASSESSMENT - DETERMINATION
FOR THE
MIDDLE KIMO TANK
IN THE
KULA DISTRICT
COUNTY OF MAUI

FOR
DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII

PREPARED BY
AUSTIN, TSUTSUMI & ASSOCIATES, INC.
ENGINEERS * SURVEYORS
HONOLULU * WAILUKU * HILO, HAWAII

December 1991

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EXHIBITS

- 1 PROJECT LOCATION
- 2 PROJECT VICINITY
- 3 TANK SITE PLAN

DOCUMENT CAPTURED AS RECEIVED



AUSTIN, TSUTSUMI & ASSOCIATES, INC. CIVIL ENGINEERS • SURVEYORS
CONTINUING THE ENGINEERING PRACTICE FOUNDED BY H. A. R. AUSTIN IN 1934

TED S. KAWAHIGASHI, P.E.
GEORGE M. NEUFFER, P.E.
KENNETH K. KUROKAWA, P.E.
THOMAS S. OTAGURO
IVAN K. NAKATSUKA, P.E.

KEN K. KUROKAWA, P.E.
Vice President &
Maui Branch Office Manager

ENVIRONMENTAL ASSESSMENT - DETERMINATION

FOR THE
MIDDLE KIMO TANK
IN THE
KULA DISTRICT
COUNTY OF MAUI

I. PROPOSING AGENCY

Department of Water Supply
County of Maui
200 South High Street
Wailuku, Maui, Hawaii
Director: Ms. Rae Shikuma

I. APPROVING AGENCY

Office of the Governor, State of Hawaii

III. AGENCIES CONSULTED IN PREPARING THIS ASSESSMENT

A. State of Hawaii

Department of Transportation
Department of Health
Department of Land and Natural Resources

B. County of Maui

Department of Planning
Department of Public Works
Department of Water Supply

-1-

REPLY TO:
SUITE 214, 1063 LOWER MAIN STREET
WAILUKU, MAUI, HAWAII 96793 • PHONE (808) 244-8044 • FAX NO. 242-9163

OFFICES IN:
HONOLULU, HAWAII
WAILUKU, MAUI, HAWAII • HILO, HAWAII

IV. GENERAL DESCRIPTION OF PROJECTS' TECHNICAL, ECONOMIC, SOCIAL AND ENVIRONMENTAL CHARACTERISTICS

A. Technical Description

The project consists of installing a new .05 mg glass lined steel water tank at the Harry Field Tank Site. This new steel tank replaces an existing .03 mg redwood tank located within the site. The existing redwood tank must be replaced due to its deteriorated condition. New water lines from the steel tank will be connected to the existing water lines to maintain the present operational sequence of the water system. An asphalt paved access road from the existing driveway (off of Haleakala Highway) to the new tank is included in the project. The project construction area utilizes 6750 square feet of the 1.011 area site. All construction work will be in accordance with construction specifications prepared for the project, as well as with the Standard Specifications and Standard Details of the Department of Public Works, and the Department of Water Supply of the County of Maui.

The estimated cost of the project is \$225,000.

B. Economic and Social Characteristics

The land use and lifestyle of the area are not anticipated to change with the implementation of the water project. No families or business will be relocated by the proposed water project. Further development of the area served by this waterline should not be encouraged by the implementation of this project.

C. Environmental Characteristics

Construction on the tank site involves grading, installation of the tank, pipeline, and paved access road. Upon completion of the installation of the tank and the access road, most of the affected areas will be restored to near original conditions and existing general drainage patterns will be maintained. After the new tank is fully operable, the existing 0.03 mg redwood tank will be demolished and removed.



There will be no major changes to the new tank system will replace the existing redwood tank.

There are no known historical or archaeological sites within the parcel, but there are known significant historical sites around the area.

V. SUMMARY AND DESCRIPTION OF AFFECTED ENVIRONMENT

The proposed tank and driveway are situated on existing pasturelands covered with cattle grass and scattered Eucalyptus trees. The color of the tank will be green or colbelt blue and will blend into the existing trees and pasturelands.

Soils in the area are classified as Pane Silt Loam (PxD) by the U.S. Soil Conservation Service. Permeability is moderately rapid. Runoff is slow to medium and the soil erosion hazard is slight to moderate. See Exhibit 1 for Project Location, Exhibit 3 for Site Plan showing proposed tank.

VI. IDENTIFICATION AND SUMMARY OF MAJOR IMPACTS AND ALTERNATIVES CONSIDERED

A. Major Impacts

There will be no permanent adverse environmental impacts created in the area by the proposed project. Some temporary, unavoidable adverse environmental effects will occur during construction. These effects will be noise and airborne emissions from construction equipment, and inconvenience to motorists, pedestrians and abutting property owners during the construction period. Dust shall be kept within acceptable levels at all times including non working hours, weekends and holidays in compliance with State of Hawaii, Public Health Regulations. Methods of dust control and all costs incurred, therefore, shall be the responsibility of the contractor.

There will be no other significant effects on the environment of the area.

B. Alternatives

The alternative of "no action" would mean that the current operational sequence to the Omaopio Tank would be shut down upon failure of the existing redwood tank.

VII. PROPOSED MITIGATION MEASURES**A. Noise and Airborne Emission Management**

The Contractor will be required to observe all Federal, State and County rules and regulations relating to air and noise pollution during construction.

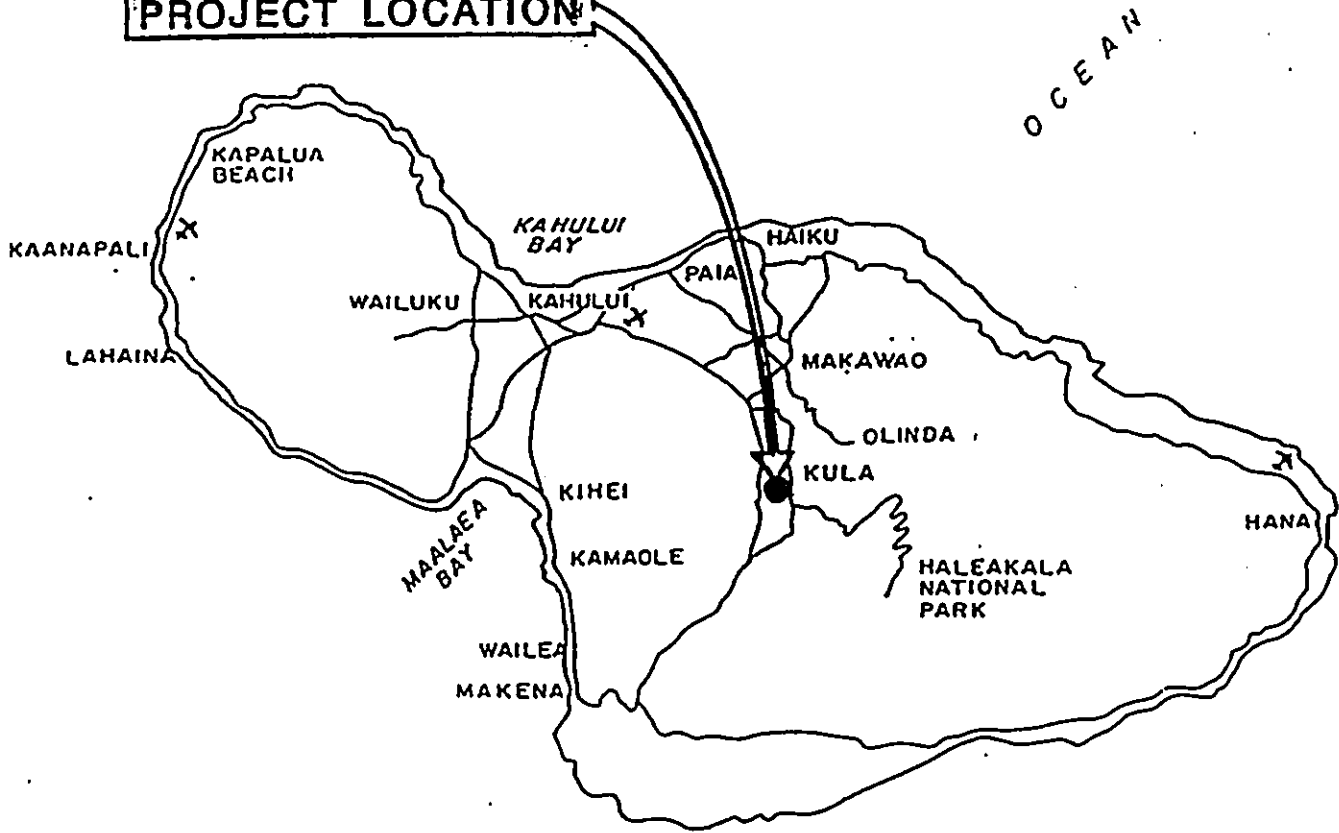
B. Vehicular and Pedestrian Traffic Inconvenience

Contract provisions will restrict work during peak periods of traffic. Specific working hours in the public rights-of-way will be established. Safety precautions and traffic control measures contained in the "Rules and Regulations Governing the Use of Traffic Devices at Work Sites on or Adjacent to Public Streets and Highways", as adopted by the State Highway Coordinator and the "Manual of Uniform Traffic Control Devices for Streets and Highways, Part VI - Traffic Controls for Street and Highway Construction, Maintenance, Utility and Emergency Operations" will be used on the project.

VIII. DETERMINATION

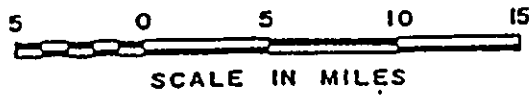
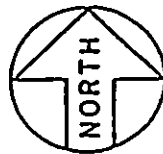
After completing an assessment of the potential environmental effects of the proposed project, it is determined that the effects will not be significant and does not warrant an environmental impact statement. Therefore, this document constitutes a notice of negative declaration.

