



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

OCT - 8 2004

ALAN M. ARAKAWA
Mayor

ALICE L. LEE
Director

HERMAN T. ANDAYA
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165
September 14, 2004

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL
04 SEP 23 AM 059
RECEIVED

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

**SUBJECT: FINDING OF NO SIGNIFICANT IMPACT (FONSI) FOR
LOKAHI KUHUA SUBDIVISION, TMK: (2) 4-5-023:070
& 072 LAHAINA, MAUI, HAWAII**

The Department of Housing and Human Concerns, County of Maui, has reviewed the comments that were received during the 30-day public comment period which began on May 23, 2004, and has determined that the proposed Lokahi Kuhua Subdivision will not have significant environmental effects and has issued a FONSI. Please publish the FONSI notice in the next available issue of the Environmental Notice.

Enclosed are four (4) copies of the Final EA. Please be advised that we are not submitting a project summary on disk as no changes were made to the project description that was contained in the Draft Environmental Assessment. Chris Hart & Partners will be transmitting a completed OEQC publication form via e-mail. Please call Mr. Edwin Okubo of my staff at (808) 270-7351 or Mr. Christopher Hart of Chris Hart & Partners at (808) 242-1955 if you have any questions.

Thank you.

Very truly yours,

ALICE L. LEE
Director

ETO:hs

c: Mr. Christopher L. Hart
Mr. Edwin Okubo

2004-10-08 FONSI
LOKAHI KUHUA SUBDIVISION

OCT - 8 2004

FINAL
HRS CHAPTER 343
ENVIRONMENTAL ASSESSMENT

FILE COPY

**LOKAHI KUHUA
SUBDIVISION**

TMK: (2) 4-5-023:070 & 072
Lahaina, Maui, Hawaii

Prepared for:
Lokahi Pacific
1935 Main Street, Suite #204
Wailuku, Maui Hawaii 96793

Prepared by:
Chris Hart and Partners
Landscape Architecture and Planning
1955 Main Street, Suite 200
Wailuku, Hawaii 96793
Phone: 242-1955
Fax: 242-1956



AUGUST 2004

FINAL
HRS CHAPTER 343
ENVIRONMENTAL ASSESSMENT

**LOKAHI KUHUA
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Fax: 242-1956



AUGUST 2004



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- Appendix G: Agency Comments during the Preliminary Subdivision Review and Approval per letter dated October 6, 2003
- Appendix H: Meeting with County agencies held on November 23, 2003
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- Appendix J: Agency Comments on the R-0 Zero Lot Line Overlay District application
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I. PROJECT INFORMATION

A. Overview of the Request

The project involves the development of a 12-lot single family residential subdivision utilizing the zero lot line design concept. The proposed house and lot package will be sold in fee simple to first time home buyers. Prices will be in the \$200,000 to \$225,000 range. The project site comprises an area of 1.676 acres and is situated on the *mauka* side of the former Pioneer Mill in Lahaina, Island of Maui and within the Kuhua Tract subdivision developed in the 1930's for employee housing. The project site is not located within the County's Special Management Area pursuant to Hawaii Revised Statutes Chapter 205A. This Environmental Assessment is intended to comply with the provisions of HRS Chapter 343, since the proposed action will involve the use of County funds.

B. Project Profile

District:	Lahaina, Island of Maui
Tax Map Key:	(2) 4-5-023: 70 and 72
Project Name:	Lokahi Kuhua Subdivision
Location:	<i>Mauka</i> of Honoapiilani Highway and the former Pioneer Mill and at the intersection of Paeohi Street and Kopili Street
Site Area:	1.676 acres
Applicant/Developer:	Lokahi Pacific, a non-profit corporation 1935 Main Street, Suite 204 Wailuku, Maui, Hawaii 96993 Phone: (808) 242-5761 Fax: (808) 244-2057 Contact: Ms. Jo Ann T. Ridao, Managing Director
Landowner:	Lokahi Pacific, a non-profit corporation 1935 Main Street, Suite 204 Wailuku, Maui, Hawaii 96993 Phone: (808) 242-5761 Fax: (808) 244-2057 Contact: Ms. Jo Ann T. Ridao, Managing Director



Planning Consultant: Chris Hart & Partners, Inc.
1955 Main Street, Suite 200
Wailuku, Maui, Hawaii 96793
Phone: (808) 242-1955
Fax: (808) 242-1956
Contact: Mr. Rory Frampton, Senior Planner

Existing Land Uses: Undeveloped and vacant. There is evidence of use as informal dump site for green waste and tires and as a parking area by nearby residences.

Proposed Land Use: 12-lot single family residential subdivision to include a main dwelling on each lot.

Access: To be available from Paeohi Street and Kopili Street

C. HRS Chapter 343 Accepting Agency

Agency: Department of Housing and Human Concerns
County of Maui
200 S. High Street
Wailuku, Maui, Hawaii
Phone: (808) 270-7805
Fax: (808) 270-7165

D. Major Land Use, Development and Construction Approvals

1. R-0 Zero Lot Line Approval by the Director of the Department of Public Works and Environmental Management (DPWEM) and Director of the Department of Planning, County of Maui. Approval granted on July 28, 2004 (See: Appendix L).
2. Subdivision approval from the DPWEM.
3. Variances from the Board of Variances and Appeals. Approval granted on May 11, 2004 (See: Appendix L).
 - a. MCC Section 18.20.040.A, Existing streets, to waive the requirement for the installation of curbs, gutters, and sidewalks.

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- ❖
- b. MCC Section 18.20.040.A.3.a, Existing Streets, to waive the requirement for 20 feet of pavement width for existing streets providing access to the subdivision.
 - c. MCC Section 18.16.060.C, Widening of existing rights- of- ways to waive the requirement that the rights- of- ways of access streets are at least 24 feet.
 - d. MCC Section 12.24.A.070.D.1, Planting of street trees to waive the requirement for planting of street trees.
4. Waiver to Install underground utility lines from the DPWEM.
 5. Grading/Grubbing Permit approval from the DPWEM.
 6. Building, Electrical and Plumbing Permits for the dwelling units from the DPWEM.

E. Pre-Consulted Public Agencies and Private Interests

PUBLIC AGENCIES

1. Department of Planning, County of Maui (See: Appendix H)
2. DPWEM, Director's Office (See: Appendix J)
3. DPWEM, Engineering Division (See: Appendices G and H)
4. DPWEM Development Services Administration (See: Appendix J)
5. DPWEM Wastewater Reclamation Division (See: Appendix G)
6. Department of Water Supply, County of Maui (See: Appendix J)
7. Department of Parks and Recreation, County of Maui (See: Appendix H)
8. Department of Housing and Human Concerns (See: Appendices H and J)
9. Department of Fire Control (See: Appendix G)
10. State Historic Preservation Division, Department of Land and Natural Resources, State of Hawaii (See: Appendices F and G)
11. Department of Fire Control, County of Maui (See: Appendices G and H)
12. Maui Police Department (See: Appendix J)

PRIVATE INTERESTS

1. Neighboring property owners (See: Appendix I)



F. Response To Agency Comments On The Draft Environmental Assessment

The Draft Environmental Assessment for the Lokahi Kuhua Subdivision was published on May 23, 2004. Publication initiated a 30-day public review period ending on June 22, 2004. The Draft EA was mailed to agencies below. All comment letters and responses are found in Appendix K.

County of Maui:	Department of Planning Department of Public Works and Environmental Management Department of Water Supply
State of Hawaii:	Office of Environmental Quality Control

II. DESCRIPTION OF THE PROPERTY AND PROPOSED ACTION

A. PROPERTY LOCATION

The project site is located on the *mauka* side of Honoapiilani Highway and the former Pioneer Mill and at the intersection of Paeohi Street and Kopili Street in Lahaina, Island of Maui. (See: Figure Nos. 1 and 2)

B. EXISTING LAND USE

The project site is undeveloped and vacant (See: Figure Nos. 9.1-9.2). The subject property is part of the Kuhua Tract subdivision developed in the 1930s as housing for sugar plantation employees.

At the present, there is evidence that portions of the project site are used for informal dumping of green waste, tires and other material. Also, some neighboring residents park their vehicles on the subject site. The site is not in productive agricultural use.

C. LAND USE DESIGNATIONS

State Land Use Classification:	Urban District
West Maui Community Plan:	Single Family residential use (See: Figure No. 3)
County Zoning:	R-1 Residential District (See: Figure No. 4)
Flood Zone Designation:	Zone "C" (See: Figure No. 5)

D. SURROUNDING LAND USES

1. North: Existing single family dwellings (Community Plan: Single Family designation; Zoning: R-1 Residential District);
2. East: Existing single family dwellings (CP: Single Family designation; Zoning: R-1 Residential District);
3. South (Across Paeohi Street): Existing single family dwellings (CP: Single Family designation; Zoning: R-1 Residential District); and
4. West (Across Kopili Street): Existing single family dwellings (CP: Single Family designation; Zoning: R-1 Residential District).

E. DESCRIPTION OF PROPOSED ACTION

The Applicant intends to develop a 12-lot single family residential project incorporating the zero lot line design, in accordance with Maui County Code Chapter 19.84, R-O Zero Lot Line Overlay (See: Figure No. 10 & No. 12). Approval for R-O Zero Lot Line Overlay was granted on July 28, 2004 (See: Appendix L). Construction will include a main dwelling on each lot consisting of 3 bedrooms and 2 baths. The dwellings will be of wood frame construction and set on a post and pier foundation to minimize site grading (See: Figure No. 11). Lots range in size from 3,687 square feet to 4,718 square feet in area with an average lot size of 4,303 square feet. Each house lot will be designed to accommodate two (2) parking stalls.

Other site improvements include grading, concrete driveways for the house lots, improvements to the adjoining halves of Kopili and Paeohi Streets, and site utilities. Site utilities consist of water; wastewater; electrical, telephone, and cable television; and drainage systems. The project will include either a subsurface drainage system or retention basin to handle increase storm water flows generated by the project. Also, the project will include eight (8) visitor



parking stalls in the interior of the site, in addition to the minimum two (2) stalls planned for each house lot.

The project will also include a small neighborhood park located within the interior of the site and accessible from the two interior roads from Kopili Street and Paeohi Street.

The proposed project is an "urban infill" project. As previously noted, the house lots average 4,303 square feet in size which is comparable to the average 5,000 square foot lots in the surrounding area.

The proposed project is targeted for first time home buyers with an annual income of about \$54,300 for a family of four or 80% of median income. The price for a house and lot package will be in the \$200,000 to \$225,000 range.

The proposed project will be developed by Lokahi Pacific, a non-profit corporation with extensive experience and track record in the development of low income rental and affordably-priced housing projects. Project financing will include the use of United States Department of Agriculture (USDA) funds and County of Maui H.O.M.E funds.

Various water and energy conservation measures or improvements considered for the project include but not are limited to the following:

- Use of low flow fixtures to minimize water usage;
- Design of dwelling units to maximize natural ventilation and reduce the need for mechanical air conditioning;
- Use of solar water heating;
- Planting of shade trees and native shrub species within the project park site and visitor parking area.

The estimated project development cost is about \$1.22 million.

F. PURPOSE AND NEED

The Applicant is attempting to provide needed affordable housing opportunities in West Maui. Over the past ten years, the housing market in West Maui has not been able to keep pace with the demand for resident housing. This situation is largely due to the limited supply of reasonably-priced land for residential development. The West Maui Community Plan intended to provide for the housing needs of the region; however, circumstances significantly limited the availability of land for residential development. Specifically, housing supply in West Maui was significantly impacted by the suspension of development of two large master planned residential projects, namely, the 4,800 unit Villages of Leiali'i project in 1992 by the Housing Finance Development Corporation



(HFDC), State of Hawaii and the 1,700 unit Puukolii Village project in the mid 1990's by AMFAC/JMB. Both projects were approved by the State of Hawaii under the auspices of Act 15, SLH 1988, and situated in the vicinity of the planned Lahaina Bypass Highway, a State project which has also been delayed. (NOTE: The Housing Finance Development Corporation is now known as the "Housing and Community Development Corporation" (HCDC))

The 1,120 acre Villages of Leiali'i situated near the Lahaina Civic Center was intended to provide a mix of single family, multi family, and elderly housing, including fee simple and rental units; an 18-hole golf course; two elementary school sites; neighborhood business commercial uses, church, child care, recreational/park uses, and other public uses. Not more than forty (40) percent of units would be sold as "market-priced" units and not less than 60 percent of the units would be priced in the "affordable-range" for residents earning less than 140 percent of the County's median income. The HFDC suspended the Villages of Leiali'i project in 1992, due to a lawsuit filed by the Office of Hawaiian Affairs regarding ceded land issues and compensation. (NOTE: The HFDC is now known as the Hawaii Community Development Corporation or HCDC.)

The Puukolii Village project situated at the former Puukolii Village encompassed 299 acres and was to include approximately 1,700 housing units, as well as sites for neighborhood commercial uses, hospital/emergency medical facilities, child care center, church, elderly housing, elementary school and community park. AMFAC/JMB suspended this project in the mid 1990's due to economic considerations.

Both the Villages of Leiali'i and Puukolii Village project were major components of the housing strategy underlying the West Maui Community Plan. The suspension of these projects has significantly limited housing opportunities in the region.

The proposed project will provide needed affordably-priced housing in the West Maui community. Currently, there is no available inventory of 3 bedroom single family units in the \$200,000 to \$225,000 price range in West Maui.

G. ALTERNATIVES

The following alternative actions were considered:

1. Single-Family residential project with a 6,000 square foot minimum lot size: This alternative would yield about 8 house lots and not be an affordable project for those earning 80 percent of the median income. It would likely have to be priced in excess of a family income of 140%

median income. Federal and County funding would not be available for such a project.

2. Single-Family residential project utilizing the zero lot line layout in accordance with MCC Chapter 19.84:
 - a. This alternative would yield 13 house lots and is feasible to develop for the target clientele or a family earning no more than \$60,000 a year. Although feasible, the site is very crowded, and project amenities are lacking.
 - b. This alternative would yield 12 house lots and is feasible for families earning no more than \$60,000 a year. The conversion of an interior lot for a park site creates a nice amenity for the project and enhances its overall quality as a place to live.

Alternative 2.b. was selected as the best alternative.

III. DESCRIPTION OF THE EXISTING ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

A. PHYSICAL ENVIRONMENT

1. Land Use

Existing Conditions. The subject parcels are undeveloped and used informally for vehicle parking by neighbors and dumping of green waste, tires and other material (See: Figure Nos. 9.1-9.2). The surrounding area has been long developed with single family residences.

Potential Impacts and Mitigation Measures. The proposed project is located within a developed single family residential area. The proposed project would maintain residential uses at a scale comparable to existing properties in the area. The project design will incorporate a minimum of two (2) parking spaces on each lot and eight (8) visitor stalls in the interior of the site.

2. Topography and Soils

Existing Conditions. The existing ground slopes gently in the east to west direction at approximately 2 to 3 percent (See: Figure No. 6).

According to the Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, April 1972, prepared by the United

States Department of Agriculture, the soil on the project site is classified as Ewa silty clay loam, 0 to 3 percent slopes (EaA). This soil developed in alluvium derived from basic igneous rock. On this soil, runoff is very slow, and the erosion hazard is no more than slight. This soil is used for sugar cane and home sites.

Potential Impacts and Mitigation Measures. According to the Preliminary Drainage Report, the topographic conditions and soil analysis do not preclude construction of the proposed residential project on the subject site.

3. Flood and Tsunami Zone

Existing Conditions. The subject property is within Zone C, an area of minimal flood hazard potential (See: Figure No. 5, Panel Number 150003 0161 C, August 3, 1998, Federal Flood Insurance Rate Map, United States Federal Emergency Management Agency).

Potential Impacts and Mitigation Measures. The project's final grading and erosion control plan to be approved at the time of building permit review will incorporate specific drainage improvements for the proposed project in compliance with Maui County Code Chapter 20.08, Grading and Drainage. The improvements will need to meet requirements that the project will not have adverse flood hazard impacts on neighboring or downstream properties. (See: Section III.3 for discussion on "Drainage")

4. Terrestrial Biota (Flora and Fauna)

Existing Conditions. The property is vegetated land consisting of mango trees, *kiawe* (*Prosopis pallida*), and other common grasses and shrubbery. There is no evidence of species of vegetation associated with wetland areas or species of rare, threatened or endangered variety. Avifauna is species common to West Maui including mynah, several species of dove, cardinal, house finch and house sparrow. Mammals common to the area include cats, dogs, rodents and mongoose.

Potential Impacts and Mitigation Measures. The proposed project will not impact any known major wildlife habitat, wetland, nor any known rare, threatened or endangered flora and fauna.

5. Air Quality

Existing Conditions. Air quality refers to the presence or absence of pollutants in the atmosphere. It is the combined result of the natural conditions (e.g. dust from wind erosion) and emissions from a variety of pollution sources (e.g. automobiles, power generating facilities). The impact of land development activities on air quality in the proposed



development's locale differs by project phase (site preparation, construction and occupancy) and project type.

The air quality in Lahaina is relatively good. Non-point source emissions (automobile) are not significant to generate a high concentration of pollutants. The relatively good air quality can also be attributed to the region's exposure to wind, which quickly disperses concentration of emissions. The Lahaina area is currently in attainment of all criteria pollutants established by the Clean Air Act, as well as the State of Hawaii Air Quality Standards.

Potential Impacts and Mitigation Measures. Air quality impacts attributed to the proposed project could include dust generated by construction-related activities. Site work, such as grubbing, grading and building construction, could generate airborne particulate. Adequate dust control measures that comply with the provisions of Hawaii Administrative Rules, Chapter 11-60.1, "Air Pollution Control," Section 11-60.1-33, Fugitive Dust, will be implemented during all phases of construction. Mitigation measures will include but not be limited to:

- Providing an adequate water source prior to start-up of construction for use in dust control.
- Landscaping and rapid covering of bare areas, including slopes, beginning with the initial grubbing and grading phase.
- Controlling of dust from shoulders, project entrances and other access roads.
- Providing adequate dust control measures during weekends, after hours and prior to daily start-up of construction activities.
- Controlling of dust from debris hauled away from the project site.
- Erecting a dust fence to shield nearby properties.

6. Noise Characteristics

Existing Conditions. The level of ambient noise is an important indicator of environmental quality. In an urban environment, noise is due primarily to vehicular traffic, air traffic, heavy machinery, and heating, ventilation and air conditioning equipment. Persistent high noise levels may impact health conditions and an area's aesthetic appeal. Noise levels in the vicinity of the project area are generally moderate with the source attributable to traffic on adjacent roadways.

Potential Impacts and Mitigation Measures. In the short-term, the proposed project could generate some adverse impacts during construction. Noise from heavy construction equipment, such as material-carrying trucks and trailers, would be the dominant source of noise during the construction phase.



To minimize construction-related impacts on nearby residences, the developer will limit construction to normal daylight hours and adhere to the Department of Health's Administrative Rules, Chapter 11-46, Community Noise Control. The developer will also work with immediate neighbors to implement other measures to minimize construction-related impacts.

7. Archaeological and Cultural Resources

Existing Conditions. The subject parcels are vacant and have been grubbed and graded. A reconnaissance of the property did not indicate the presence of any archaeological or cultural features.

Potential Impacts and Mitigation Measures. The State Historic Preservation Division has been consulted and has issued a letter dated September 15, 2003 stating that "no historic properties will be affected" by the proposed development of the subject properties due to residential development/urbanization has altered the land and previous grading/grubbing has altered the land

8. Visual Resources

Existing Conditions. The project site is located on the *mauka* side of Honoapiilani Highway. Numerous scenic resources have been identified in the West Maui area, which are identified and discussed in the Maui Coastal Scenic Resources Study, August 1990. The resource/inventory map in this report does not identify a significant mountain view in the vicinity of the subject site along Honoapiilani Highway.

Potential Impacts and Mitigation Measures. The proposed project will not impact significant view planes or corridors along Honoapiilani Highway.

9. Water Quality

Existing Conditions. The project site is located seaward of the Underground Injection Control (UIC) line. The UIC line is the designated boundary that divides protected inland areas situated over drinking water sources from seaward areas located over non-potable water sources.

Potential Impacts and Mitigation Measures. The proposed project will not impact potable water sources within the Lahaina Aquifer Sector.



B. SOCIO-ECONOMIC ENVIRONMENT

Existing Conditions. In the decade from 1990 to 2000, the resident population in the Lahaina region grew from 14,574 to 17,967, representing a 23.3% increase. This region was the fastest growing area on Maui. Based on the 2000 U.S. Census, the population of the West Maui area was as follows: Kaanapali CDP (1,375 residents); Kapalua CDP (467 residents); Lahaina CDP (9,118 residents) and Napili-Honokowai CDP (6,788 residents). In 2000, the West Maui region maintained about 9,632 visitor accommodation units.

In 2002, the County of Maui updated its 20-year population forecasts. Baseline population projections for the West Maui region are as follows: 21,663 residents (2010) and 25,431 residents (2020). (Maui County Community Plan Update Program: Socio-Economic Forecast, Phase I Report, June 14, 2002 prepared for the Maui County Planning Department by SMS)

Potential Impacts and Mitigation Measures. On a short-term basis, the proposed project will support construction and related employment. Secondary impacts related to population increase will be minimal given the scale of the project. The impact of twelve (12) additional households in the area will not contribute to significant adverse impacts on the neighborhood. The proposed project will also offer needed affordable housing opportunities for the West Maui community. The project will not result in the displacement of any residents, as the project site is currently vacant and unimproved. The project will not significantly impact commercial facilities or services.

C. PUBLIC SERVICES

Existing Conditions. Public services in Lahaina area include police and fire protection, emergency medical response service, parks maintenance, solid waste collection services, wastewater treatment facilities, and two (2) elementary schools, an intermediate school, and a high school.

Potential Impacts and Mitigation Measures. The proposed project is of a limited scale and is not expected to adversely impact public services in the West Maui area.

D. INFRASTRUCTURE

1. Water

Existing Conditions. The project site is serviced by the Lahaina system with the Launiupoko aquifer as a major water source. According to the Commission on Water Resource Management (CWRM), the pumping on the aquifer was 0.610 MGD in September 2003. Although this figure may be an underestimate, it appears that there is sufficient water availability for the proposed project. The estimated demand for the proposed project is 7,300 GPD based on statewide system standard guidelines.



There are 8-inch lines along Kopili Street and Paeohi Street (See: Figure No. 8). Currently, there are four (4) water meters on the project site. Also, two (2) fire hydrants are located at the corners of the property on Kopili Street and Paeohi Street.

Potential Impacts and Mitigation Measures. The Applicant understands that the Department of Water Supply (DWS) cannot guarantee the availability of water at this time and will comply with DWS requirements including but not limited to providing domestic, fire and irrigation calculations during the building permit review; implementing, as applicable, water conservation measures, and implementing best management practices to minimize infiltration and run from construction and vehicle operations.

2. Wastewater System

Existing Conditions. The County of Maui provides a wastewater collection system for the area. The collection system carries wastewater from the Lahaina Wastewater Reclamation Facility for treatment and disposal. The wastewater collection system includes gravity sewers, force mains, and pump stations along Honoapiilani Highway.

An 8-inch line is located on Kopili Street and along the northwest boundary of the site (See: Figure No. 8).

Potential Impacts and Mitigation Measures. The Applicant will provide sewage flow calculations to the DPWEM at the time of building permit application, pay any required assessment fees and comply with other agency requirements.

3. Drainage

Existing Conditions. According to the Preliminary Drainage Report, runoff from the subject parcels sheet flows in an east to west direction towards Kopili Street and off of the property. The runoff continues to sheet flow downstream towards the adjacent neighboring properties.

It is estimated that the existing 50-year storm runoff from the project site is 1.9 cubic feet per second (cfs).