PROJECT LOCATION



ISLAND OF MAUI

PACIFIC



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI

ENVIRONMENTAL ASSESSMENT
DETERMINATION FOR THE
MIDDLE KIMO TANK

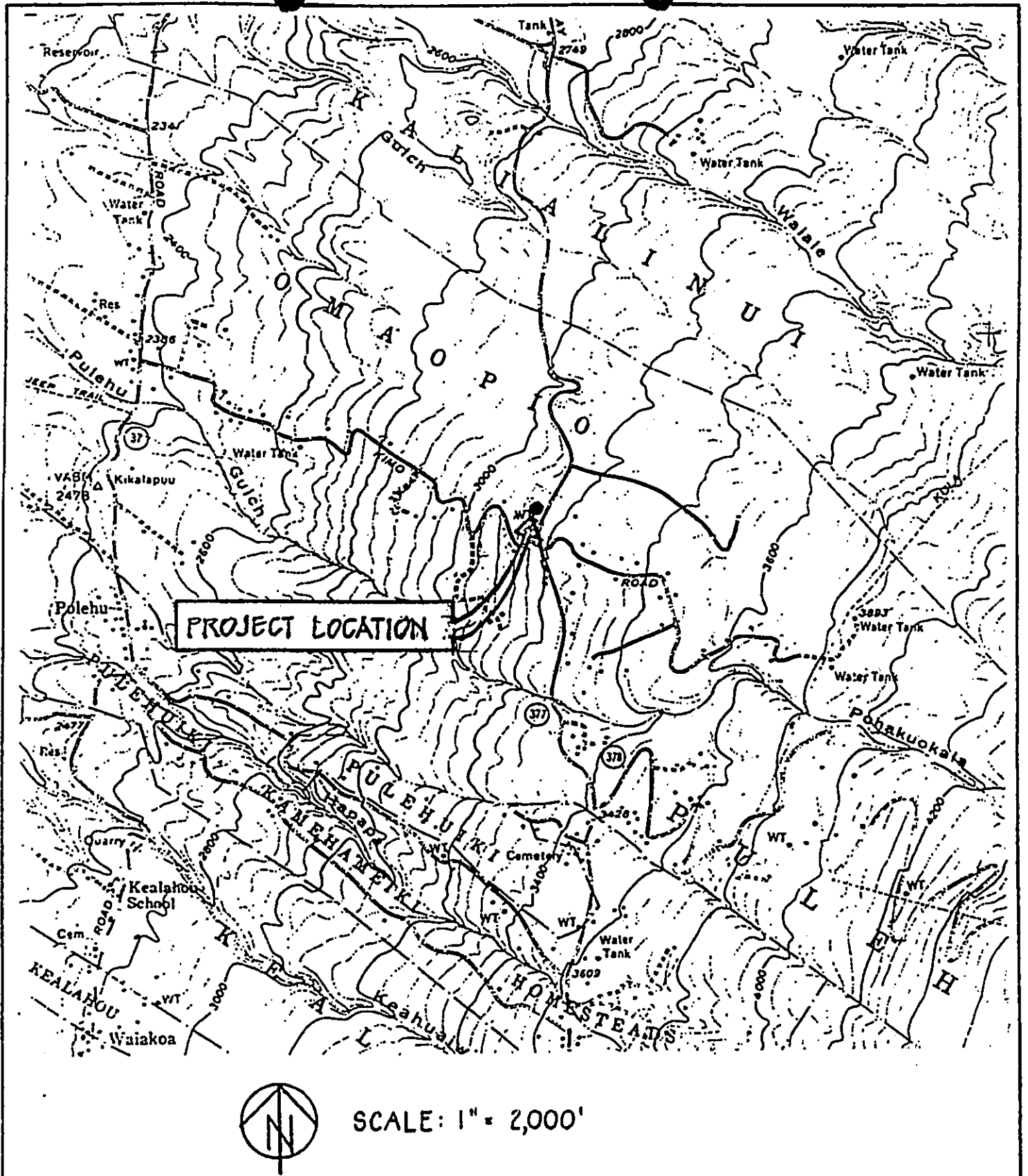


AUSTIN, TSUTSUMI, & ASSOC., INC.
ENGINEERS SURVEYORS - HAWAII

LOCATION MAP

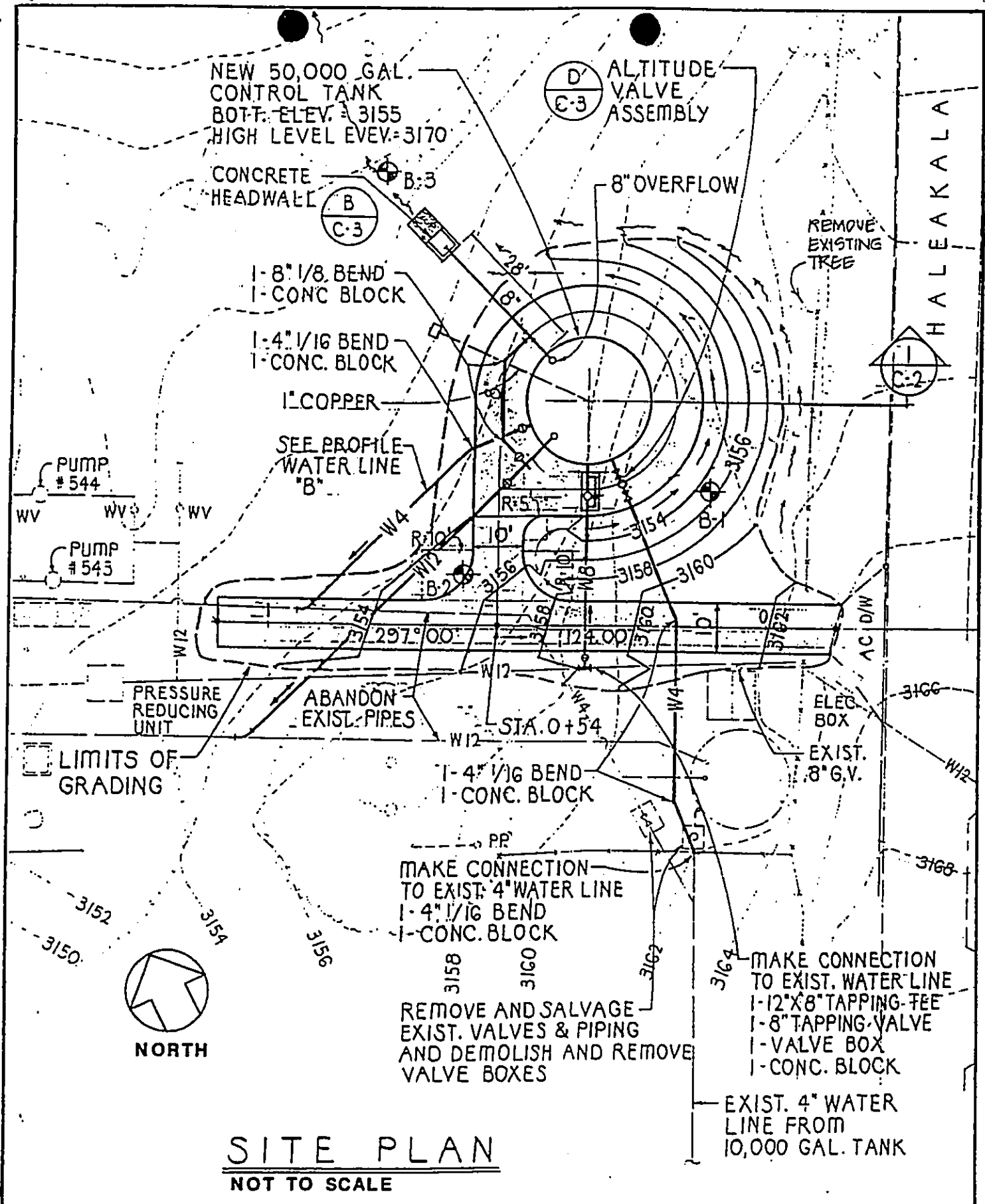
EXHIBIT

1



SCALE: 1" = 2,000'

<p>DEPARTMENT OF WATER SUPPLY COUNTY OF MAUI</p> <p>ENVIRONMENTAL ASSESSMENT DETERMINATION FOR THE MIDDLE KIMO TANK</p>	<p> AUSTIN, TSUTSUMI, & ASSOC., INC. ENGINEERS SURVEYORS - HAWAII</p> <p>VICINITY MAP</p>	<p>EXHIBIT</p> <p>2</p>
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SITE PLAN
NOT TO SCALE

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI

ENVIRONMENTAL ASSESSMENT:
DETERMINATION FOR THE
MIDDLE KIMO TANK

ATA AUSTIN, TSUTSUMI, & ASSOC., INC.
ENGINEERS SURVEYORS - HAWAII

TANK SITE PLAN

EXHIBIT

3

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SITE PHOTOGRAPHS



August 2003

view from tank site looking mauka

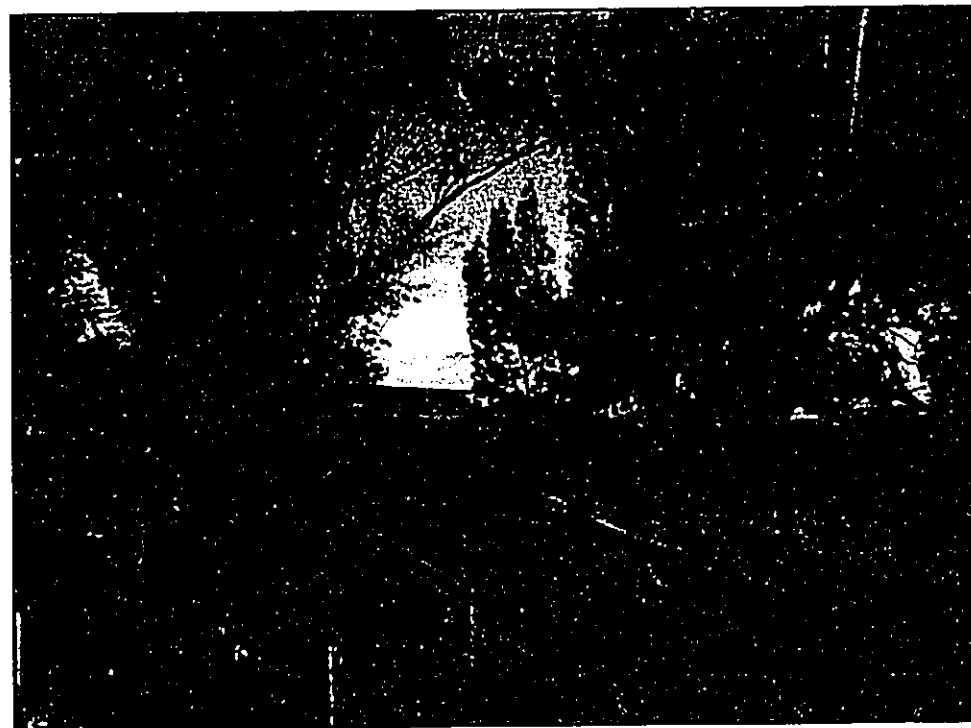


view of tank site looking makai

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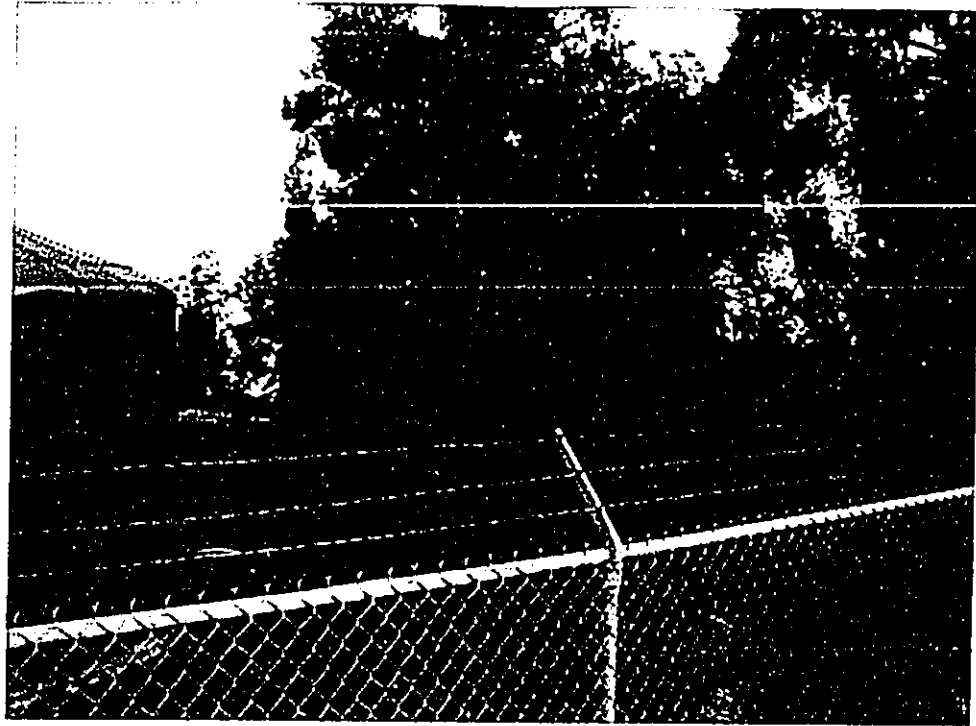
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view of southern corner of tank site looking north



view of northern corner of tank site looking south

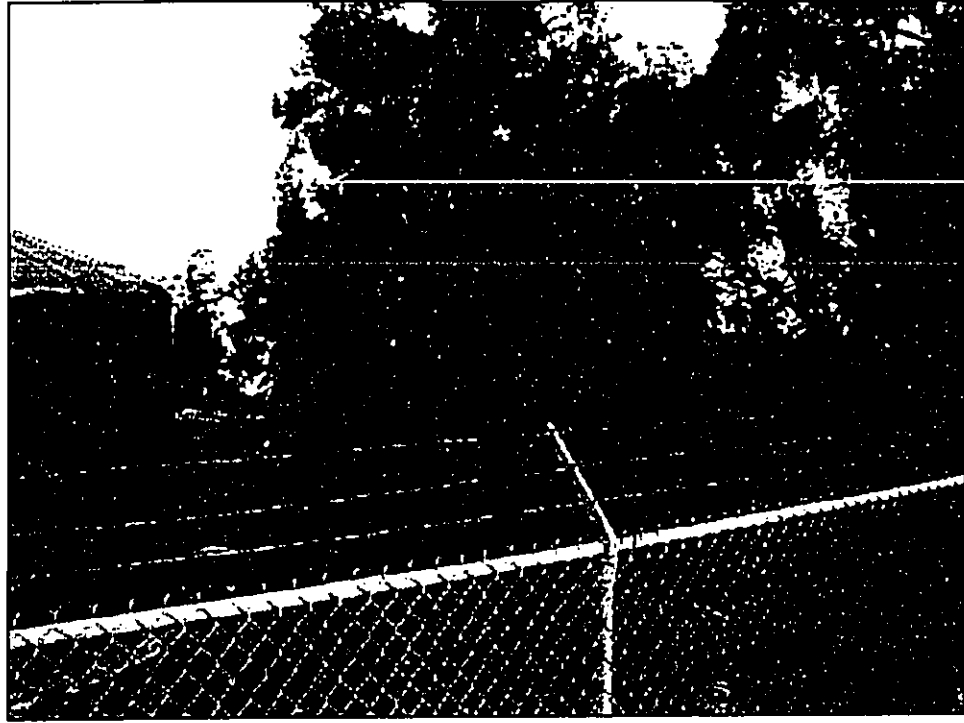
view of approximate location of new tank looking north



view of approximate location of new tank looking south

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view of approximate location of new tank with approximate tank dimensions



view of approximate location of new tank with approximate tank dimensions

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COMMENTS AND RESPONSES



Office of Environmental Quality Control
Department of Public Works and Environmental Management

LINDA LINGLE
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
235 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4185
FACSIMILE (808) 586-4186
E-mail: oeqc@health.state.hi.us

October 21, 2003

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

Dear Mr. Tengan:

Subject: Draft Environmental Assessment for the Kula Water Tank & Waterline
Improvements, Maui

Thank you for the opportunity to review the subject document. We have the following comments and questions.

1. Please describe why the water tank is needed. Will the new tank promote new development in the area? If so, describe the extent of development that could be supported by the tank. What are the environmental impacts of the new development?
2. What is the height and width of the water tank? Please illustrate the visual impacts of the proposed tank from public places such as roads and lookouts. Renderings of future structures superimposed on photos of existing views should be provided. We recommend landscaping with native Hawaiian plants to reduce the visual impacts.
3. Please list all federal, state and county permits that would be required for this project.