Potential Impacts and Mitigation Measures. After development of the proposed project, it is estimated that the 50-year storm runoff will be 3.7 cfs, a net increase of approximately 1.8 cfs.

The Preliminary Drainage Report proposes the construction of an onsite retention system as part of the project, which would include either a subsurface drainage system or retention basin. The proposed onsite



retention system will have a capacity to mitigate the increase in runoff from the development of the project. Any surface runoff continuing downstream in the same manner as the existing surface runoff will be less than or equal to the existing runoff volume. Final drainage improvements will comply with MCC Chapter 20.08, Grading, and County drainage regulations and will be submitted to the Department of Public Works and Environmental Management (DPWEM) as part of the grading and building permit applications. Accordingly, adverse effects on the adjacent or downstream properties from the proposed project will be minimized.

4. Roadways

Existing Conditions. The project site abuts Kopili Street and Paeohi Street.

Potential Impacts and Mitigation Measures. The Kuhua Tract subdivision that includes the project site was developed in the 1930s as plantation employee housing. The roadways within the area barely meet the current minimum standards for urban residential areas. As previously noted, the Applicant applied for variances for roadway and landscape planting improvements, since existing conditions preclude strict compliance with current County requirements. Variance approval was granted on May 11, 2004 (See: Appendix L).

The Maui Police Department comments that the proposed project will have only a small impact on the amount of vehicular traffic on Lahainaluna Road, the main connecting road, and that widening of Kopili Street and Paeohi Street by the Applicant will make the roadways more accessible to larger emergency vehicles. The MPD recommends that on street parking be limited to one side only and that if possible speed bumps be put in place as a traffic calming measure. The Applicant will incorporate these recommendations in the project engineer's scope of work.

5. Solid Waste

Existing Conditions. The area of the proposed project is serviced by County refuse collection. Trash materials are disposed of at the County's Central Maui Landfill.

Potential Impacts and Mitigation Measures. A private waste contractor will be contracted to pick-up and dispose of construction debris. Also, future residents will utilize County refuse services on a fee basis to collect and dispose of household generated trash.



6. Electrical, Telephone, and Cable Television Systems

Existing Conditions. Maui Electric Company, Verizon Hawaii, and Oceanic Time Warner Cable provide electrical, telephone, and cable television service for the area. Existing overhead lines run along Kopili Street and Paeohi Street (See: Figure No. 8).

Potential Impacts and Mitigation Measures. The Applicant filed a variance application to allow overhead utility lines in keeping with the existing character of the neighborhood, namely the Kuhua Tract subdivision developed in the 1930s. As noted previously, variance approval was granted on May 11, 2004 (See: Appendix L).

IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS

A. STATE LAND USE LAW

Hawaii Revised Statutes Chapter 205 relating to the Land Use Commission establishes the designation of all lands within the State of Hawaii into one (1) of four (4) districts, namely Urban, Agricultural, Rural and Conservation. Within the Urban District, the County has full authority to zone lands as it determines to be appropriate.

The project site is within the State Urban District.

Conclusion. The subject site is within a State Land Use district that authorizes the County to establish zoning classifications that it deems to be appropriate. Also, the subject site is part of a larger contiguous Urban District of the Lahaina Town area.

B. GENERAL PLAN OF THE COUNTY

The General Plan of the County of Maui (1990 Update) provides long-term goals, objectives, and policies directed toward improving living conditions in the County. As stated in the Maui County Charter:

“The purpose of the General Plan is to recognize and state major problems and opportunities concerning the needs and the development of the County and the social, economic and environmental effects of such development and set forth the desired sequence, patterns and characteristics of future development.”

The General Plan identifies five major themes as follows:

1. Protect Maui County's agricultural land and rural identity.
2. Prepare a directed and managed growth plan.



3. Protect Maui County's shoreline and limit visitor industry growth.
4. Maintain a viable economy that offers diverse employment opportunities for residents.
5. Provide for needed resident housing.

The following General Plan Objectives and Policies are applicable to the proposed project:

III. A. Housing

Objective: To provide a choice of attractive, sanitary and affordable homes for all our residents.

Policy b. Encourage the construction of housing in a variety of price ranges and geographic locations.

Policy c. Encourage the use of innovative performance standards and building methods to reduce housing costs to the consumer.

Policy d. Streamline or "fast track" the governmental review process for affordable single-family and multi-family housing projects.

Policy e. Make full use of State and Federal programs that provide financial assistance to renters and homebuyers.

Conclusion. The proposed project is intended to provide affordably priced housing for the West Maui community and will incorporate a zero lot line layout to reduce construction costs. In addition, the project will utilize federal and county funding sources that will benefit future homebuyers.

C. WEST MAUI COMMUNITY PLAN

Maui County has adopted nine community plans. Each community plan examines the conditions and needs of the planning region and outlines objectives, policies, planning standards and implementing actions to guide future growth and development in accordance with the Maui County General Plan. Each community plan serves as a relatively detailed agenda for implementing the broad General Plan themes, objectives and policies.

The subject property is located within the West Maui Community Plan region. This Community Plan was amended by Ordinance No. 2476 with an effective date of February 27, 1996.

The following West Maui Community Plan goals, objectives and policies are applicable to the proposed actions:

HOUSING

Goal

A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for a broad cross section of residents.

Objective and Policies

1. Accommodate the 20-year housing needs of the planning region.



7. Maintain acceptable standards for affordable housing projects, including but not limited to, the installation of sidewalks and provision of adequate off-street parking.

URBAN DESIGN

Objectives and Policies for the West Maui Region in General

14. Require all future subdivisions, construction projects and developments to comply with the Maui County Planting Plan.

PLANNING STANDARDS

1. Land Use Standards
 - a. All zoning and land use approvals shall be consistent with the West Maui Community Plan and its land use policies.

- d. Maintain acceptable standards for affordable housing projects, including but not limited to, the installation of sidewalks and provision of adequate off-street parking.

PLANNING STANDARDS

4. Landscape Planting Standards
 - d. Require all future subdivisions, construction projects and developments to comply the Maui County Planting Plan.

Conclusion. The proposed project supports the policies in the West Maui Community Plan for the development of affordable housing. The proposed project is for first time home buyers earning 80 percent of the median income. The proposed development is an infill project within an existing residential neighborhood that was developed in the 1930s as plantation housing. The roadways are very narrow (+/- 20 feet) and are not improved with curbs, gutters and sidewalks. The proposed project will incorporate road widening improvements on Kopili and Paeohi Streets; however, the Applicant requested variances to waive certain other requirements due to hardship created by the existing physical conditions of the area's streets. Also, the requested variances are compatible with the character of the neighborhood and will not compromise safety considerations. Variance approval was granted on May 11, 2004 (See: Appendix L).

The project will provide adequate off street parking, including space for two (2) vehicles on each lot and eight (8) visitor parking stalls within the project. Grassed shoulders on Kopili and Paeohi Streets could also be used for on street parking.

The proposed project will provide needed affordable housing opportunities for residents of West Maui. As previously noted, the suspension of the Villages of Leiali'i and Puukolii Village projects involving a total of 6,500 housing units has

severely limited housing opportunities for West Maui and has resulted in an acute shortage of housing development in the area due to the limited supply of developable residential lands. These projects were a key part of the housing strategy in the current West Maui Community Plan.

D. MAUI COUNTY ZONING

PART I

The project site is currently zoned R-1 Residential District by the County of Maui. The following standards apply to this district, pursuant to Maui County Code Chapter 19.08:

1. Minimum lot size of 6,000 square feet.
2. Height limit of two stories and 30 feet.
3. Front yard setback of 15 feet. Side and rear yard setbacks of 6 feet (one story structure) and 10 feet (two story structure).

The proposed project will be developed in accordance with the R-0 Zero Lot Line Overlay District provisions in MCC Chapter 19.84. The following requirements apply:

1. A zero lot line development is permitted in the R-1, R-2 and R-3 Residential Districts, subject to approval by the Planning Director and DPWEM Director.

COMMENT: The Applicant's request for a R-0 Zero Lot Line Overlay District approval is acceptable to the DPWEM Director (See: Appendix J).

2. Land Area: minimum one (1) acre and not to exceed twenty-five (25) acres.

COMMENT; Project area is 1.6 acres and complies with minimum requirement.

3. Uses Permitted: One (1) single family dwelling. No accessory dwelling allowed.

COMMENT: The project complies with this limitation.

4. Minimum lot area: A maximum of eight (8) units per acre for parcels in the R-1 Residential District provided that the minimum lot size is 3,000 square feet.

COMMENT: Project complies as the smallest lot is 3,687 square feet.



5. Lot Width: 35 feet provided that any lot equal to or greater than the minimum lot area of the underlying zoning shall comply with the lot width requirements of the underlying zoning district.

COMMENT: Project complies.

6. Setback Lines and Yard Requirements: Front yard (10 feet); Access yard setback line (15 feet); One (1) zero lot line; Setback for Alternating Zero Lot Lines (10 feet with a 5 foot maintenance easement); Other setbacks (5 feet from a one story dwelling and 10 feet from a two story dwelling)

COMMENT: Project complies.

7. Additional Yard: One other yard of not less than 250 square feet or 10 feet in width.

COMMENT: Project complies.

PART II

The following variances are part of the proposed action:

1. MCC Section 18.20.040.A, Existing streets, to waive the requirement for the installation of curbs, gutters, and sidewalks.

COMMENT: The Applicant will improve the adjoining halves of Kopili Street and Paeohi Street to County requirements to include 6 feet of additional pavement width, an 8-foot wide grass shoulder, and relocation of one power pole on Kopili Street and three poles on Paeohi Street. The requested variance to waive the installation of curbs, gutters and sidewalks is compatible with the character of the surrounding properties in the Kuhua Tract subdivision developed in the 1930s;

2. MCC Section 18.20.040.A.3.a, Existing Streets, to waive the requirement for 20 feet of pavement width for existing streets providing access to the subdivision.

COMMENT: The Applicant will widen a 100-foot section of Kopili Street to 20 feet, except that there is a utility pole in the existing right- of- way;

3. MCC Section 18.16.060.C, Widening of existing rights- of- ways to waive the requirement that the rights- of- ways of access streets are at least 24 feet.



COMMENT: The Applicant is requesting a variance only for a 100-foot long portion of Kopili Street that is less than 24 feet in width. Kuhua Street and Aki Street accesses comply with County requirements;

4. MCC Section 18.20.140.B, Utility lines and facilities to waive the requirement that utility lines be installed underground.

COMMENT: The entire neighborhood that is part of the old Kuhua Tract subdivision is serviced by overhead utility lines, including homes across the street from the subject subdivision. The requested variance is compatible with the character of surrounding properties in the old Kuhua Subdivision; and

5. MCC Section 12.24.A.070.D.1, Planting of street trees to waive the requirement for planting of street trees.

COMMENT: The Applicant is requesting this waiver to plant street trees within the 8-foot wide grass shoulder that will be provided in right-of-way along Kopili Street and Paeohi Street. This will allow the grass shoulder to be used for overflow parking in the neighborhood. Also, the elimination of street trees in the grass shoulder will allow for clear passage of emergency and other vehicles. In addition, street trees may create a site distance hazard and will be a maintenance and safety concern for Maui Electric Company if situated under existing overhead utility lines.

Conclusion. The proposed project will be developed in accordance with applicable R-0 Zero Lot Line Overlay District standards. Also, the variances requested in conjunction with the proposed project meet the hardship criteria, do not compromise public safety, and are in the public interest. Approval was granted for the R-O Zero Lot Line Overlay District on July 28, 2004 and for the variance on May 11, 2004 (See: Appendix L).

E. SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES

The proposed project is not located within the Special Management Area (SMA), pursuant to Hawaii Revised Statutes Chapter 205A and Chapter 202, Special Management Area Rules, Maui Planning Commission and therefore will not require a SMA Permit (See: Figure No. 7).

Although the project site is not within the SMA, this section addresses the project's relationship to coastal zone management considerations, as set forth in HRS Chapter 205A and the SMA Rules and Regulations of the Maui Planning Commission.



1. Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.

Policies:

- (A) Improve coordination and funding of coastal recreation planning and management; and
- (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
 - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
 - (ii) Requiring placement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or require reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;
 - (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - (v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having standards and conservation of natural resources;
 - (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
 - (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing;
 - (viii) Encourage reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.

Analysis. The project site does not abut the shoreline and is situated over 5,000 feet inland of the shoreline. The proposed project will not adversely impact shoreline recreational opportunities for the community. The



proposed project will include a small centrally located park area for project residents.

2. Historical/Cultural Resources

Objective: Protect, preserve and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Policies:

- (a) Identify and analyze significant archeological resources;
- (b) Maximize information retention through preservation of remains and artifacts or salvage operations; and
- (c) Support state goals for protection, restoration, interpretation, and display of historic structures.

Analysis. As discussed in Section III of this report, based on the previous grading, disturbances and development on the property, there is minimal potential of encountering significant historical or cultural resources. The project area does not appear to be of archeological or cultural significance. The State Historic Preservation Division has stated that residential development/urbanization and previous grading and grubbing has altered the land and has concluded that no historic properties will be affected by this undertaking. As such, the proposed development supports the community's objective of insuring that new development does not disturb historic and prehistoric resources in the coastal zone management area that are deemed to be significant in Hawaiian and American history and culture.

3. Scenic and Open Space Resources

Objective: Protect, preserve and, where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:

- (a) Identify valued scenic resources in the coastal zone management area;
- (b) Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
- (c) Preserve, maintain, and where desirable, improve and restore shoreline open space and scenic resources; and



- (d) Encourage those developments that are not coastal dependent to locate in inland areas.

Analysis. As discussed in Section III of this report, numerous scenic resources have been identified in the West Maui area, which are identified and discussed in the Maui Coastal Scenic Resources Study, August 1990. The resource/inventory map in this report does not identify a significant mountain view in the vicinity of the subject site along Honoapiilani Highway.

4. Coastal Ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

- (a) Improve the technical basis for natural resource management;
- (b) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (c) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- (d) Promote water quantity and quality planning and management practices, which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses, which violate state water quality standards.

Analysis. As described in Section III of this report, the proposed project will not have a significant direct impact on the region's coastal ecosystem because of its location, site characteristics and limited scope. With the incorporation of appropriate measures during construction, there should be no significant adverse impacts to near shore waters from point and non-point sources of pollution.

5. Economic Uses

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

- (a) Concentrate coastal dependent development in appropriate areas;



- (b) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area;
- (c) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such development and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - (i) Use of presently designated locations is not feasible;
 - (ii) Adverse environmental impacts are minimized; and
 - (iii) The development is important to the State's economy.

Analysis. The project site is located within the State Urban District and surrounded by other residential developments. The project will serve a need in the West Maui community for affordably-priced housing.

6. Coastal Hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence and pollution.

Policies:

- (a) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and non-point source pollution hazards;
- (b) Control development in areas subject to storm wave, tsunami, flood, erosion, subsidence, and point and non-point pollution hazards;
- (c) Ensure that developments comply with requirements of the Federal Flood Insurance Program;
- (d) Prevent coastal flooding from inland projects; and
- (e) Develop a coastal point and non-point source pollution control program.

Analysis. As discussed in Section III of this report, the project site is situated within Zone "C", an area of minimal flood hazard potential. (See: "Flood Insurance Rate Map").



7. Managing Development

Objective: Improve the development review process, communication, and public participation in the management of coastal resources hazards.

Policies:

- (a) Use, implement, and enforce existing laws effectively to the maximum extent possible in managing present and future coastal zone development;
- (b) Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
- (c) Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life cycle and in terms understandable to the public to facilitate public participation in the planning process and review process.

Analysis. The development of the subject property is being conducted in accordance with applicable State and County requirements, including HRS Chapter 343.

8. Public Participation

Objective: Stimulate public awareness, education, and participation in coastal management.

Policies:

- (a) Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program.
- (b) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and
- (c) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Analysis. Public participation will be facilitated as part of the 30-day public review and comment of the Draft Environmental Assessment.



9. Beach Protection

Objective: Protect beaches for public use and recreation.

Policies:

- (a) Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
- (b) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- (c) Minimize the construction of public erosion-protection structures seaward of the shoreline.

Analysis. The proposed project does not abut the shoreline and is located a considerable distance (over 5,000 feet) inland of the shore. Therefore, the beach is not impacted by the proposed action.

10. Marine Resources

Objective: Implement the State's ocean resources management plan.

Policies:

- (a) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (b) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (c) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- (d) Assert and articulate the interest of the state as a partner with federal agencies in the sound management of the ocean resources within the United States exclusive economic zone;
- (e) Promote research, study, and understanding of ocean processes, marine life, and other ocean development activities relate to and impact upon the ocean and coastal resources; and
- (f) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Analysis. The proposed project does not involve the direct use or development of marine resources. In addition, with the incorporation of erosion and drainage control measures during construction and after construction as identified in this report, there should not be significant adverse impacts to near shore waters from point and non-point sources of pollution. Therefore, the proposed project will not produce any significant impacts on any coastal or marine resources.

V. HRS CHAPTER 343 SIGNIFICANCE CRITERIA

A finding of no significant impact (FONSI) is anticipated and therefore an environmental impact statement will not be required for the proposed action. This determination has been made in accordance with the following significance criteria specified in Section 11-200-12 of the Department of Health rules relating to Environmental Impact Statements:

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

As documented in this report, the proposed project will not result in the loss or destruction of any natural or cultural resource.

- B. *Curtails the range of beneficial uses of the environment.*

The proposed project will provide for needed affordably-priced housing opportunities in the West Maui area and is compatible with the scale of residential development in the surrounding area. The project will not curtail the range of beneficial uses of the environment in the project vicinity.

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

The project is being developed in compliance with the state's long term environmental goals. As documented in this report, adequate mitigation measures will be implemented to minimize the potential for negative impacts to the environment.

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

The proposed project will result in positive social benefits for prospective homeowners in West Maui. Short term benefits will result from the increase in activity associated with the construction of the subdivision improvements and future homes. As documented in this report, there will be no significant long term impacts to the socio-economic environment.



E. *Substantially affects public health.*

There are no special or unique aspects of the project which will have an impact on public health.

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

There might a slight effect on local population levels upon the build out of the project with the addition of 12 families. However, it is anticipated that most of these families currently reside or work in the West Maui area. As documented in this report, the project will not result in a significant impact on public facilities.

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

Mitigation measures will be implemented during construction to minimize negative short term impacts such as soil erosion and sedimentation. The project design will incorporate a drainage system that will minimize degradation of the environmental quality.

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

The project does not involve a commitment for larger actions on behalf of the applicant or any public agency. In terms of cumulative impacts, the project site is situated within the State Urban District within a developed residential area. Infrastructure and utilities are adequate to service the proposed project. The project is not expected to result in significant negative impacts to the roadways in the area. Therefore, the project will not result in cumulative negative impacts on the environment.

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

There are no rare, threatened, or endangered species or habitat at the project site.

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

As documented, there will be short term impacts on air and water quality and ambient noise levels during construction; however, mitigation measures will be employed to minimize these impacts. Adverse long-term impacts are not anticipated.

K. *Affects or is likely to 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 project site is not an environmentally sensitive area. Compliance with County grading requirements will be met.

- L. *Substantially affects scenic vistas and view planes identified in county or state plans or studies.*

The proposed project will not affect ocean views along Honoapiilani Highway nor obstruct major view corridors.

- M. *Requires substantial energy consumption.*

Upon complete build out of all the lots, energy consumption will be increased; however given existing levels of usage in the area, the increase is considered insignificant.

VI. CONCLUSIONS

This Final Environmental Assessment examines the environmental and socio-economic impacts associated with the construction of a 12-lot single family subdivision developed under the standards of the R-0 Zero Lot Line Overlay District, pursuant to MCC Chapter 19.84. The proposed project is located within an existing single family residential area and can be characterized as a residential infill project.

The proposed project is an affordable housing project that is priced for a family of four earning 80 percent of the median income. There is a critical need for affordable housing units in West Maui.

The proposed development is not anticipated to result in significant environmental impacts to surrounding properties, near shore waters, natural resources, and archaeological, historic, and cultural resources on the site or in the immediate area. Public infrastructure and services including roadways, sewer and water systems, medical facilities, police and fire protection, parks, and schools are or will be adequate to serve the project and are not expected to be significantly burdened by the project. The proposed project is not anticipated to impact public view corridors and is not anticipated to produce significant adverse impacts on the visual character of the surrounding environs.

The subject property is situated within the State Urban District and is zoned R-1 Residential District. Over the years, the subject site has been used a dumping site for landscaping and household debris. The proposed project would also provide for needed affordable housing opportunities in the West Maui area. The authority has considered all agency and public comments on the Draft Environmental Assessment.

In conclusion, the proposed project will not result in significant impacts to the environment and is consistent with the requirements of HRS Chapter 343.