Sincerely,

Genevieve Salmonson
Genevieve Salmonson
Director

c: Chouteau Consulting

CHOUTEAU CONSULTING
CREATIVE SOLUTIONS → SMART DEVELOPMENT

October 27, 2003

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
235 Beretania Street, Suite 702
Honolulu, Hawai'i 96768

Dear Ms. Salmonson

RE: Draft Environmental Assessment for
Kula Water Tank and Waterline Improvements
TMK Nos. 2-3-004: 013, 2-3-004: 033 and 2-3-014: 014
Kula, Maui, Hawai'i

On behalf of KRS Associates II, LLC, the applicant for the above-reference project, we are in receipt of your October 21, 2003 letter in reference to the project's draft Environmental Assessment (EA). We appreciate this opportunity to respond as follows:

1. Page four of the draft EA states: "The new water tank and transmission lines will provide storage and service capacity to meet existing and future demand, including undeveloped lots that do not presently receive service, as well as proposed subdivisions that create new lots requiring service. Rather than requiring existing and future users to provide infrastructure improvements that serve only isolated and individual needs, DWS prefers to consolidate such improvements under DWS ownership and operation, thus simplifying maintenance and ensuring DWS standards are met."

We do not believe that the proposed project will "promote" new development, because new developments would provide water tanks and other infrastructure on-site if the proposed project were not implemented. The proposed project will not facilitate new development, but it will facilitate DWS operations.

2. Page three of the draft EA states: "The new tank will be approximately 19 feet high and approximately 36 feet in diameter."

Enclosed, and included in the final EA, are the two photographs of the proposed tank site with approximate tank dimensions. Landscaping with native Hawaiian plants will be considered where appropriate, though the existing (introduced) vegetation will greatly reduce the visual impacts.

Ms. Genevieve Salmonson, Director
October 27, 2003
Page Two

3. As noted on the publication form, and included in the final EA, the permits required for the implementation of the proposed project are County building, grading and plumbing.

Thank you for the opportunity to respond to your October 21, 2003 letter and for your review of the draft EA. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

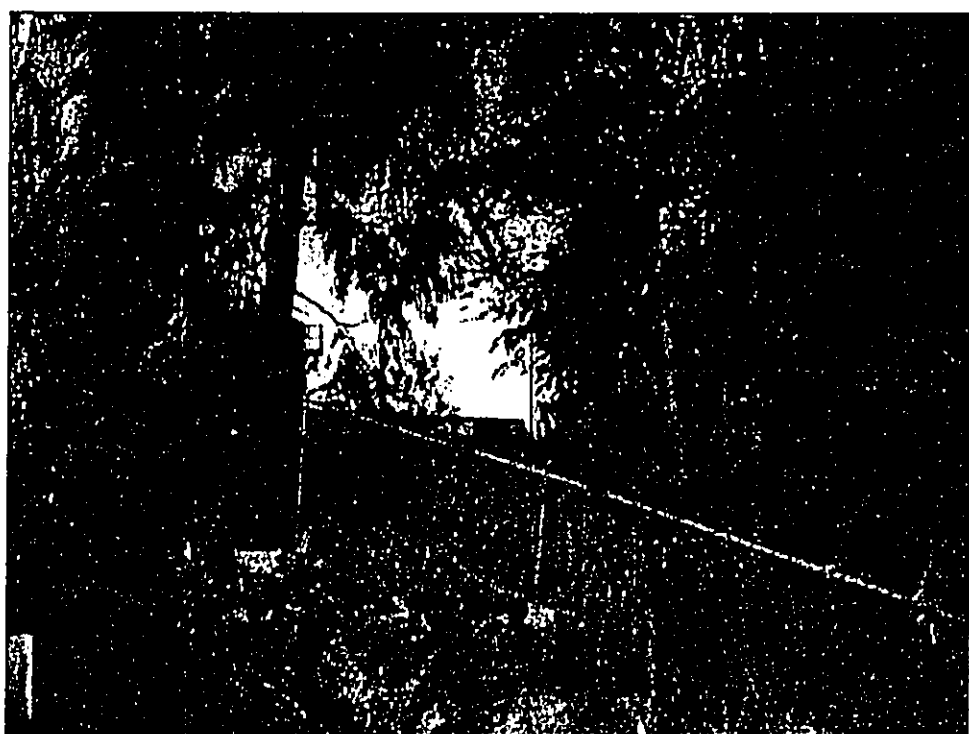
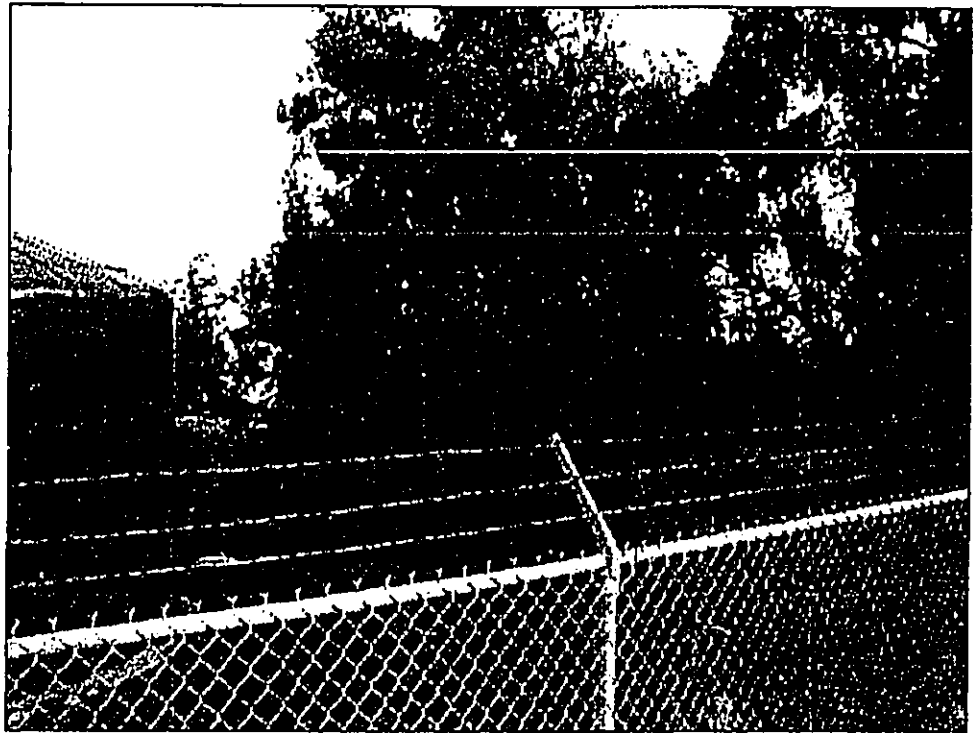


Michele Chouteau McLean

Enclosure (1)

c: Jeffrey T. Pearson, Deputy Director, DWS

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ALAN M. ARAKAWA
Mayor

GILBERT S. COLOMA-AGARAN
Director

MILTON M. ARAKAWA, A.I.C.P.
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955



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

RALPH NAGAMINE, L.S., P.E.
Development Services Administration

TRACY TAKAMINE, P.E.
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

JOHN D. HARDER
Solid Waste Division

October 21, 2003

Ms. Michele Chouteau
CHOUTEAU CONSULTING
3620 Baldwin Avenue, Suite 105
Makawao, Maui, Hawaii 96768

Dear Ms. Chouteau:


**SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT
KULA WATER TANK AND WATERLINE IMPROVEMENTS
TMK: (2) 2-3-004:013, 033 AND 2-3-014:014**

We received your draft environmental assessment and have the following comments:

1. Submit a plan for the disposal of the redwood tank.
2. The grading for the project shall comply with the provisions of the grading ordinance. Best management practices shall be implemented to the maximum extent practicable to prevent pollutants including dust and sediment from discharging off the project site.
3. The drainage system design by a licensed civil engineer shall comply with the provisions of the drainage rules and shall create no additional adverse effects to adjacent and downstream properties.

If you have any questions regarding this letter, please call Milton Arakawa at 270-7845.

Very truly yours,


GILBERT S. COLOMA-AGARAN
Director

GSCA:msc
S:\LUCA\ICZM\kulawatertank_dea_23004013_msc.03.wpd

CHOUTEAU CONSULTING
CREATIVE SOLUTIONS → SMART DEVELOPMENT

October 27, 2003

Mr. Gilbert S. Coloma-Agaran, Director
Department of Public Works and
Environmental Management
County of Maui
200 South High Street
Wailuku, Hawai'i 96793

Dear Mr. Coloma-Agaran,

RE: Draft Environmental Assessment for
Kula Water Tank and Waterline Improvements
TMK Nos. 2-3-004: 013, 2-3-004: 033 and 2-3-014: 014
Kula, Maui, Hawai'i

On behalf of KRS Associates II, LLC, the applicant for the above-reference project, we are in receipt of your October 21, 2003 letter in reference to the project's draft Environmental Assessment (EA). We appreciate this opportunity to respond as follows:

1. The old redwood water tank was removed in the early 1990's when the existing water tank was constructed on the site.
2. Grading for the project will comply with County grading requirements.


Pages eight (Climate, Air Quality and Scenery) and nine (Drainage and Erosion) of the draft EA note that best management practices will be employed to control dust and sediment.

3. The project's drainage plan will comply with County drainage requirements.

Page nine (Drainage and Erosion) of the draft EA notes that your Department will review the project plans for such compliance.

Thank you for the opportunity to respond to your October 21, 2003 letter and for your review of the draft EA. Please feel free to contact me if you have any questions or require additional information.

Sincerely,



Michele Chouteau McLean

c: Jeffrey T. Pearson, Deputy Director, DWS

CHOUTEAU CONSULTING
CREATIVE SOLUTIONS ↔ SMART DEVELOPMENT

September 30, 2003

Mr. Dick Mayer
1111 Lower Kimo Drive
Kula, Hawai'i 96790

Dear Mr. Mayer,

RE: Draft Environmental Assessment
Kula Water Tank and Waterline Improvements
TMK Nos. 2-3-004: 013, 2-3-004: 033 and 2-3-014: 014

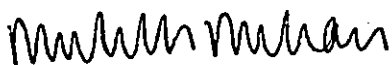
Enclosed per your request is a copy of the draft Environmental Assessment (EA) for a proposed new water tank and waterline improvements in Kula, Maui, Hawai'i.

The draft EA has been submitted to the accepting agency (the County of Maui Department of Water Supply), and copies have been provided to the consulting agencies and community, as well as the Makawao Public Library. As you may know, the Office of Environmental Quality Control published the draft EA in the September 23, 2000 issue of *The Environmental Notice*; the public comment period on the draft EA ends on October 23, 2003.

Please do not hesitate to contact me if you have any questions, require additional information, or wish to offer comments on the enclosed draft EA.

Thank you for your interest in this project.

Sincerely,



Michele Chouteau McLean

Enclosure

c: Jeffrey T. Pearson, Deputy Director, DWS
Applicant

To: Applicant, Consultant, OEQC
From: Sally Raisbeck
Date: 9/27/03

RE: Kula Water Tank and Waterline Improvements, Kula, HI

Michelle Chouteau, KRS Associates II LLC
1043 Makawao Avenue, Suite 208
Makawao Hawaii 96768

Chouteau Consulting
3620 Baldwin Avenue, Suite 105
Makawao HI 96768

Office of Environmental Quality Control
235 S. Beretania Street, Honolulu 96813

Please list me as a consulted party for the Draft Environmental Assessment on the Kula Water Tank and Waterline Improvements.

Thank you.

Sally Raisbeck

Sally Raisbeck, 427 Liholiho Street, Wailuku HI 96793 808-244-9604 sally@maui.net

CHOUTEAU CONSULTING
CREATIVE SOLUTIONS ↔ SMART DEVELOPMENT

October 1, 2003

Ms. Sally Raisbeck
427 Liholiho Street
Wailuku, Hawai'i 96793

Dear Ms. Raisbeck,

RE: Draft Environmental Assessment
Kula Water Tank and Waterline Improvements
TMK Nos. 2-3-004: 013, 2-3-004: 033 and 2-3-014: 014

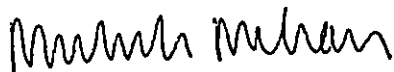
We are in receipt of your September 27, 2003 letter relating to the above-referenced project and stating "please list me as a consulted party for the Draft Environmental Assessment on the Kula Water Tank and Waterline Improvements."

Because the Draft Environmental Assessment (EA) has already been completed and published in the September 23, 2003 issue of the *Environmental Notice*, you cannot be considered as a consulted party on the preparation of this document. However, the EA process allows for a public comment period on the Draft EA, which ends on October 23, 2003. Any comments that are submitted by this date will be addressed and included in the Final EA.

Should you wish to offer comments on the Draft EA, please submit your comments to me and to the Deputy Director of the Department of Water Supply by October 23, 2003, so that they can be addressed and included in the Final EA. If you choose to offer comments, we would appreciate knowing whether your comments are being submitted by you personally or as a member of the Board of Water Supply.

Please do not hesitate to contact me if you have any questions or require additional information. Thank you for your interest in this project.

Sincerely,



Michele Chouteau McLean

c: Jeffrey T. Pearson, Deputy Director, DWS
Applicant

CCCCCCCCCCCCCC

AGENCY PRE-CONSULTATION



**State Department of Land and Natural Resources
State Department of Transportation
County Department of Planning
County Department of Public Works and Environmental Management
County Department of Water Supply**

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

54 High Street, Room 101
Wailuku, Hawaii 96793
PHONE: (808) 984-8103
FAX: (808) 984-8111

PETER T. YOUNG
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DAN DAVIDSON
DEPUTY DIRECTOR - LAND

ERNEST Y.W. LAU
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

August 19, 2003

Mr. Jeffrey T. Pearson
Deputy Director
Department of Water Supply
P. O. Box 1109
Wailuku, HI 96793-7109

Dear Mr. Pearson:

Subject: Pre-Consultation for a Draft Environmental Assessment for the New
140,000 Gallon Water Tank, Kula, Maui; TMK: 2-3-004:033

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

If you have any questions, please feel free to contact us at 984-8103.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jason K. Koga".