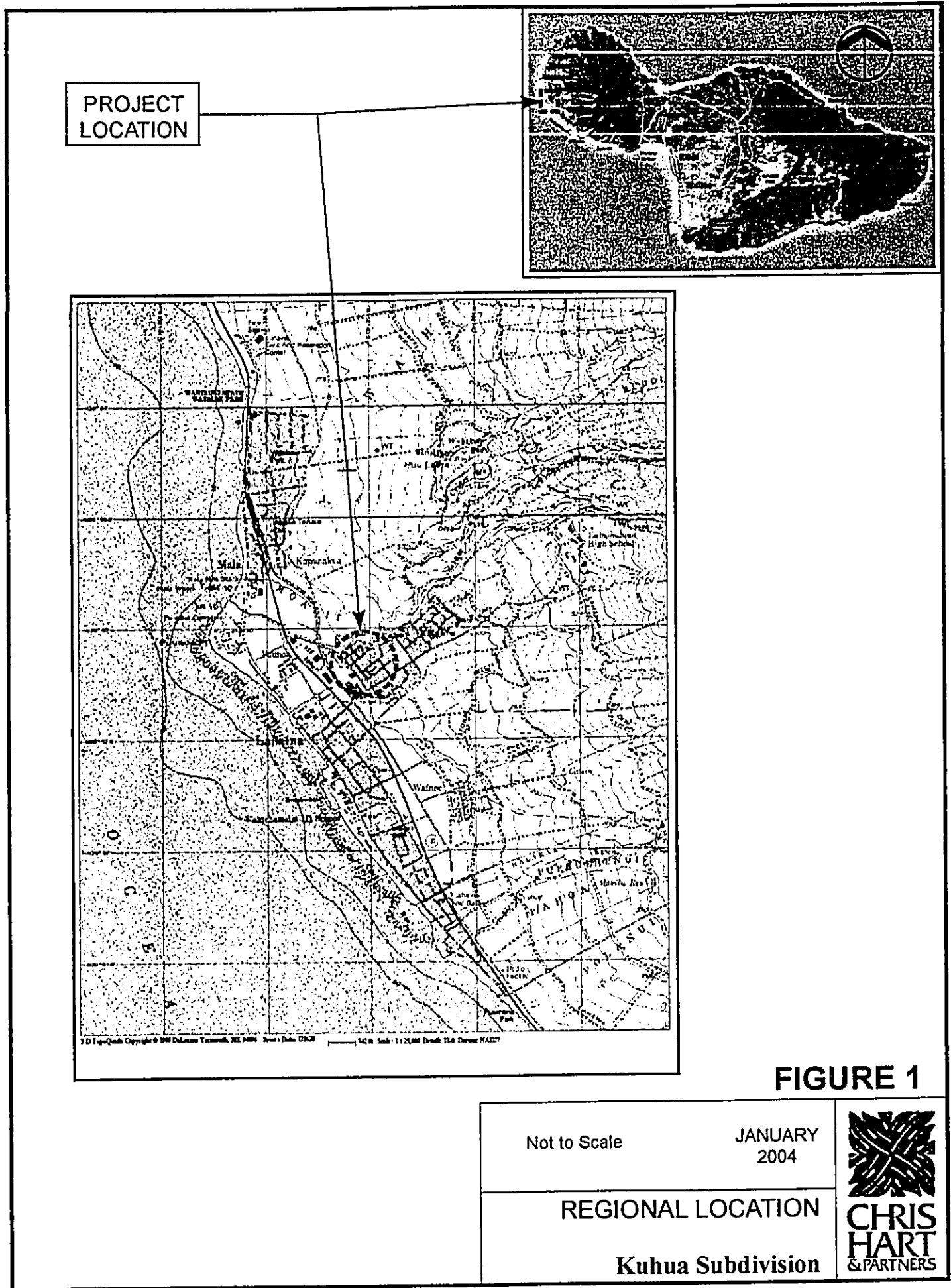


VII. REFERENCES

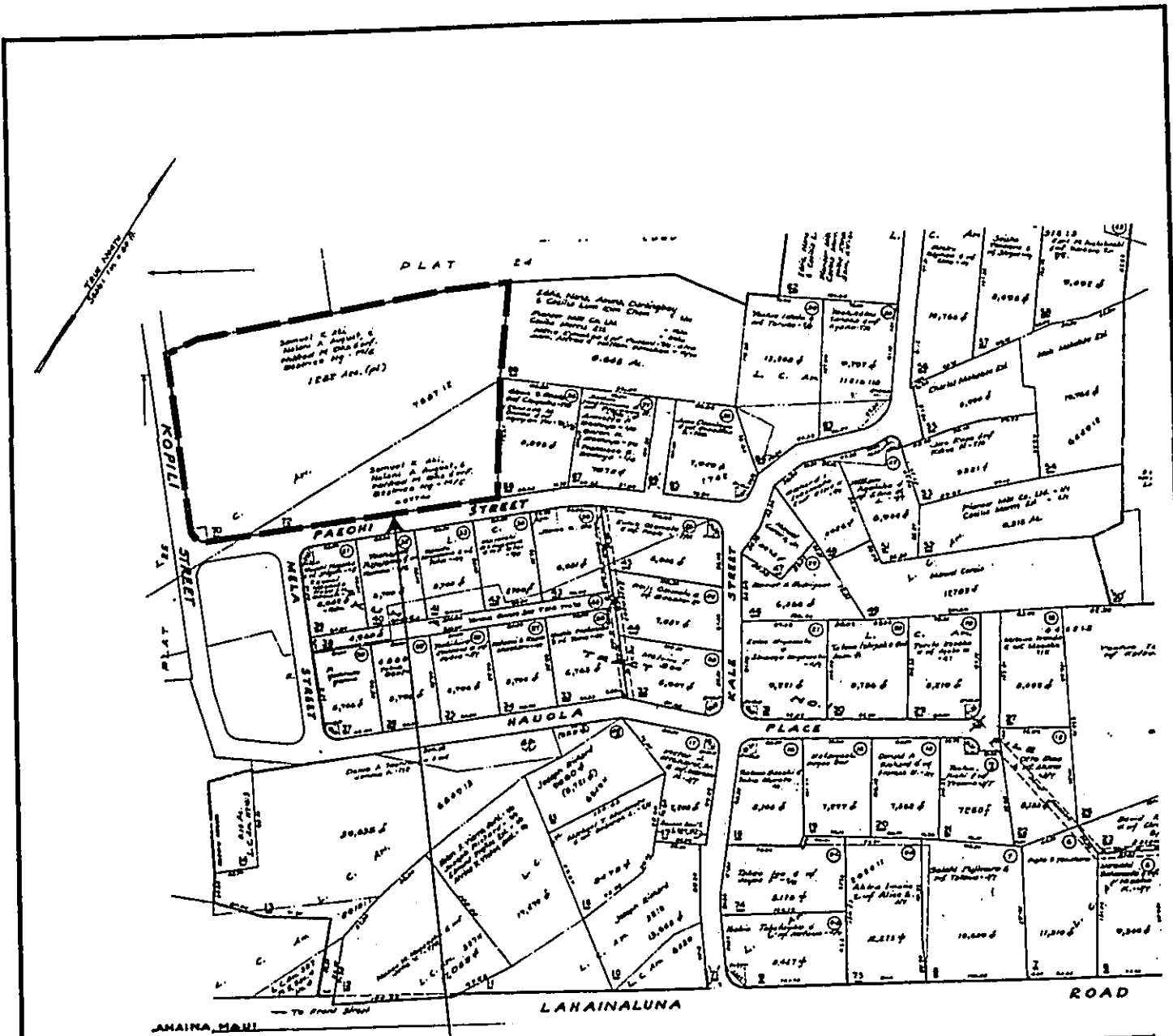
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FIGURES

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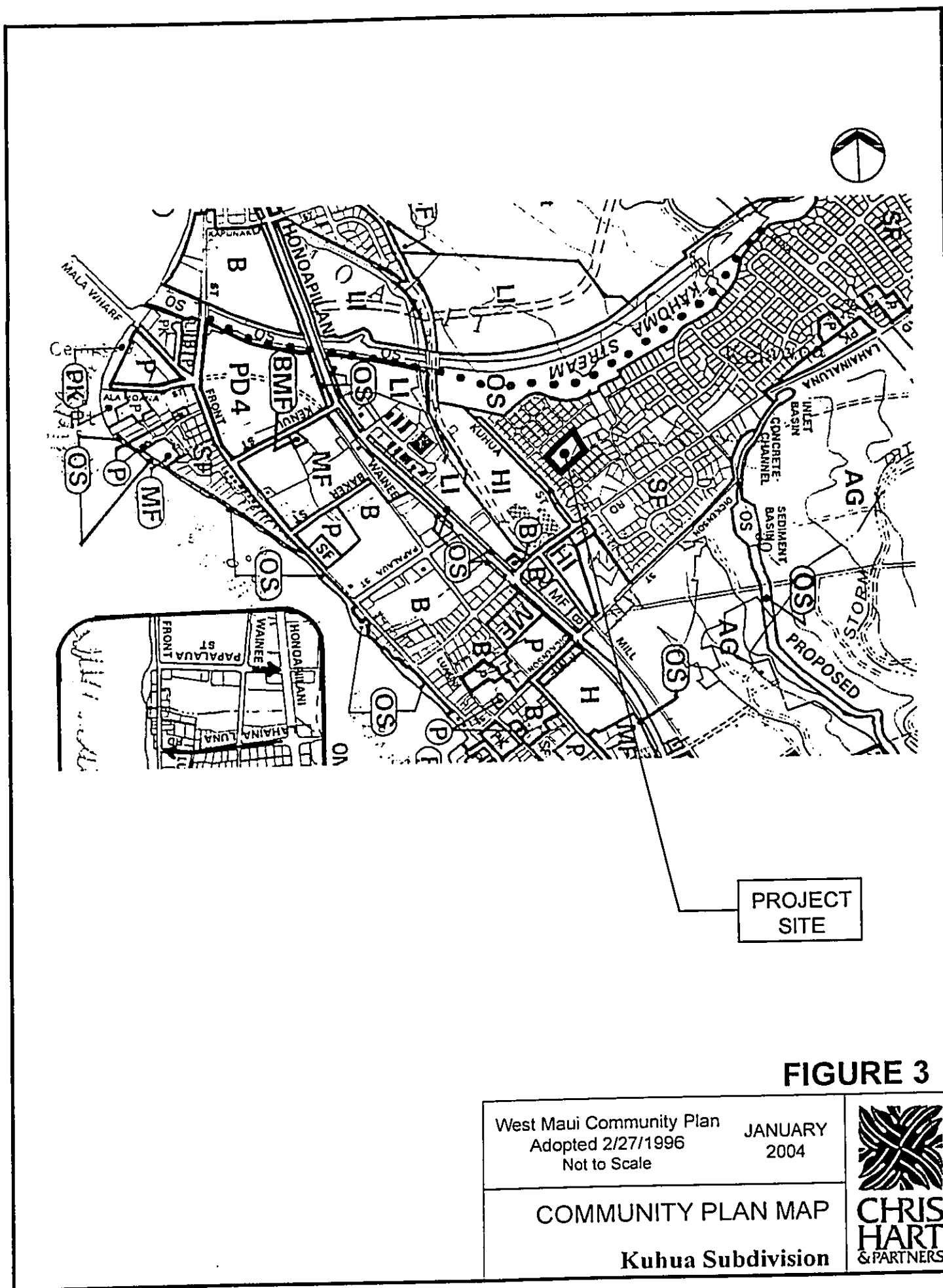
PROJECT SITE

DEPARTMENT OF THE TAX COMMISSIONER		
TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
RECORD	SECTION	PARCEL
4	5	23
CONTAINING PARCELS		
SCALE: 1" = 66 FEET		

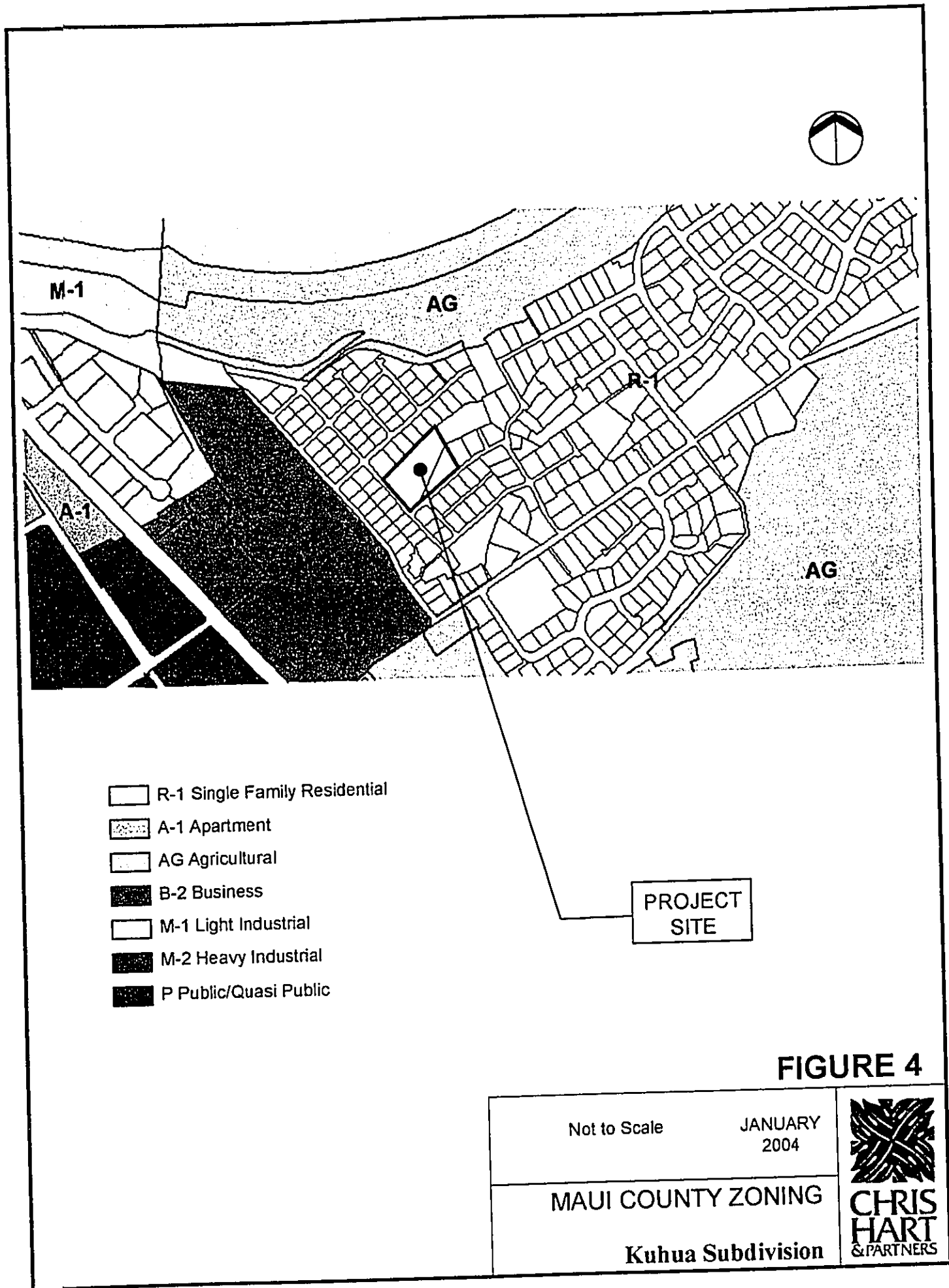
FIGURE 2

Parcels 70 & 72 Not to Scale	JANUARY 2004	 CHRIS HART & PARTNERS
TAX MAP		
Kuhua Subdivision		

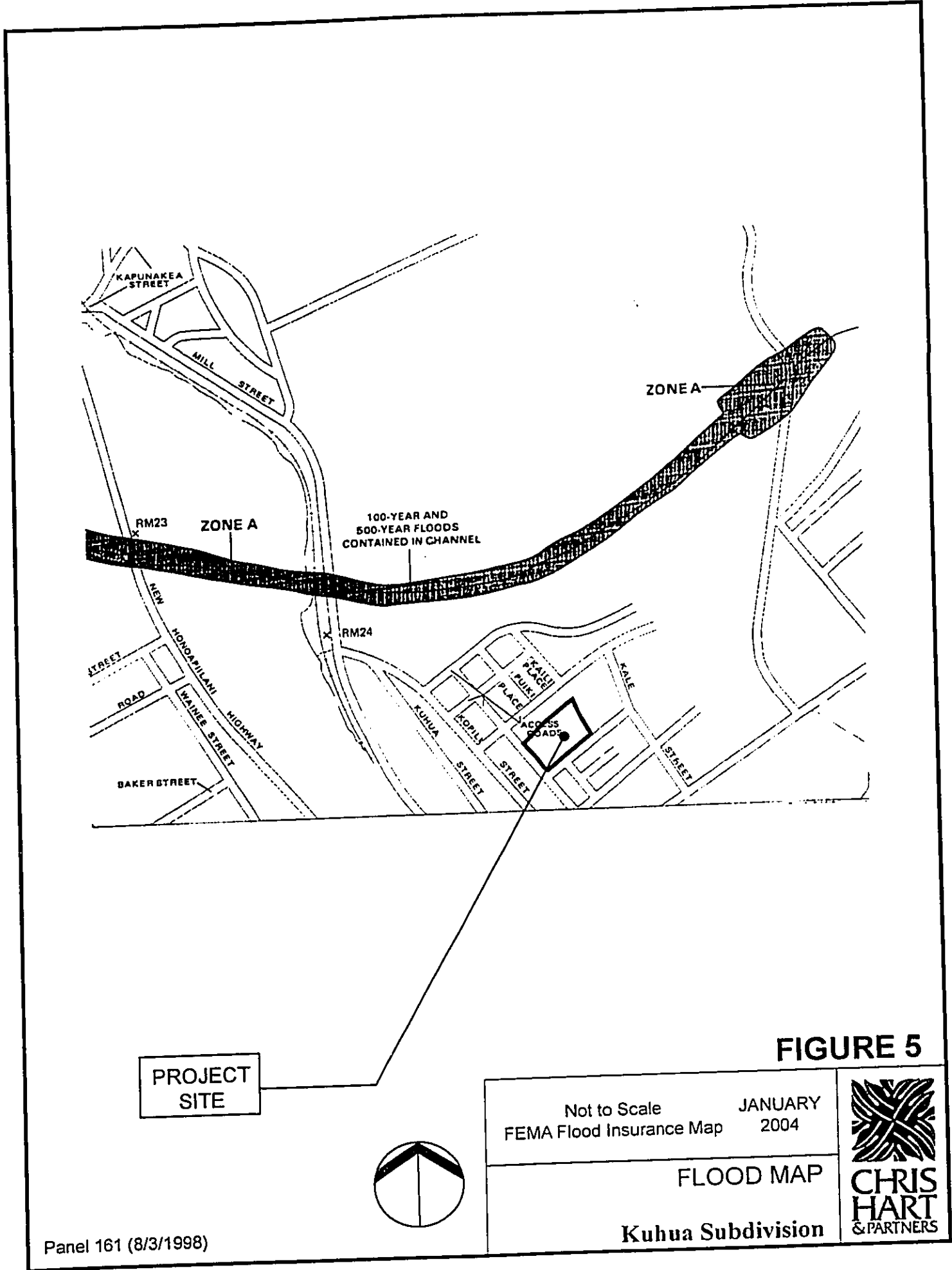
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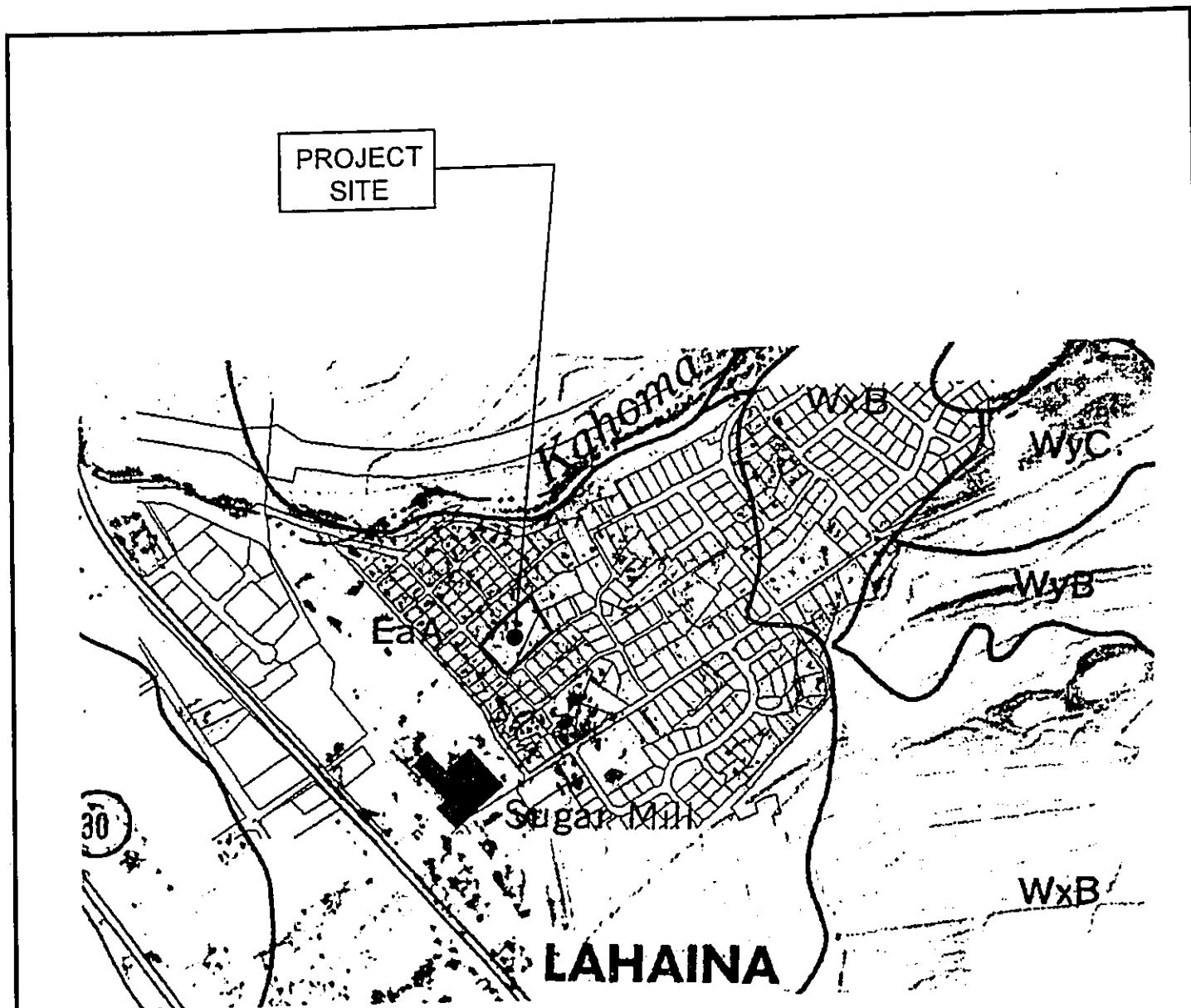
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EaA Ewa silty clay loam, 0 to 3 percent slopes