Jason K. Koga
District Land Agent

cc: N. Vaccaro
M. N. Chouteau
District Files

DOCUMENT CAPTURED AS RECEIVED

LINDA LINGGIE
GOVERNOR



RODNEY K. HARAGA
DIRECTOR

Acting Deputy Director:
GLENN M. OKIMOTO

IN REPLY REFER TO:

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

MAUI DISTRICT
850 PALAPALA DRIVE
KAHULUI, HAWAII 96732

TELECOPIER TRANSMISSION

DATE: 8/22/03 NO. OF PAGES: _____
(include this sheet)

TO: Jeff Pearson

FROM: Ferdinand Cajigas

MESSAGE:
Re: Kula Water Tank

The proposed water tank will not have an adverse impact on our facilities. Please have your Consultant(s) submit construction plans for our review.

Original to follow? Yes No

TELEPHONE NO.: (808) 873-3535

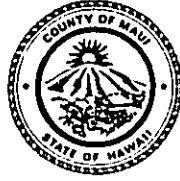
FAX NO.: (808) 873-3544

ME 03-64
803-22-03 16:44 FROM: D.O.T. HIGHWAYS

ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

August 11, 2003

MEMORANDUM

TO: George Y. Tengan, Director
Department of Public Works

FROM: Mike Foley, Director
Department of Planning

Handwritten signature of Mike Foley in black ink.

ATTN: Jeffery T. Pearson, Deputy Director

SUBJECT: Pre-consultation for the Kula Water Tank Environmental Assessment

The Maui Planning Department has reviewed the proposed scope for the subject project and has the following comments to offer:

1. The subject property is designated Agricultural by the State Land Use Commission. Pursuant to Chapter 205.-4.5, Hawaii Revised Statutes (HRS), major water tanks are permissible uses within the State Agricultural District.
2. The subject property is designated as Public/Quasi-Public on the Makawao-Pukalani-Kula Community Plan Map. Pursuant to the Makawao-Pukalani-Kula Community Plan, public utilities are identified as permissible uses. The proposed water tank and related waterline improvements are considered public utilities.
3. The subject property is zoned Interim. Pursuant to Chapter 19.02 of the Maui County Code (MCC), public utility uses are permissible uses within this zoning district. The proposed water tank and related waterline improvements are considered public utility uses.

Thank you for the opportunity to comment. If additional clarification is required, please contact Ms. Robyn Loudermilk, Staff Planner at 270-7735.

C:

Clayton I. Yoshida, AICP, Planning Program Administrator
Robyn L. Loudermilk, Staff Planner

Michele N. Chouteau:

K:\WP_DOCS\PLANNING\LETTERS\1r2003\2986_KulaWaterEAprecon.wpd

ALAN M. ARAKAWA
Mayor

GILBERT S. COLOMA-AGARAN
Director

MILTON M. ARAKAWA, A.I.C.P.
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955



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

RALPH NAGAMINE, L.S., P.E.
Development Services Administration

TRACY TAKAMINE, P.E.
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

JOHN D. HARDER
Solid Waste Division

August 18, 2003

MEMO TO: JEFFREY PEARSON, DEPUTY DIRECTOR
DEPARTMENT OF WATER SUPPLY

FROM: *for* GILBERT S. COLOMA-AGARAN, DIRECTOR OF PUBLIC WORKS
AND ENVIRONMENTAL MANAGEMENT *Milton Arakawa*

SUBJECT: ENVIRONMENTAL ASSESSMENT PRE-CONSULTATION
KULA WATER TANK
TMK: (2) 2-3-004:033

We reviewed the subject application and have the following comments:

1. The grading for the project shall comply with the provisions of the grading ordinance. Best management practices shall be implemented to the maximum extent practicable to prevent pollutants including dust and sediment from discharging off the project site.
2. The drainage system design by a licensed engineer shall comply with the provisions of the drainage rules and shall create no additional adverse effects to adjacent and downstream properties.

If you have any questions regarding this memorandum, please call Milton Arakawa at Ext. 7845.

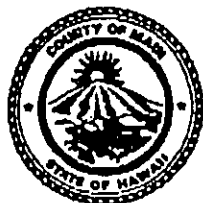
GSCA:RMN:mhc
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DOCUMENT CAPTURED AS RECEIVED

AUG-22-2003 16:50

DEPT. OF WATER SUPPLY

808 270 7833 P.02/02



**DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-6109
Telephone (808) 270-7816 • Fax (808) 270-7833**

August 22, 2003

Mr. Jeffrey T. Pearson, Deputy Director
Department of Water Supply
County of Maui
P O Box 1109
Wailuku Hawaii 96793

SUBJECT: Pre-consultation for Kulamanu Water Tank Environmental Assessment, TMK 2-3-004:033

Dear Mr. Pearson:

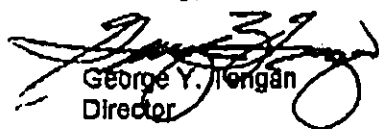
Thank you for the opportunity to participate in the pre-consultation process for an Environmental Assessment for this project.

A 12-inch waterline runs along the south side of the property. We recommend that the proposed water system be designed in accordance with system standards.

The project site is located on top of the Makawao aquifer which has a sustainable yield of 7 MGD. In order to protect surface and groundwater resources, we recommend that Best Management Practices (BMPs) be considered for principal uses and operations around the tank site. We have attached sample BMPs for reference.

Should you have any questions, please contact our Water Resources and Planning Division at 270-7199.

Sincerely,


George Y. Ilogan
Director

cc: Engineering Division
Applicant: attachment
HAR §§11-200-8 Applicant Actions
Selected BMP's from "Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters"-EPA

By Water All Things Find Life

CHOUTEAU CONSULTING
CREATIVE SOLUTIONS ↔ SMART DEVELOPMENT

July 24, 2003

Mr. Jason K. Koga, District Land Agent
Land Division
Department of Land and Natural Resources
54 High Street, Room 101
Wailuku, Hawai'i 96793-2198

Dear Mr. Koga,

RE: Pre-consultation for Kula Water Tank Environmental Assessment

On behalf of the Department of Water Supply (DWS), this letter begins the pre-consultation process for the preparation of a draft Environmental Assessment (EA), pursuant to Chapter 343, Hawai'i Revised Statutes, for the construction of a new 140,000 gallon water tank and related waterline improvements in Kula, Maui.

The proposed water tank will be situated on the DWS's existing "Harry Field" tank site, which is owned by the County. Upon completion of construction, DWS will accept dedication of the proposed new water tank and related waterline improvements. Because the proposed project will involve the use of County lands and County funds, the new water tank project "triggers" the preparation of an EA, pursuant to Chapter 343.

The subject property is located just beyond milepost 5 on the makai side of Haleakala Highway, near the intersection with Kimo Drive, in upper Kula. It is comprised of 1.011 acres and is identified as TMK No. 2-3-004: 033. Access to the site comes from an existing driveway off Haleakala Highway. The property is zoned Interim District, is designated Public/Quasi-Public by the Makawao-Pukalani-Kula Community Plan land use map, and is situated in the State Agricultural District. Water tanks are permitted uses under all three of these designations. A copy of the Makawao-Pukalani-Kula Community Plan land use map is enclosed, with the subject property noted.

The site is currently occupied by an existing 50,000 gallon glass-lined steel water tank and related improvements that will remain in use with the addition of the proposed new tank. These existing improvements occupy approximately 6750 square feet of the 1.011-acre site, leaving ample space for the proposed new tank. An Environmental Assessment was prepared in 1991 for the existing tank and improvements, and a Finding of No Significant Impact was rendered.

Mr. Jason K. Koga, District Land Agent
July 24, 2003
Page Two

The new water tank and transmission lines will provide storage and service capacity to meet existing and future demand. Rather than requiring existing and future users to provide infrastructure improvements that serve only isolated and individual needs, DWS prefers to consolidate such improvements under DWS ownership and operation, thus simplifying maintenance and ensuring DWS standards are met. The project has already received the input and support of the subject property's adjacent and nearby residents.

We would greatly appreciate receiving your preliminary comments on this proposed project no later than Friday, August 8, 2003. Please direct your comments to Mr. Jeffrey T. Pearson, Deputy Director, Department of Water Supply, P.O. Box 1109, Wailuku, Hawai'i 96793-7109, with a copy to me at the address noted below. If you have any questions or require additional information, please do not hesitate to contact me.

Thank you, in advance, for your consideration and attention to this letter. We look forward to hearing from you soon.

Sincerely,



Michele N. Chouteau

Enclosure (community plan map)

c: Mr. Jeffrey T. Pearson, Deputy Director

CHOUTEAU CONSULTING
CREATIVE SOLUTIONS → SMART DEVELOPMENT

July 24, 2003

Mr. Ferdinand Cajigal
Highways Division
Department of Transportation
650 Palapala Drive
Kahului, Hawai'i 96732

Dear Mr. Cajigal,

RE: Pre-consultation for Kula Water Tank Environmental Assessment

On behalf of the Department of Water Supply (DWS), this letter begins the pre-consultation process for the preparation of a draft Environmental Assessment (EA), pursuant to Chapter 343, Hawai'i Revised Statutes, for the construction of a new 140,000 gallon water tank and related waterline improvements in Kula, Maui.

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Mr. Ferdinand Cajigal
July 24, 2003
Page Two

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We would greatly appreciate receiving your preliminary comments on this proposed project no later than Friday, August 8, 2003. Please direct your comments to Mr. Jeffrey T. Pearson, Deputy Director, Department of Water Supply, P.O. Box 1109, Wailuku, Hawai'i 96793-7109, with a copy to me at the address noted below. If you have any questions or require additional information, please do not hesitate to contact me.

Thank you, in advance, for your consideration and attention to this letter. We look forward to hearing from you soon.

Sincerely,



Michele N. Chouteau

Enclosure (community plan map)

c: Mr. Jeffrey T. Pearson, Deputy Director

CHOUTEAU CONSULTING
CREATIVE SOLUTIONS ↔ SMART DEVELOPMENT

July 24, 2003

Mr. Michael W. Foley
Planning Director
County of Maui
250 South High Street
Wailuku, Hawai'i 96793

Dear Mr. Foley,

RE: Pre-consultation for Kula Water Tank Environmental Assessment

On behalf of the Department of Water Supply (DWS), this letter begins the pre-consultation process for the preparation of a draft Environmental Assessment (EA), pursuant to Chapter 343, Hawai'i Revised Statutes, for the construction of a new 140,000 gallon water tank and related waterline improvements in Kula, Maui.

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Mr. Michael W. Foley
July 24, 2003
Page Two

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We would greatly appreciate receiving your preliminary comments on this proposed project no later than Friday, August 8, 2003. Please direct your comments to Mr. Jeffrey T. Pearson, Deputy Director, Department of Water Supply, P.O. Box 1109, Wailuku, Hawai'i 96793-7109, with a copy to me at the address noted below. If you have any questions or require additional information, please do not hesitate to contact me.

Thank you, in advance, for your consideration and attention to this letter. We look forward to hearing from you soon.

Sincerely,

Michele N. Chouteau

Michele N. Chouteau

Enclosure (community plan map)

c: Mr. Jeffrey T. Pearson, Deputy Director

CHOUTEAU CONSULTING
CREATIVE SOLUTIONS ↔ SMART DEVELOPMENT

July 24, 2003

Mr. Gilbert S. Coloma-Agaran, Director
Department of Public Works and
Environmental Management
County of Maui
200 South High Street
Wailuku, Hawai'i 96793

Dear Mr. Coloma-Agaran,

RE: Pre-consultation for Kula Water Tank Environmental Assessment

On behalf of the Department of Water Supply (DWS), this letter begins the pre-consultation process for the preparation of a draft Environmental Assessment (EA), pursuant to Chapter 343, Hawai'i Revised Statutes, for the construction of a new 140,000 gallon water tank and related waterline improvements in Kula, Maui.

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Mr. Gilbert S. Coloma-Agaran
July 24, 2003
Page Two

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We would greatly appreciate receiving your preliminary comments on this proposed project no later than Friday, August 8, 2003. Please direct your comments to Mr. Jeffrey T. Pearson, Deputy Director, Department of Water Supply, P.O. Box 1109, Wailuku, Hawai'i 96793-7109, with a copy to me at the address noted below. If you have any questions or require additional information, please do not hesitate to contact me.

Thank you, in advance, for your consideration and attention to this letter. We look forward to hearing from you soon.

Sincerely,



Michele N. Chouteau

Enclosure (community plan map)

c: Mr. Jeffrey T. Pearson, Deputy Director

CHOUTEAU CONSULTING
CREATIVE SOLUTIONS ↔ SMART DEVELOPMENT

July 24, 2003

Mr. George Tengan, Director
Department of Water Supply
County of Maui
P.O. Box 1109
Wailuku, Hawai'i 96793-7109

attn: Mr. Jeffery T. Pearson, Deputy Director

Dear Mr. Tengan,

RE: Pre-consultation for Kula Water Tank Environmental Assessment

On behalf of the Department of Water Supply (DWS), this letter begins the pre-consultation process for the preparation of a draft Environmental Assessment (EA), pursuant to Chapter 343, Hawai'i Revised Statutes, for the construction of a new 140,000 gallon water tank and related waterline improvements in Kula, Maui.

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Mr. George Tengan, Director
July 24, 2003
Page Two

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We would greatly appreciate receiving your preliminary comments on this proposed project no later than Friday, August 8, 2003. Please direct your comments to Mr. Jeffrey T. Pearson, Deputy Director, Department of Water Supply, P.O. Box 1109, Wailuku, Hawai'i 96793-7109, with a copy to me at the address noted below. If you have any questions or require additional information, please do not hesitate to contact me.

Thank you, in advance, for your consideration and attention to this letter. We look forward to hearing from you soon.

Sincerely,



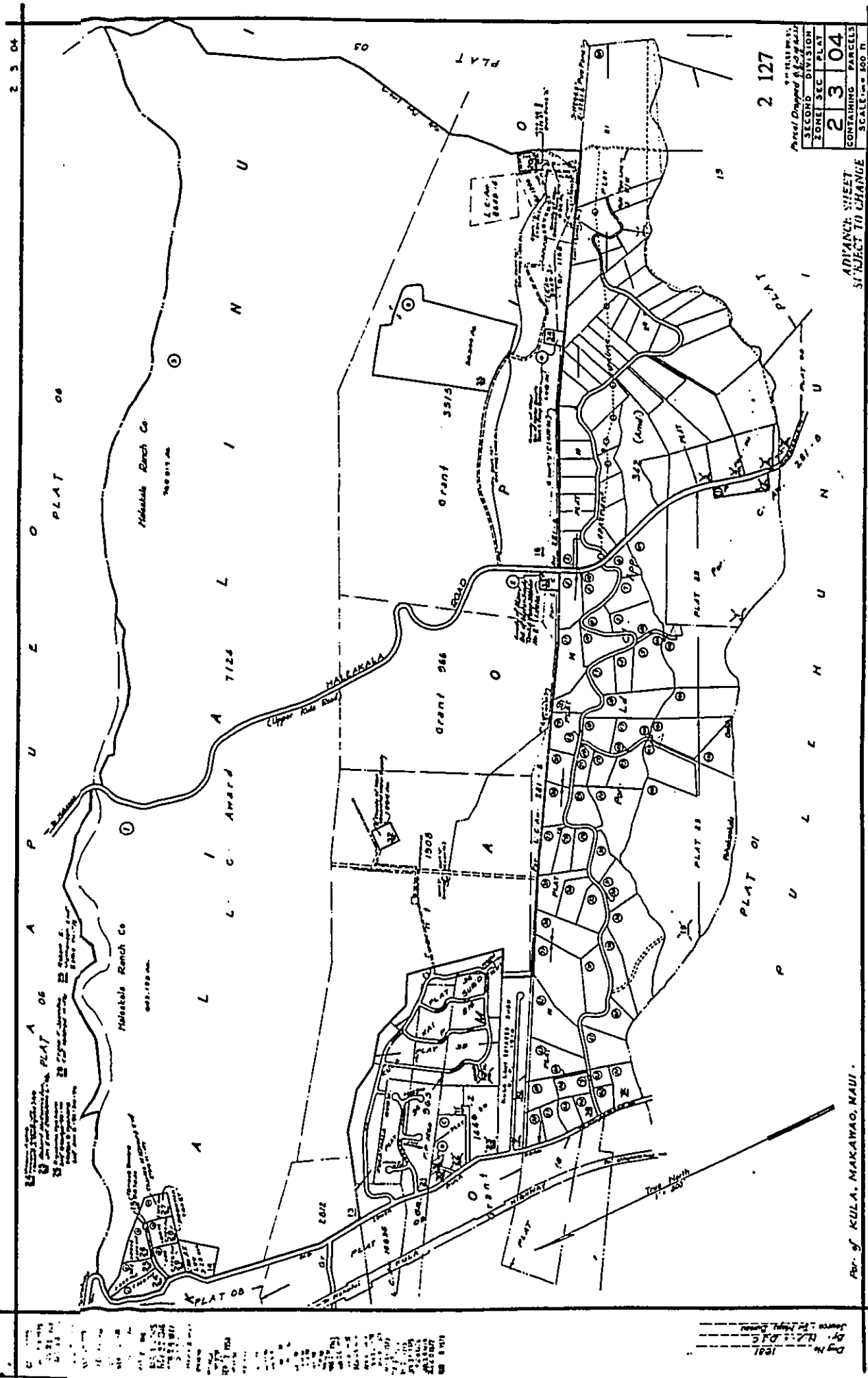
Michele N. Chouteau

Enclosure (community plan map)

COMMUNITY PRE-CONSULTATION



- Haleakala Ranch Company (TMK Nos. 2-3-004: 013 and 016)
- Vi Dolman Trust (TMK No. 2-3-014: 014)
- Judy Gray Johnston (TMK No. 2-3-014: 053)
- Anthony and Roxanne Marterie (TMK Nos. 2-3-014: 019 and 034)
- Terry McBarnet (TMK Nos. 2-3-014: 015 and 072, 2-3-050: 022)
- Patricia Sparks (TMK No. 2-3-014: 046)
- Kulamanu Community Association (TMK Nos. 2-3-023: multiple)



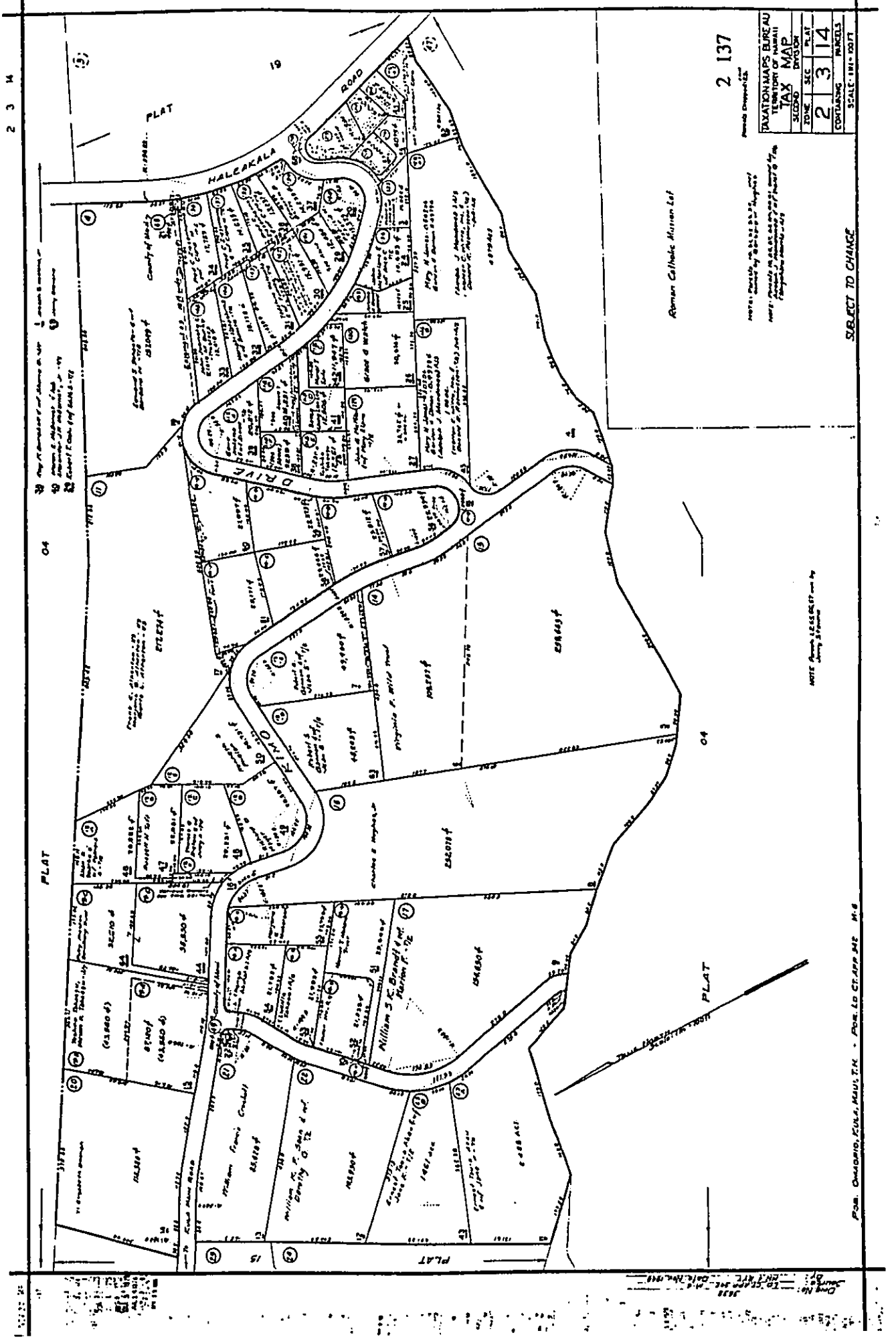
2 3 04

2 127			
PLAT	2	3	04
SECTION			
DIVISION			

ADVANCE SHEET
SUBJECT TO CHANGE
SCALE - 1/2" = 100'

PLAT OF L. C. AWARD
MALEAKALA RIVER
HAWAIIAN TRUST CO.
1914

Plotted by
L. H. D. C.
1914



2 3 M

2 137

TAXATION MAPS BUREAU			
TERRITORY OF FLORIDA			
TAX MAP			
ZONE	SEC	PLAT	
2	3	14	
CONTAINING PARCELS			SCALE: 1 IN. = 10 FT.

Roman Catholic Mission Lots

NOTE: Lots 1-14 are subject to a mortgage in favor of the Roman Catholic Mission of Miami, Florida.

SUBJECT TO CHANGE

NOTE: Plans 1-14 are subject to a mortgage in favor of the Roman Catholic Mission of Miami, Florida.

FOR: OREGON, KULI, MAUI, I.K. - FOR LO. CT. APP. ME. N. 8

Map No. 2 137
 TO: STATE OF FLORIDA
 DATE: 1/1/1914

HALEAKALA RANCH
C O M P A N Y
ESTABLISHED IN 1888

July 31, 2003

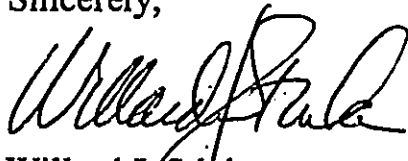
Mr. Jeffrey T. Pearson
Deputy Director
Department of Water Supply
PO Box 1109
Wailuku, HI 96793-7109

Dear Mr. Pearson:

Subject: Kula Water Tank Environmental Assessment
TMK: 2-3-004:033

Haleakala Ranch Company is the owner of TMK: 2-3-004:013, the property adjacent to subject water tank and upon which the transmission improvements will be made. We are aware of the project and have no objections to it.

Sincerely,


Willard J. Stulka
President

cc: Michele N. Chouteau

DOCUMENT CAPTURED AS RECEIVED

RIGHT OF ENTRY AGREEMENT

THIS RIGHT OF ENTRY AGREEMENT, made and entered into this 27th day of September, 2002, by and between the VI DOLMAN TRUST, whose address is c/o Laura Dolman Andrews 1210 Auahi Street, Suite 102, Honolulu, Hawaii 96814, hereinafter referred to as the "Grantor", and KRS ASSOCIATES II, LLC a Hawaii limited liability company, whose business and mailing address is 1043 Makawao Avenue, Suite 208, Makawao, Hawaii, hereinafter referred to as "Grantee",

WITNESSETH:

WHEREAS, the Grantor is the fee simple owner of a parcel of real property situate at Kula, Maui, Hawaii, identified as Tax Map Key (2) 2 - 3 - 14:14 identified as the "Property", and

WHEREAS, Grantor and Grantee have executed an instrument entitled "Agreement" dated August 7, 2002 (the "Easement Agreement") pursuant to which Grantor granted Grantee a perpetual easement to build and maintain a waterline (the "waterline easement") across a portion of the Property; and

WHEREAS, Grantee desires to access the Property for the purpose of designing, building and maintaining said waterline easement and all necessary improvements thereto; and

WHEREAS, the Grantor is willing to permit Grantee to enter the Property, conditioned upon the provisions contained hereinafter; now, therefore,


NOW THEREFORE, in accordance with the preceding recitals and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

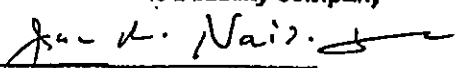
IT IS HEREBY UNDERSTOOD AND AGREED by the Grantor and Grantee that:

1. Grantor does hereby grant to the Grantee, its employees, subcontractors, agents, representatives and assigns, the right to ingress and egress over and across the Property for the purpose of performing all activities required to design, construct and maintain the waterline easement and all necessary improvements thereto.

- 2. Grantee will take all precautions necessary to prevent any wasteful, unlawful, improper, or offensive use of the Property.
- 3. Grantee shall be responsible for any and all loss or damage to any improvements on the Property that may result or arise out of the rights granted herein, and shall pay all costs for such loss and/or damage and shall restore or cause to be restored such damaged improvements to their original condition.
- 4. Grantee shall indemnify and hold harmless the Grantor, its successors, heirs, administrators, and assigns, from and against all suits or actions of every nature and kind which may be brought for or on account of any injury or damage, direct or indirect, arising or caused by any activities of Grantee, its employees, and assigns, in the exercise of the rights granted herein.
- 5. The right of entry granted herein shall be effective as of the date of this Agreement and shall terminate upon the earlier of the completion of the activities described herein or October 1, 2004.
- 6. Grantee shall submit to Grantor proof of liability insurance naming Grantor as an additional insured with limits of general liability not less than One Million Dollars (\$1,000,000) general aggregate, and One Million Dollars (\$1,000,000) each occurrence and One Hundred Thousand Dollars (\$100,000) property damage.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed on the date first above written.