FIGURE 6

Not to Scale

JANUARY
2004

SOILS MAP

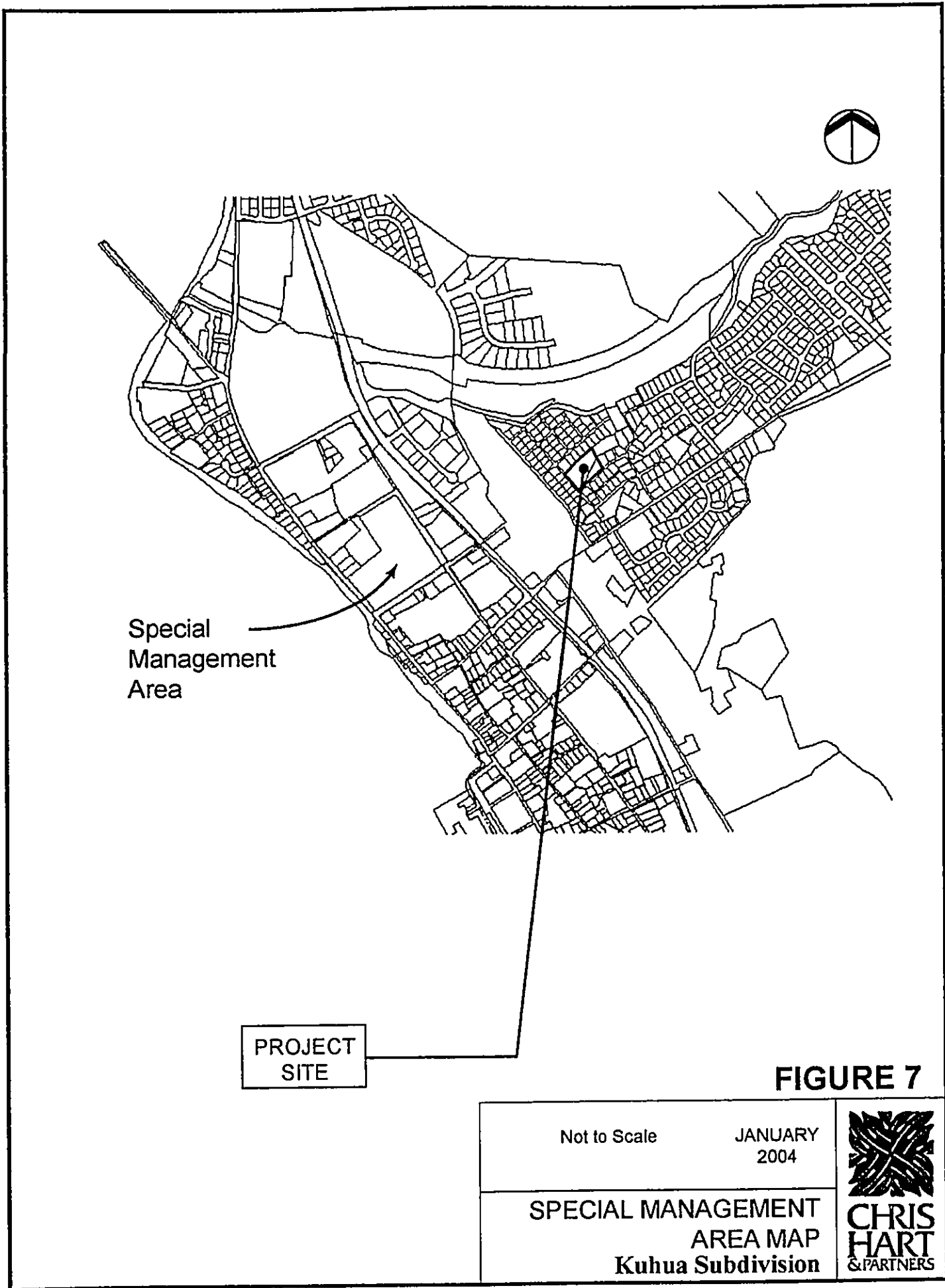
Kuhua Subdivision



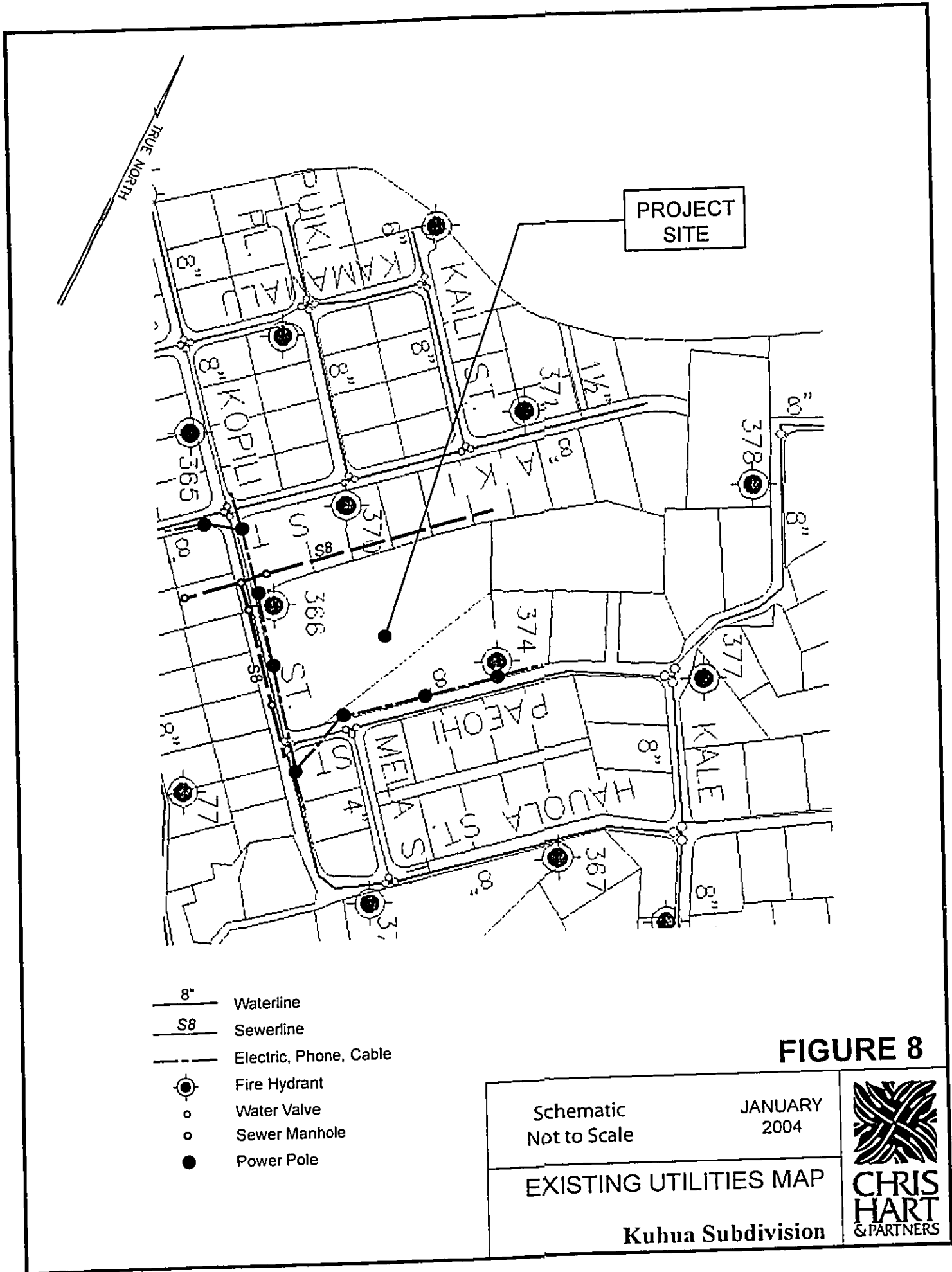
CHRIS
HART
& PARTNERS

Source: State of Hawaii, *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai*, April 1972

RECEIVED AS FOLLOWS



RECEIVED AS FOLLOWS



RECEIVED AS FOLLOWS



Photo 1: View of south corner of project site at Kopili Street and Paeohi Street intersection.

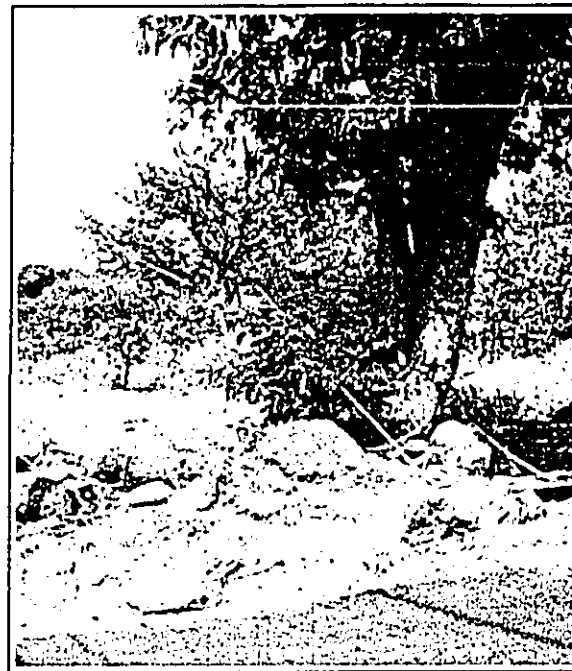


Photo 2: Looking north from Kopili and Paeohi Street intersection.



Photo 3: Looking northeast from the southern corner at Kopili Street.

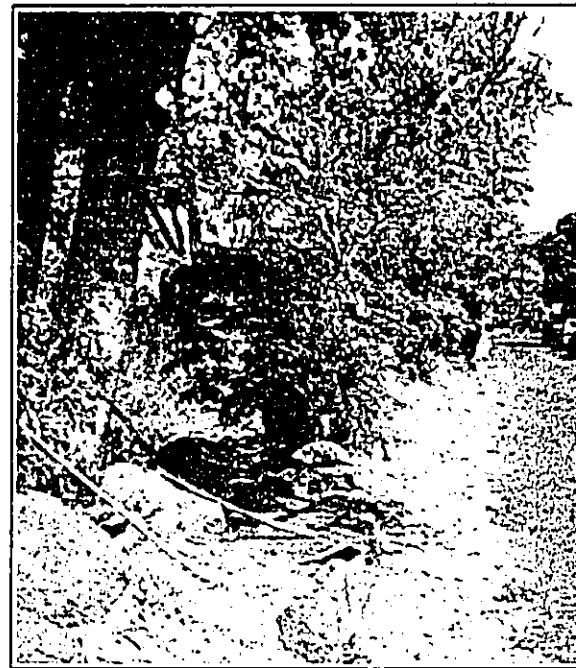
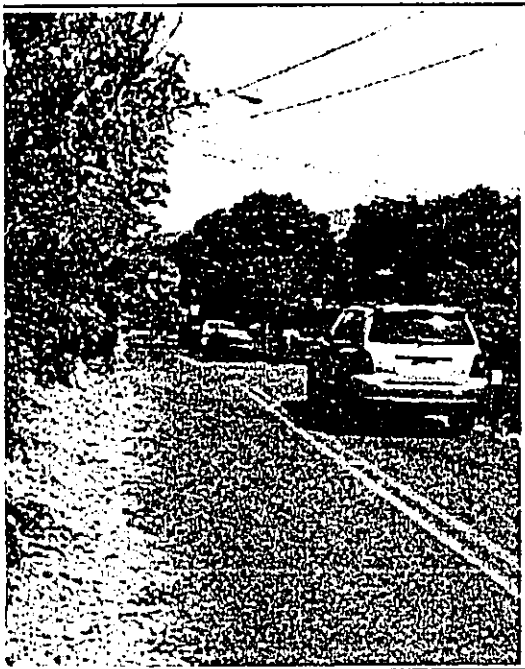
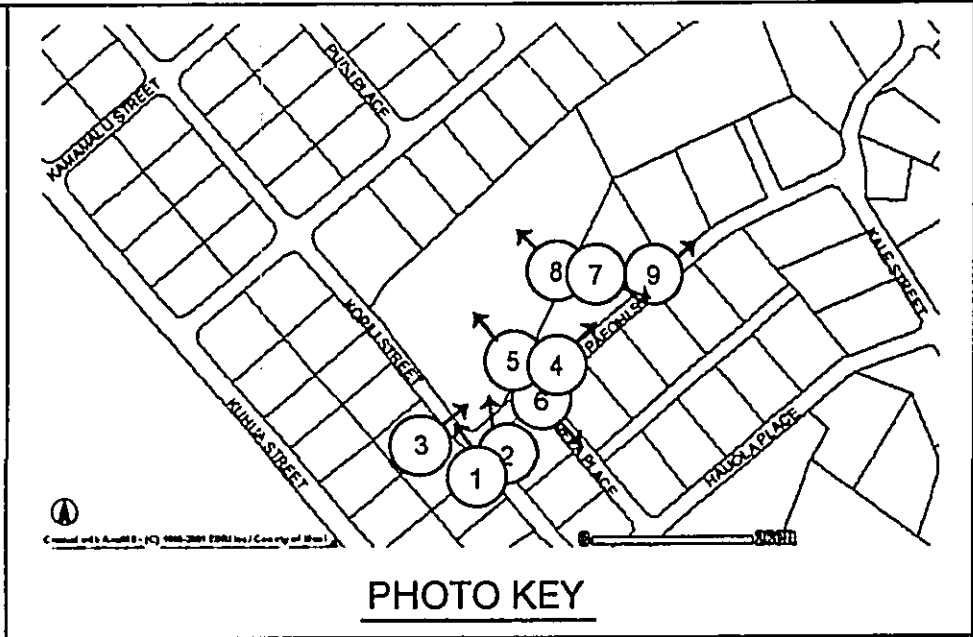


Photo 4: Looking northeast along Paeohi Street.

RECEIVED AS FOLLOWS




View from Kopili and Paeohi Streets intersection.



View along Paeohi Street.

FIGURE 9.1

Taken 10/29/2003	JANUARY 2004	 CHRIS HART & PARTNERS
PHOTOGRAPHS Kuhua Subdivision		

RECEIVED AS FOLLOWS

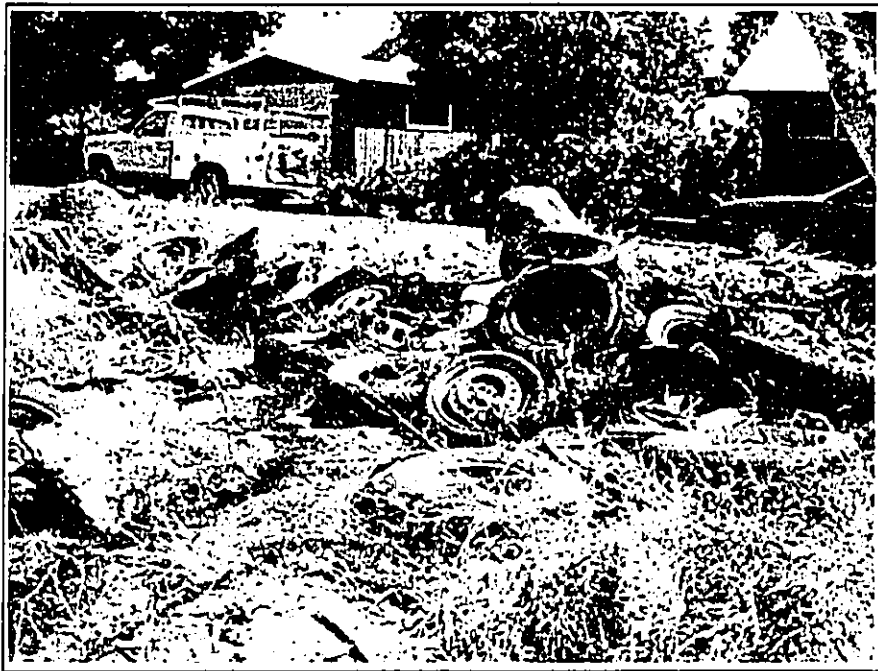


Photo 7: Looking east from parcel 72. Homes along Paeohi Street in background.