On Behalf of the
 VI DOLMAN TRUST

 Vi Dolman
 Its Trustee

On Behalf of KRS ASSOCIATES II, LLC,
 A Hawaii limited liability company

 Jack R. Naiditch
 President of KRS Development, Inc.
 Its Member/Manager

August 7, 2003

**Mr. Jeffery T. Pearson, Deputy Director
Department of Water Supply
County of Maui
P.O. Box 1109
Wailuku, HI 96793**

Dear Mr. Pearson:

RE: Environment Assessment for Kula water tank and water lines

As a property owner and resident of Mala Nani Drive in Kula, I am writing to give my support for the proposed new water tank at the Harry Fields site and water line improvements project.

I do not believe that this project will result in any adverse impacts to the surrounding community or environment, and I support having increased water storage and transmission capabilities for existing and future users of the water system.

Sincerely,


**Judy Gray Johnston
35 Mala Nani Drive
Kula, HI 96790**

cc: Chouteau Consulting

DOCUMENT CAPTURED AS RECEIVED

FROM : ROXANNE MARGERIE

FAX NO. : 415-460-1086

May. 23 2003 12:08PM P1

May 23, 2003

Anthony and Roxanne Margerie
1445 Lower Kimo Drive
Kula, HI 96790

Mr. George Tengan, Director
Department of Water Supply
County of Maui
200 S. High Street
Wailuku, HI 96793

Re: The Ridge at Kula Manu

Dear Mr. Tengan:

It is our understanding that Smith Development is planning to construct a water tank which would supply the water for The Ridge at Kula Manu housing development. The current proposed location of this water tank is the County's fenced in water tank area off of Haleakala Highway as opposed to the original plan which situated the water tank on Haleakala Ranch land. We are in favor of this new location as it will have the least negative impact on our property and quality of life as well as that of our neighbors and others in our area. We ask for your support in keeping Kula beautiful.

If you wish to discuss this matter, please call our Project Manager, Jimmy Muschietti, at (808) 878-3846, or me at (415) 460-1104.

Thank you for your service.

Sincerely,



Roxanne Margerie

May. 23 2003 02:12PM P2

FAX NO. : 808 878 1776

FROM : TONY MARGERIE

DOCUMENT CAPTURED AS RECEIVED

To: Mr. George Tengan - Director
Dept. of Water Supply
County of Maui
200 S. High Street
Wailuku, Hi 96793

From: Terry McBarret
59 Akea Place
Kula, Hi 96790

Re: Water tank for Kula Manu

Dear Sir,

It is my understanding that the placement of the water tank for the above project would be most acceptable to the neighbors if it is placed in the County's fenced in water tank area off of Haleakala highway. This is the best solution in my mind and I hope it has your departments support.

Aloha,
Terry McBarret

Patricia Sparks
1019 Lower Kimo Drive
Kula, HI. 96790

June 5, 2003

George Tengan
Director, Department of Water Supply
200 South High Street
Wailuku, HI. 96798

Dear Mr. Tengan,

This letter is regarding the placement of the new water tank for The Ridge at Kula Manu, as planned by the Kent Smith Development Company.

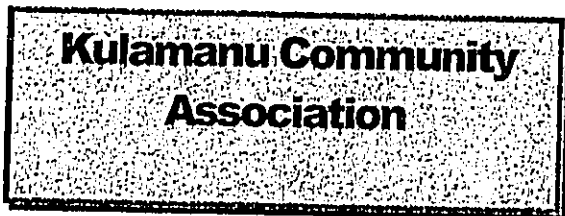
I have lived in my home adjacent to Halaeakala Ranch pasture land for the past 31 years and have always enjoyed the beautiful views. I believe the placement of the tank in the present county water department yard is the only reasonable place for it as it would not negatively impact the view and thus would protect property values of those property owners in the immediate area.

Your serious consideration of this letter will be very much appreciated. Thank you.

Sincerely,



Patricia K Sparks



2/11/03
c/o Bert Sugimoto
ERA Maui Real Estate
Queen Kaahumanu Center
275 West Kaahumanu Ave. #2C-A1
Kahului, HI 96732

July 10, 2003

KRS Development, Inc.
1043 Makawao Avenue, Suite 208
Makawao, HI 96768

Dear KRS Development,

RE: Draft environmental assessment
Proposed Kulamanu subdivisions and water tank

In response to your request for comments from the Kulamanu Community Association on your proposed Kulamanu Subdivisions, please consider the following:

1. We have no objection to your proposed subdivision plans, as they are consistent with the existing developed Kulamanu community and the original Kulamanu master plan; and
2. We have no objection to the proposed water tank being constructed at the existing County of Maui water tank site on Haleakala Highway.

Please feel free to contact us if you have any questions. Thank you for this opportunity to comment.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Wordeman", is written above the typed name.

Matt Wordeman
President, Kulamanu Community Association
On behalf of the Kulamanu Community Association

Haleakala Ranch yesterday & today

A paniolo tale

by Tom Stevens

His 82-year-old back straight in the saddle, his cowboy hat shading keen eyes, Johnny Pacheco roped calves again this year for the spring branding at Haleakala Ranch's Mountain pasture.

As 218 calves bawled in the Puumahanelua pens at 4,000 feet elevation and white smoke rose from the branding irons, Pacheco looped the young animals one by one, backed his horse, and drew them kicking away from the fence. Mounted on either side of him, cattle manager Bard Peterson and retired cowboy Harold Amoral did the same.

On the grass nearby worked men whose family names ring like steel through the 100-year history of the ranch: Sonny Boy Manoa, the brothers Blondie and Blackie Freitas, their uncle Richard.

Joined by other ranch hands, retirees and "outside" helpers, the branding crew repeated the quick, sure motions that generations of cattlemen have used to mark and protect their animals: a knife flick here; injections there, there and there; the pungent thrust of the irons.

As master saddle maker, Henry Silva, the day's brander, lifted his smoking irons from a Hereford heifer, the burnt "9" marked this calf's birth in the year 1989; the lower case "ac" its home: Haleakala Ranch.

A century of history separates these two brands.

According to the retired cowboy foreman Harold Amoral, himself the son of foreman Manuel Amoral, the "ac" brand predates the ranch itself. Those letters are the initials of rancher Akana Croningburg, whose cattle in the late 19th century roamed some of the land that would later become Haleakala Ranch. In the waning years of that dark century, the Hawaiian monarchy was near its end. The century that had opened with Kamehameha's bloody conquest of the islands - and his fateful embrace of American cannons and European

ways - was soon to end with the last Hawaiian queen imprisoned and overthrown.

In between, diseases which a thousand years of isolation had spared the Hawaiian suddenly bolted from every ship that anchored here, and every man who stepped ashore. Syphilis, tuberculosis, leprosy, measles, pneumonia and diphtheria burned through the islands like range fires out of control, killing 80 percent of the Hawaiian people.

Compounding this bacterial holocaust was the rapacious sandalwood trade, whose promise of guns and alcohol, wealth and power turned the heads of ambitious island chiefs. To fill the holds of traders' ships, the chief ordered their farmers and fishermen under threat of death into the rainy upland forests, where thousands perished and few sandalwood today remains.

Abandoned, the magnificent taro and the once-rich farmlands of the ahupuaas went fallow, the fishponds silted in, the villages fell silent. When the first New England missionaries arrived in 1820 - among them the forebears of the Haleakala Ranch founders - the religious, social and political systems that has sustained Hawaii for a millennium lay in ruins.

By mid-century, several new events and influences had converged. One of these was the tripartite Great Mahalo land division (a third each for the crown, the chiefs and the commoners), which gave the western concept of "land ownership" an early and confusing beachhead in Hawaii.

Many of the mahalo lands remained unclaimed because those who had lived and worked on them did not believe that the earth - any more than the sea or sky - could be "owned" simply by making marks on a paper. Those who knew the power of marked paper capitalized handsomely on this oversight, and continue to do so today.

Other lands, though claimed by the crown or the ali'i, remained unused for lack of inhabitants, initiative, water, technology, resources, management, vigor and capital - or simply because they were too vast or remote for any then-conceivable use.

A couple of conceivable uses soon showed up with the Spanish ("paniolo"), who brought pineapples, horses and cattle husbandry skills to the kingdom, not to mention guitars.

The cattle were already here, left in the islands as royal gifts by British explorer George Vancouver and other favor-seeking delegates of the various western powers. Like the goats which preceded them, Vancouver's cattle and their offspring soon broke loose and multiplied wildly, at great cost to the environment.

Mexican cowboys were brought to the kingdom to round up the cattle and put them to some practical use. The cowboys in turn taught the Hawaiians to rope and ride, and the rest is paniolo history.

Meanwhile, descendants of the missionaries, sandalwood traders, military men, government advisors and jump-ship whalers who had reached the kingdom in the early years of the century found themselves - as often by blind luck as by exercise of will - in positions of growing influence and authority.

Some married into chiefly families and became landowners themselves. Others entered the professions or founded businesses that prospered in the ever-quickening current of trans-Pacific commerce. Others leased vast tracts of land for sugar cultivation from a faltering monarchy which sought diversion from the cares of governance in horse racing, formal balls, high-stakes poker games, imperial trappings, watersports festivals

and European voyages.

By the time Edwin H. Bailey, Lorrin A. Thurston, W.H. Bailey and Henry Perrine Baldwin met in Honolulu on October 29, 1888 to seal the purchase for \$50,000 of Maui ranchlands owned by Charles Alexander, there was little doubt that the Hawaiian kingdom was in decline and "king sugar" on the rise. A founder of the present day Case & Lynch law firm - W.O. Smith - was the attorney incorporating the ranch on September 1, 1888...and later his two daughters married H.A. and S.A. Baldwin and son Lorrin managed the dairy.

Profits from the sugar industry and related family businesses enabled missionary descendent Baldwin within a year of that initial meeting to put a substantial interest in the new Haleakala Ranch, whose assets were fixed at \$120,000 in a September 24, 1890 meeting of the new owners.

These assets included, after Baldwin engineered an 1891 merger with W.P. Brewer's and P.C. Jones's East Maui Ranch, 4,800 head of cattle, an unknown number of sheep, several ranch buildings, and 33,817 acres of fee simple land in several narrow, ahupuaa-shaped tracts running chiefly makai-mauka up the western face of the volcano and into the crater itself.

In their meeting in Honolulu, a constantly shifting cast of shareholders elected Baldwin the ranch president, set aside 500 acres of corn production (the genesis of Maui Pine's latter day Corn Mill Camp) and determined that Haleakala Ranch owned a quarter of the estimated 16,457 cattle on the island (other big owners of the day included James Dowsett with 3,600 head, A. Enos & Co. with 1,750, Paia Plantation with 1,177, Haiku Sugar Co., with 1,387, John Richardson with



1,300 and Louis von Tempaky with 800).

A dairy operation was started in late 1896, and was later managed by Lorrin Smith - "Smith Dairy" - which was later to become "Haleakala Dairy", and von Tempaky was named the first ranch manager in 1898, the same year the ranch owners bought the 5,716-acre Kaonolu ahupuaa from Young Hee for \$28,000 and the 3,594-acre Sniffen Estate for an undisclosed sum.

These aggressive land acquisitions were as much a product of the times as of H.P. Baldwin's legendary drive. Just five years earlier, with an American warship standing by to shell Honolulu if necessary, a group of American planters and merchants had overthrown the government of Queen Liliuokalani and set up a republic headed by Sanford B. Dole.

The toppling of the monarchy and the infusion of tremendous amounts of capital by investors eager to gain a foothold in what would soon become America's newest profession fueled a binge of land transactions, stock offerings, interlocking directorships and corporate aggrandizement unmatched even today.

When the cigar smoke finally started to clear in 1910, the Baldwin family controlled all but 130 shares of the ranch's 2,200 total; the by-laws had been changed to move the corporate headquarters to Maui; 10,000 eucalyptus trees, Monterey pines, acacias and silver oaks had been planted on the ranch; and a dairy was functioning at Ukulele, a mile above sea level on the Olinda side of the mountain.

The leather-bound meeting books now stored in a safe at the Haleakala Ranch office generally record after 1910 more mundane but no less interesting developments. In 1911, the ranch bought six purebred bulls - the first indication of an effort to upgrade its stock. That

year also, Harry A. Baldwin assumed the ranch presidency from the dying H.P. Baldwin.

In 1915, Louis Freitas started his family's now 64-year career at the ranch and led a long list of quality ranch foremen: Johnny Sakamoto, Louis' sons Ernest and Richard and grandson Kenneth. In 1916, the taciturn Sam Baldwin became the second ranch manager as Louis von Tempaky submitted his resignation after 18 years at the reins.

In 1919, Sam Baldwin's young son Richard - later called Manduke - roped the first of many hundreds of cattle, this one a dairy calf coaxed within range by a helpful Hawaiian cowboy.

By 1925, Sam Baldwin (1,103 shares) and H.A. Baldwin (1,097 shares) were the ranch's only owners. Henceforth most shareholders are direct descendants of one of these men (there are about 50 today).

It's said that in the 1920s, Japanese farmers farmed the same land that the Chinese farmed for corn in the mid-1800s, corn that was shipped to San Francisco during the "Gold Rush" days.

In 1924, an agreement was signed with the California Packing Corp. (later known as Del Monte) to grow pineapple on ranch lands in East Maui. Though the two operations separated in 1929, this is the genesis of what later became the Maui Land and Pineapple Company in the hands of H.A. Baldwin's son-in-law, J. Walter Cameron, and grandson Colin Cameron.

Throughout the 1920s, wild cattle herds in the crater and at Kalapiau moa were roped out by legendary paniolos like cowboy foreman Levi Ka'ilipalau'i, Manoa Waiwiole, Mahiai Makalii, Manuel Mathias Medeiros, "Tutu Bun" Pooahai, who once carried a donkey across a flooded stream in Kaupo, and retired foreman Johnny

Sakamoto, who lost an eye while following another galloping cowboy through a kiawe thicket in Kamaole. On the rugged Waiopai (Kaupe) side lived the extraordinary hapa-Hawaiian cowboy Charlie Smith, whose exploits figured in a dozen cowboy tales of that era, including his 60-foot fall into Manawainui Gulch and the midnight rescue of a swimming horse named "Willie" that had broken through the planks of a cistern cover. Manduke Baldwin often chuckled about Smith's letters to his father addressed... "Dear Sam"... (Baldwin) and signed "Mr. Charles Smith."

The 1920s were wilder yet in the Kamaole section, where David Ventura recalled for ranch historian Katie Baldwin stories of the Spanish outlaw Alfred Delvoro and the "opium trail" that led from submerged casks off Kahoolawe to the old Keokea opium dens of a strongarm named Ah Mee.

"They used to bring it down from China, they drop it at Kahoolawe, that's Smuggler's Cove," Ventura said. "So the Chinese boat would come, they would drop this opium down like in 100 feet of water in the five-gallon cans, and then they had a buoy to the surface. It's so deep nobody can see it, but they had lnd marks so the boat from Ah Mee could go across the channel from Makana and go and get it.

"Alfredo Delvoro, a Spanish man, he died a long time ago, was the captain, and he had five Hawaiians that on his canoe... Go to Kahoolawe... pick opium, and come back, they dive 60 feet, tie 'em to that buoy, get the boat, pull up the opium, took it on the canoe, ranch back to the island, put it on the wagon, bring it to Ah Mee's and Ah Mee takes it to Chinatown and distributes to old Chi-

"These early morning rides were cold, especially when it was rainy and windy, and of course very dark. As we approached Puu Nianiau, small fires appeared just below the mountain top at perhaps 300-yard intervals, the purpose being to establish each man's location, but more importantly, I believe, to provide a little warmth for the men after their cold ride."

Another nighttime event of that era was the Kahului Harbor drive, recalled here by Harold Amoral:

"In the old days they used to take cattle down in drive. Drive 'em down. I went on a couple of them in my father's time, I was a small boy. We went at one or two o'clock in the morning, less traffic. Right where the polo stables are is where they used to keep the steers. They start off from there, because it's fresh in the morning, you could go right down, you know, and rest the horses and ride all the way home.

"When we got there they had the quarantine station, near Kanaha Pond, the cattle they had water, feed, rest and then we wait till the boat came in. See, the ranch used to take the boys down to Ah Fook's restaurant and feed the boys there, and then the boat came in and we load. They loaded them on the cattle boat in those days, they had the "Humuula" and the "Hawaii." Right there in Kahului, we used to drive them right in to the wharf. That was in the early thirties."

Throughout the 1930s, ranching was a job for men and horses, but after World War II, work trucks started coming into the picture as well. Talking with Katie Baldwin, Johnny Sakamoto recalled the first one:

"Do you remember that first truck we had, an old

nese. Charlie Thompson told me this, and he remembered some of the boys and the guide."

Kamaole section was also rocked by the discovery one strange morning that an old hermit man named Joe Ahiu ("Joe Wild") to whom the cowboys used to give cheek and stomach meat had passed away and been half-eaten by his only companion, a dog.

Before the decade was out, the ranch undertook an acre-for-acre swap of its crater lands for federal and territorial property in lower Waiakoa and at lower Kamaole. Some of the lower Kula property is now in pine. The crater lands, meanwhile, became the ranch's legacy to the nation: Haleakala National Park.

As the ranch entered the depression years of the 1930s, the pell-mell land acquisitions of earlier decades finally came due, and the ranch found itself \$500,000 in debt to Alexander & Baldwin. According to former ranch bookkeeper Wally Kimura, it took 20 years of bolt cinching and savvy management by Manduke Baldwin to wrestle the ranch out of debt.

The thirties also featured the last of the great nighttime cattle drives from the ranch to Kahului Harbor, the last of the wild cattle at Kalialinui and Wniopai, and the swan song for the big horseback range drives, as described in chilling terms by Manduke Baldwin:

"The Ukulele drives were the big event in summer, and camping up there was cold and often rainy. It was early to bed on the floor in an uncomfortable bunk and early to rise. There was no cross fence at Puu Nianiau at that time, so some of the cowboys left camp after a 2:30 a.m. hurried breakfast. The rest of us followed an hour or two later.

Chevrolet truck? The driver was before Louis Manoa, the driver was Frank Costa... used to drive that truck when we used to go up plant trees up above Hosmer's Grove... they call that Puluwao in Kalepiaumoa. We planted all those evergreen and redwood trees there. After the war we bought about four or five war surplus jeeps and trucks. The ranch owned about 200 horses, including mares, foals and studs before they got the trucks."

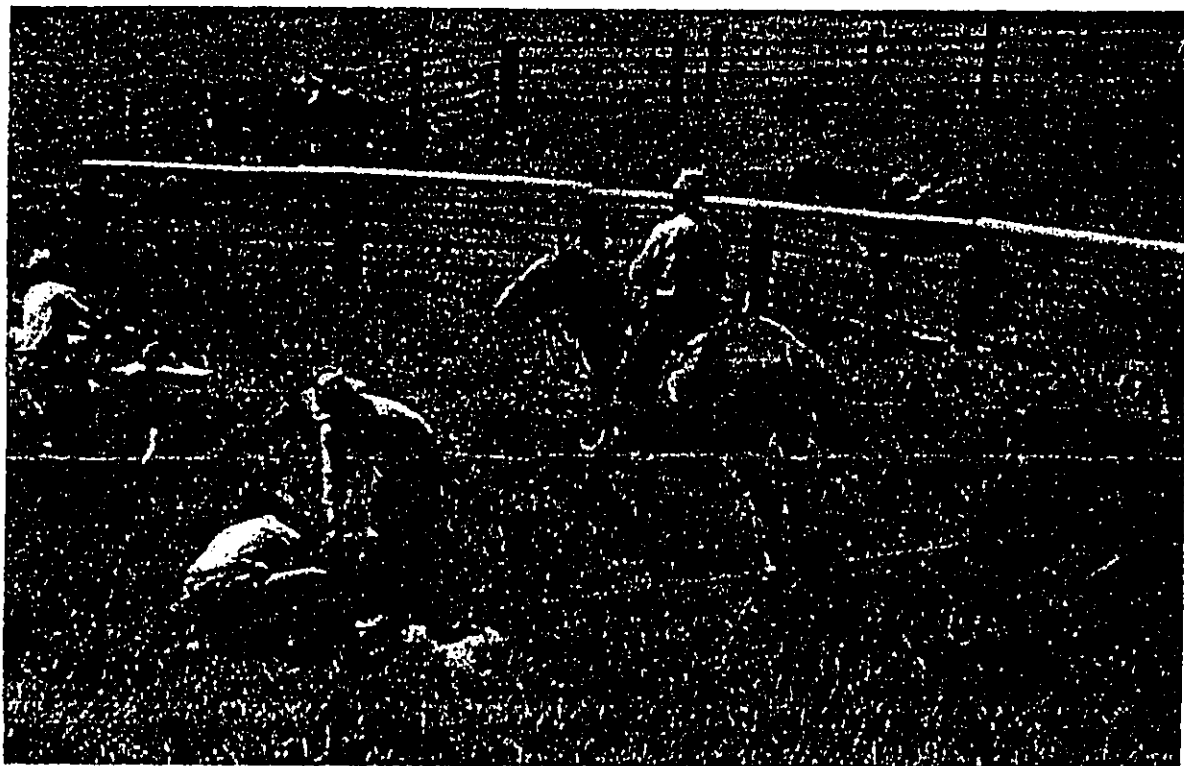
Stories of those horses alone could fill a book, but here there is only room to name a few, both pre- and post-war. Recognize any?

Cowboy horses: Sebastian, Bluebell, Hop-A-Long, Mike, Cyclone, Daisy, Peter, Puhala, Puiki, Kalakoa, Two Bits, Stumpy, Lela, Kinjinami, Kauwila, Primo, Marge, Japanese, Irene, Lifehorn, Nahiku, Scout, Pohaku, Rocky, Coon, Kahanamoku, and Kinohe the Arabian stud.

Race horses: Makawao, Waiopai and the famous 4th of July and Maui County Fair flat racers Wannau and Wanalu. Advance Guard, Ingomar, Buster, Hoihoi, Maoli, Ulei, Mapulehu, Kaiola, Mahapi, Kapalaea and Kolea. (the ranch silks were blue polka dots on white and used by horsewoman Ilaku Baldwin).

Polo ponies and "haole horses": Skylark, Keokea, Kulolo, Joe, Jack, Lelo, Ono Bar, B. Ono, HanaBuck, Kaneohe and Quick Step.

Current ranch president Peter Baldwin recalls working with some of the great cowboy foremen of the ranch - Levi Kailipauli who "never said a word"... recalls Peter... "I used to go to meetings every



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morning at the cowboy stables at 6:00 a.m. with my dad...in the early years it was with Levi and Louis Freitas...Manduke would lay our work for the day...who would work with who, etc....then in years to follow it would be cowboy foremen Johnny Holomalia, Johnny Pacheco and Harold Amoral and it was the same organized discipline."

From their own horses on the clear April morning of branding day, 1989, Johnny Pacheco and the other ropers could see some of these things through distance, some through time.

Just up-slope from the branding pens they could see the Peanut House, the weathered, two-cabin hideaway built by former ranch manager Sam Baldwin. And beyond the eucalyptus windbreaks at the ropers' backs lay Ukulele, the long-gone dairy camp whose icy caves chilled butter 80 years before.

These places go "way back" in the history of Maui's largest ranch, as do Johnny Pacheco, Harold Amoral and some of the others who worked the calves that fine spring day. But without even turning in their saddles, the ropers could see the ranch's recent history as well.

Pacheco and Amoral recall how Manduke Baldwin began in the 1950s with the systematic purchase of good breeding stock - Brahma bulls in Arizona, Santa Gertrudis bulls from the King Ranch in Texas, British Bred Hereford Bulls... "This laid the genetic cornerstone for the clever the modern day commercial herds on the ranch," said Peter Baldwin.

Downhill toward the vast, dry Kamaole section could be seen a new kind of fence: twin wires carrying an electric charge. Needing support posts only every 50 feet or so, the electric fences are one element of what manager Mike Banfield terms a "leaner" operating profile for the ranch.

Today's trimmed-down work force - 10 men and a woman - oversees the same 35,275 acres of fee simple ranch land that once kept but two score men on horseback and on foot. A helicopter now drives cattle from the crater rim in Waiopai, and shiny four-wheel trucks with CB radios ride the modern range.

Along with these new technologies come new challenges, some no farther from the branding pens than the nearest gulch. There, snarls of thorny blackberry brush unheard of in Sam Baldwin's day creep up on his beloved Peanut House from choked ravines.

And, on a forest section of the ranch above Keokea, the same banana poka vine that has claimed an area of the Big Island larger than the ranch itself is gaining strength in wattle thickets off Alae Road.

But the ranch has overcome such challenges before, using whatever technology was at hand. Before four-wheelers, herbicides and helicopters came along, teams of cowboys and hired laborers chopped for years with hoes and picks to rid the pastures of lantana, panini (cactus), pamakani brush and the hated kalakala (gorse).

"We used to do all kinds of work...like dig lantana down in Kamaole, we dugged all those pastures," Ernest Freitas, retired after 50 years with the ranch, told historian Katie Baldwin in 1986.

And pamakanis in the gulches, that was a big project in the ranch before. And the gorse that we called kalakala...by hand with a pick...everything was by hand. In those days (1931) I used to get paid 78 cents a day...a day...for 10 hours...would come to 17 or 18 dollars a

Freddy Rice later says of Manduko, "he remembered Ikua Purdy driving wild cattle, and Ikua always let the cattle think they were getting away from him. It's like water, cattle would flow like water and if you ever block the flow, everything would spread out all over the place."

month, and we worked Saturdays, too. I was 15 then."

The pamakani is virtually gone now, victims of a pamakani-eating "bug" released by the territorial government in the late 1940s. Another insect - a moth this time - is being tried on the prickly gorse that still threatens ranchlands in the Olinda sections.

The panini and lantana that once choked parts of the 8,500-acre Kamaole section fell beneath the blade of the ranch's World War II surplus bulldozer, driver by John Kahunanui - usually just called John Kahua - and his successor Alapaki Aa.

"The bulldozer made short work of clearing the lower lantana and panini land," wrote Manduke Baldwin, who followed his father, Sam Baldwin, as ranch manager.

Added retired cowboy David Ventura to Katie Baldwin in 1987. "First time when John Kahua starts cleaning, my father Antone would say: 'Oh, I'm going to put bow tie on tomorrow, the land all clean.'"

"With the bulldozer going, we're right in the back throwing guinea grass seed. And then the guinea grass came up real nice, and my old man said: 'This look like Puunene plantation,' he said - 'you know, the cane with the wind blowing and beautiful, down to the holding pen and down Ah Mee...thick, thick the grass came in.'"

Freddy Rice later says of Manduko, "he remembered Ikua Purdy driving wild cattle, and Ikua always let the cattle think they were getting away from him. It's like water, cattle would flow like water and if you ever block the flow, everything would spread out all over the place. So you could influence the flow and Manduke used to remember how Ikua could drive wild cattle, letting them always think they were getting away. He had that timing. He was actually influencing the cattle to go where he wanted them to go. And as a result, he could keep the herd together, and my guess is that had a great influence on your father's ability." Freddy told Katie, "I think there's no question that your father should be called the cattleman of the century!! He understood the value of cowboys, and just like his selection of cattle, if a cowboy had a bad fault he could work with it to a point, but sooner or later he'd find another job for him.

"One of the things that Manduke did, that most of the Maui ranchers did, but I think Manduke did better...was never driving a pasture without going back



to make sure all the cows and calves were paired up. The other thing he always did was if the cattle got too tired in a pen...he stopped and rested them...another thing he used to say, 'one thing with cattle, the slower you go with cattle, the quicker you get the job done.'"

And thick, thick the grass remains: Napier grass in Piihola, buffel and guinea grass in Waiakoa, Kamaole and Waiopai, African kikuyu grass at the ranch's dairy pastures and higher elevations.

Manduke's son Ben put many an hour into grassing the ranch, as well as many other summer jobs, pulling Kalipo trees and later cowboying. Ben recalls his first job on the ranch at 13: "I worked with Taka Sakamoto, who built most of the cowboy houses back in the 20s...we were building Redwood Water Troughs."

The grasses of the ranch - thousands upon thousands of acres of grass - ripple and flicker in the wind, making Up-country Maui and the mauka Kamaole lands one of the most scenic pasture belts in the Pacific. Cowboys still remember a place called "Ben's Grass", where he got stung under the eye seeding Buffel in Kamaole. But every few decades, changing weather cycles bring droughts, and droughts bring range fires.

Two of the great fires in ranch history occurred in 1949 and 1953, the latter starting in the "Holstein" pasture near the ranch's eastern edge and sweeping all the way to von Tempisky's Erewhon Ranch. The fire burned for weeks. Manduke Baldwin recalls riding with John Kahua on the D-7 cutting a fire break on the mountain, going places that the sugar plantation tractor drivers wouldn't go, "letting the tractor slide down a gulch with the landslide and slowing it with the

blade...and then up the gulch on the other side."

In 1957, a pasture management specialist was hired to diversify and optimize the ranch's charred grass inventory, and a great planting effort was undertaken. In 1958, this was extended to the 4,000 acres in Waiopai previously leased from the Austin estate, which was bought outright that year for \$88,000. Waiopai is the camping and hunting ground for stockholders and employees and it's enjoyed every weekend of the year.

The 50s also saw the development of Honomanu Spring at 6,000 feet which Manduke Baldwin watched for many years before tapping this source. "It allowed us to keep cattle higher on the mountain longer in the summer," he says.

In 1959, after going to Cornell, Peter Baldwin joined the ranch. A fourth-generation rancher, a good cowboy and a nationally recognized polo player, he was on his way to winning five events at the Makawao Rodeo in 1967 and becoming the State Champion Calf Roper in 1968.

Freddy Rice later recalls, "Peter and I signed on to rope bulls at McCandless Ranch on Hawaii...we roped and tied 15 wild bulls to trees one day...we each rode three horses to do it...the craziest two things I ever saw Peter do was when some rodeo steers got loose one night in Hilo...roping a steer that was running into a crowded tent at the Hilo Fair...sliding all over the concrete...with a steer on the end of a rope...and nobody got hurt...everybody in the tent just stood there...frozen...he turned and dragged it out of the tent."

The year 1963 saw the separation of Haleakala Ranch and Haleakala Dairy, and the end of their wild and memorable Christmas parties from which each of the 200 celebrants took home a Christmas tree and some outlandish presents dreamed up by hostess Haku Baldwin and her helpers. This tradition was later replaced by the Mountain and Puupahu Brandings for all ranch hands, retirees, and families. "We always eat salt meat...cooked originally by Ernest Freitas...now by Sonny Boy Manoa."

In 1968, a California "pasture development specialist" named Wally Shrimpton launched a clover planting experiment that produced some startling results, as Ernest Freitas recalled in 1986:

"He used to take soil samples, then come in and we'd fertilize. The first big project at Waihou we put in so much fertilizer, there was so much clover that from Kahului you could see it - just as green as could be. I never saw a pasture like that. Well, the cattle got bloated and the cowboys were moving around all the time. 825 pounds fertilizer per acre - I'll never forget that. Boy, per acre!"

The early 1970s brought another drought nearly equal to those of 1933 and 1949-1953, but the big news of that decade was Maui's arrival as a first-class tourist and retirement destination. Maui started to change...and the changes became more dramatic as the 80s rolled in.

Lower Kamaole and Kihei nearly went up in smoke when another range fire danced back and forth behind the condos for two days, jumped Piilani Highway, then raced mauka and blackened thousands of acres of Kamaole lands. There were no fatalities, but it was close.

Current ranch manager Mike Bansfield remembers searching for cornered cattle during the height of that blaze across scorched terrain that today boasts a golf



course, a high-tech research park and the outlines of new 800-unit planned community called Piilani, being developed by Baldwin Pacific.

Leases and incremental sales of marginal Haleakala Ranch pasture land for these and other projects — a protea farm, nursery, the dairy farm, a trail-riding enterprise across Puupahu for instance, and a major shopping center complex — will help the ranch offset losses of lean years in the cattle business.

In 1969, the ranch ventured outside of Hawaii to California with a 1,000 acre walnut and almond orchard development — a joint venture with Haleakala Dairy.

"In essence it's true that raising cattle is not a big money-maker, but it is an excellent way to provide good stewardship for the land," said Banfield, an Oahu man who started on the Haleakala Ranch fence gang under Ernest Freitas and Joe Poalponi in 1973.

"I think we will always continue to ranch because there will always be vast acreage, and that's the only suitable use for it. I feel that the ranch owners will continue to be very dedicated to proper preservation for future generations.

"The beautiful side of it is the ranching and keeping it in open space. I think much of the Up-country area — due to water limitations, community sentiment, county zoning, planning — will dictate that much of it, at least for a good while, remains in cattle ranching. We recently contributed over 5,000 acres of the Waialeale Native Forest to the Nature Conservancy...an area that nests

some flora and fauna that exist nowhere else in the world.

"The Kihei part of the ranch, the lower country, will see great development. It's marginal for cattle — but whatever we give up down there will really have little impact on the cattle operations."

Those operations presently include 11 geographic breeding herds totaling 2,000 cows, as well as another 2,500 or more heifers and steers according to Bard Peterson. Most of the herds are Santa Gertrudis-Hersford crosses, with what Peterson calls "heterosis" or hybrid vigor cycled through periodically in the form of quality bulls purchased from as far away as Alberta, Canada and New Mexico. The ranch maintains 130 to 150 bulls at any given time.

The heifers and steers are currently sold "on the hoof" at the scale...at 18 months of age and weighing 700 to 800 pounds to Hawaii Meat Co. and Big Island Meat feedlots, where they are finished out, slaughtered and processed for statewide distribution.

All of this is a far cry from the 1920s, when the ranch raised its own corn, fed and butchered its own cattle, and sold steaks out the door for 10 cents a pound. Ernest Freitas, then a young boy, remembered what it was like growing up on the ranch in the days when it was so quiet Up-country you could tell time by a donkey's bray: "We had a big jackass, I forgot the name...I can remember when we were kids, every lunch time he used to yell: 'Haww hee haww hee haww!' Every lunch time he used

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to do that, and we didn't have watches, and he was our watch - we knew wherever we was, lunch time now. Benny Rollins used to take care of that jackass."

So many stories, old days and new...when Harold Amoral clipped that thistle-ratted mano of Manduke Baldwin's horse and made the manager so mad he would walk around headquarters and "kick stones." He seized all the shears from the stables. Or when a cowboy unnamed here drove a car into Kanaha Pond after tasting too much Kamaole okolehoo.

Gentler sport included a ranch baseball team coached by former Maui News editor Ezra Crano and including Ernest Makalii, Louis and George Manoa and "Brother" Sakamoto. In their second season, they beat the Wailuku Cardinals for the pennant. Then there was polo, played in the 30s by Sam and Harry Baldwin; Manduke, brothers Chu, Edward and Asa Baldwin and father Frank, and Oakie Rice...reviewed again in the 50s by Edward and the soon to be famous Maui team of Manduke, Oskie and Gordon von Tempaky.

During all this time...with the best pheasant hunting in the state of Ukulele, Puunianianu and Mountain Pastures...people were running field trials...Wilbert Yee, Walter Sakamoto, Pat Sylva, Yoshimoto, Doc Lyons, Charles Dubois, Doc "Bob" Lyons, Manduke Baldwin...to name a few...Director Mike Lyons remembers famous field trial dogs of the 60s...Doc's dog "Kapalaca Skyraker" or "Ike," and Manduke's dog "Tyson Toton Buck."

In the old days, too, there were "camp games" like those recalled by Ernest Freitas:

"I moved to the upper camp during the war. We used to play polo in the weeds with the regular boys, and also among ourselves. There were big families among the

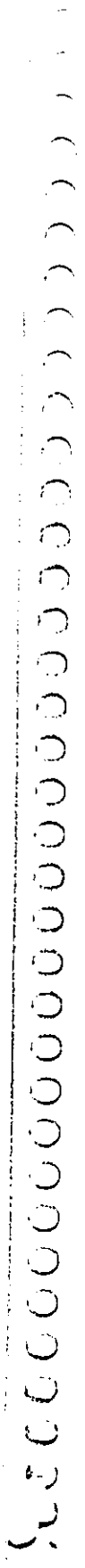
camp those days, lots of kids. We had good days.

"We had nothing at home. We didn't have radios. No TVs. We had phonographs, that's all, for music - the rest you made your own thing. We used to play games like 'steal stones'. You have two teams, you have a pile of stones, and two guys in each team, and you get inside there, block and try to steal stones. All kinds of crazy peewees, too, what they call peewees. A small little stick that you hit with a little pad. Oh shucks, we'd make up our own games. All kinds of games. At dark time...tired...we'd come in to the house."

Harold Amoral remembers silent movies at Makawao theatre - "we used to ride from here to Makawao, tie the horses outside, look show, nine o'clock pau show and then come home...silent pictures those days."

Some of the cowboy names remembered through the years were these: Manuai, Joe and Harold Amoral, Levi Kaillpalauli, Joe Morrora and Tony Teixeira, known for their fine "akin ropes" (kau la ill); George, Louis and Sonny Boy Manoa and "Tutu Hu" Manoa Waiwaiole; John Kahua, Manuel Medeiros and his son Frank, Louis and Walter Freitas, Abel "Windy" Freitas and Richard, Blackie and Blondie Freitas.

Apella Holomalia and his father "Old Man" Holomalia, the butcher; Willy and Cowboy Foreman John Holomalia; Mahial, Ernest and Benny Makalii, "Brother" Sakamoto the jockey; Alapaki Asa, Charlie Smith of Walopai side; "Tutu Bun" Pooanhi, grandfather of the blacksmith Andrew Pooanhi and his brother Charles, "Sonny Vic" Tavares, horse trainer Benny Rollins and his son Berji, Antone and David Ventura, Taka Sakamoto (HR carpenter and leatherman), his son Johnny, Kinji Yamaoka and the carpenter Charles Savage.





"Old Man" Nakamura (the waterman and cook), Nagamatsu, Joe Tam Sing, Wally Kimura and Winifred Sakamoto (bookkeepers), the Wyoming horse trainer Red Ryder, Joaquin Rebecca (a schoolteacher and nurse) known only as "Miss Fromm."

John Aruda, Joseph Francis De Rego, the carpenters Yamaoka and Shimoto, "Old Man" Sebastian the race horse blacksmith, "Tony Spain", Tony DeCoito, Joe Polpuni, "Jolly" Gouveia and Joe "Boysing" Gouveia, Johnny Pacheco, Mike Banfield, Bard Peterson, Henry Silva, Gerald Lindsey, Alexander Vegas, the mechanic Freddy Ventura and Ernie Amoral.

Dairy farm people Joli Gouveia, Steven Botelho, Yuichi Okinaka, Foreman Joe Rodrigues, Henry Cairns and his son Gordon, Adam and manager Jimmy Rodrigues, Lawrence Abreu Adachi, the milker "Sam" Imoto, Willy Abreu, truck driver Manuel Gomes, the mechanic Joe Rodrigues, Walter Sakamoto and his son Keith.

Family members on the board of directors of the ranch from the past included J. Walter Cameron, Doc Lyons, F.P. "Pat" Syva, Harry Baldwin; Presently, there are Brian Larson, Wally and Maisy Sanford, Colin and Douglas Cameron, Manduke and Peter Baldwin, and Mike Lyons.

For these hundred of others over the past century, Haleakala Ranch has been more than a home, more than a job, more than a place.

It has endured four generations of Baldwins, all characterized by historian Katie Baldwin as "leaders in their own time."

Perhaps Ernest Freitas, who retired in 1981 after 50 years on the ranch, said it best.

"Some guys they tell me, how can I stay working all my life for one place? You know, I tell them if I had to do it over I'd do it the same way again. I wanted ranch life. I could have moved out of the ranch if I wanted. I could have done different work. I just wanted ranch work, that's all."

"I didn't care what kind of ranch job it was. I didn't get rich in the ranch, but I made a living. I raised a family - eight kids, plus Mark now, my grandson. No problem. I have 10 grandchildren right now and three great grandchildren. That's the ranch."

"Oh yeah, shucks, the ranch has been our life...born and raised. Right now we're not living in the ranch. But where I live I can see the ranch every day, where I live I can look clean up the mountain anytime. Sometimes when I'm by myself...I look up, I think: Gee Willy, what we used to do!"

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