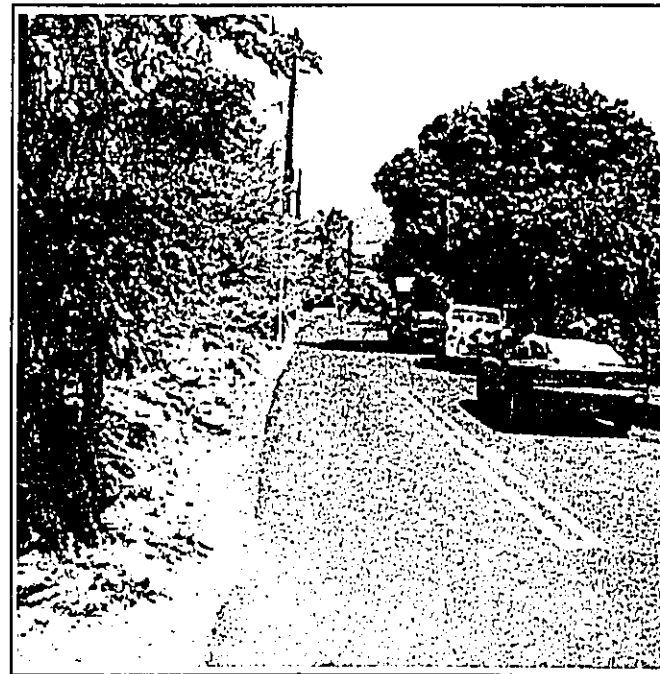


Photo 9: Looking northeast along Paeohi Street.

RECEIVED AS FOLLOWS

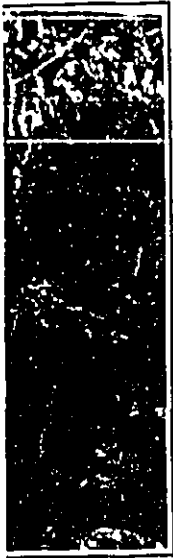


Photo 5: Looking northwest from Paeohi Street

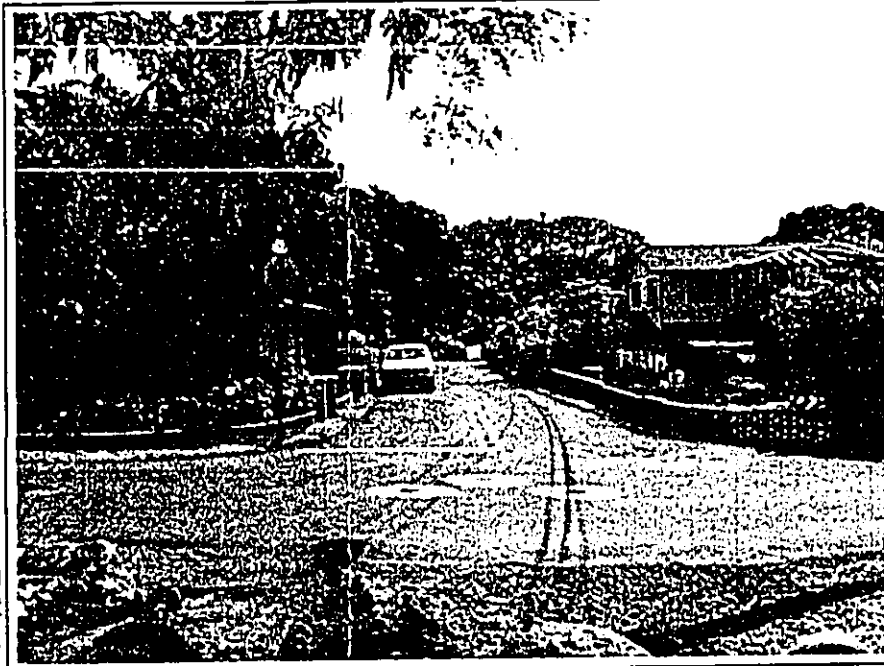


Photo 6: Looking southeast from project site down Mela Place.

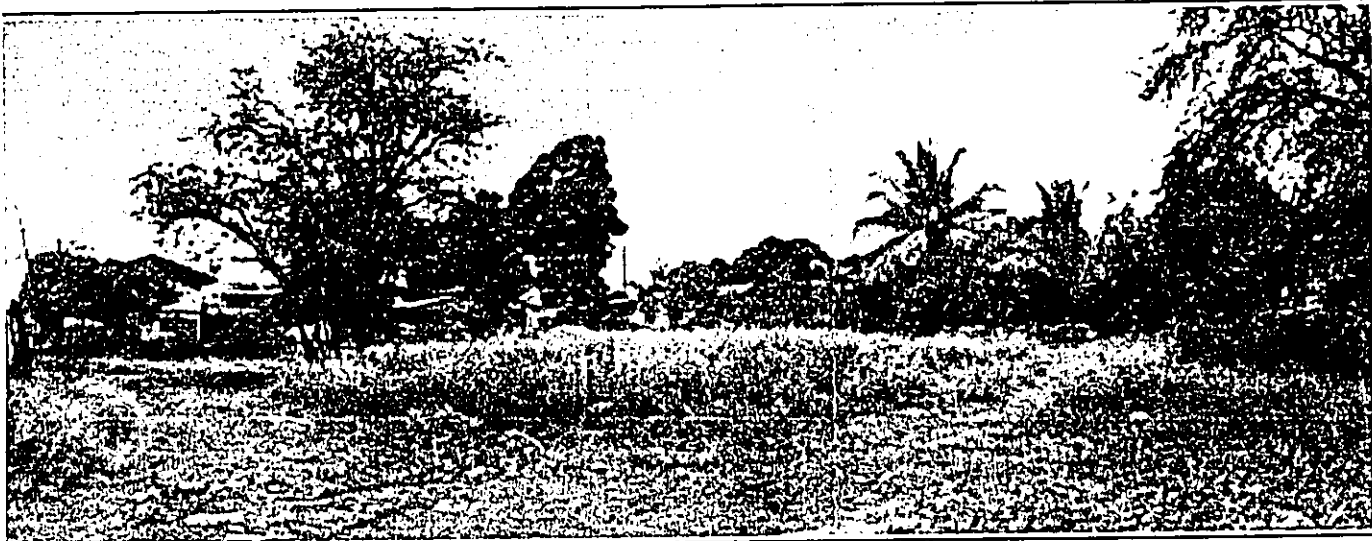


Photo 8: Looking northwest into parcel 70 from parcel 72. Homes along Aki Street in background.

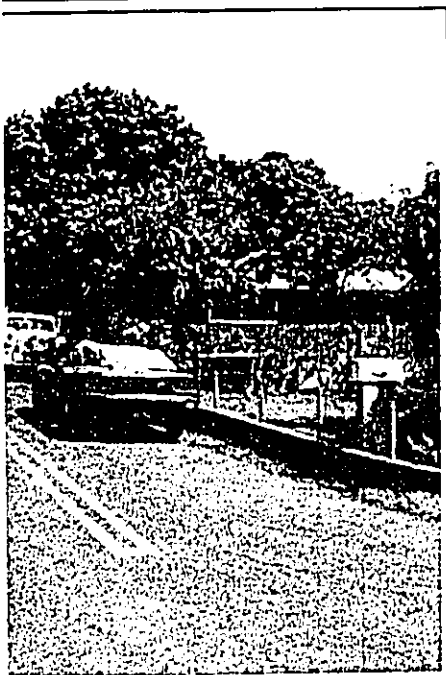


FIGURE 9.2

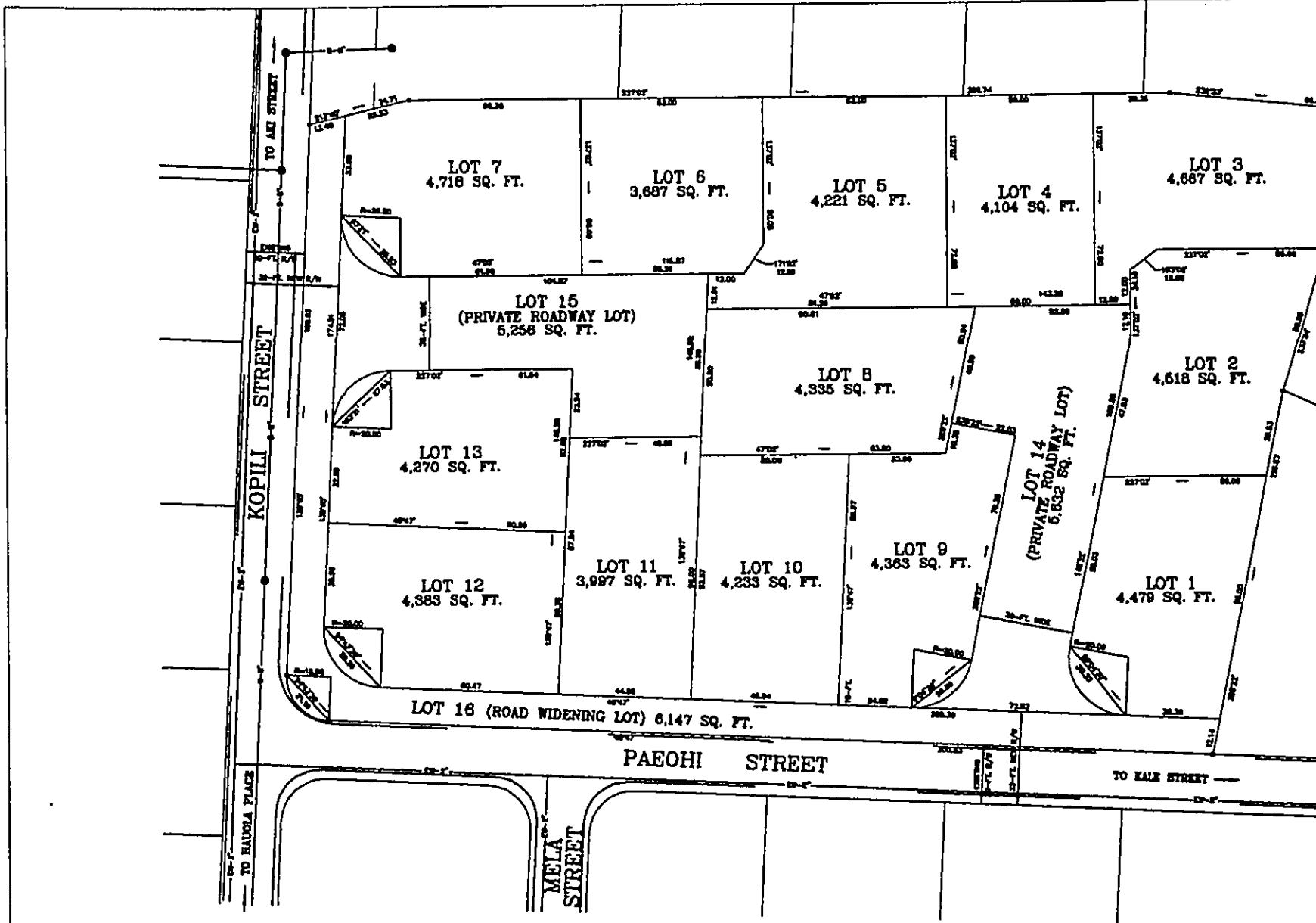
Taken 10/29/2003

JANUARY
2004

PHOTOGRAPHS
Kuhua Subdivision



RECEIVED AS FOLLOWS



NOTES:

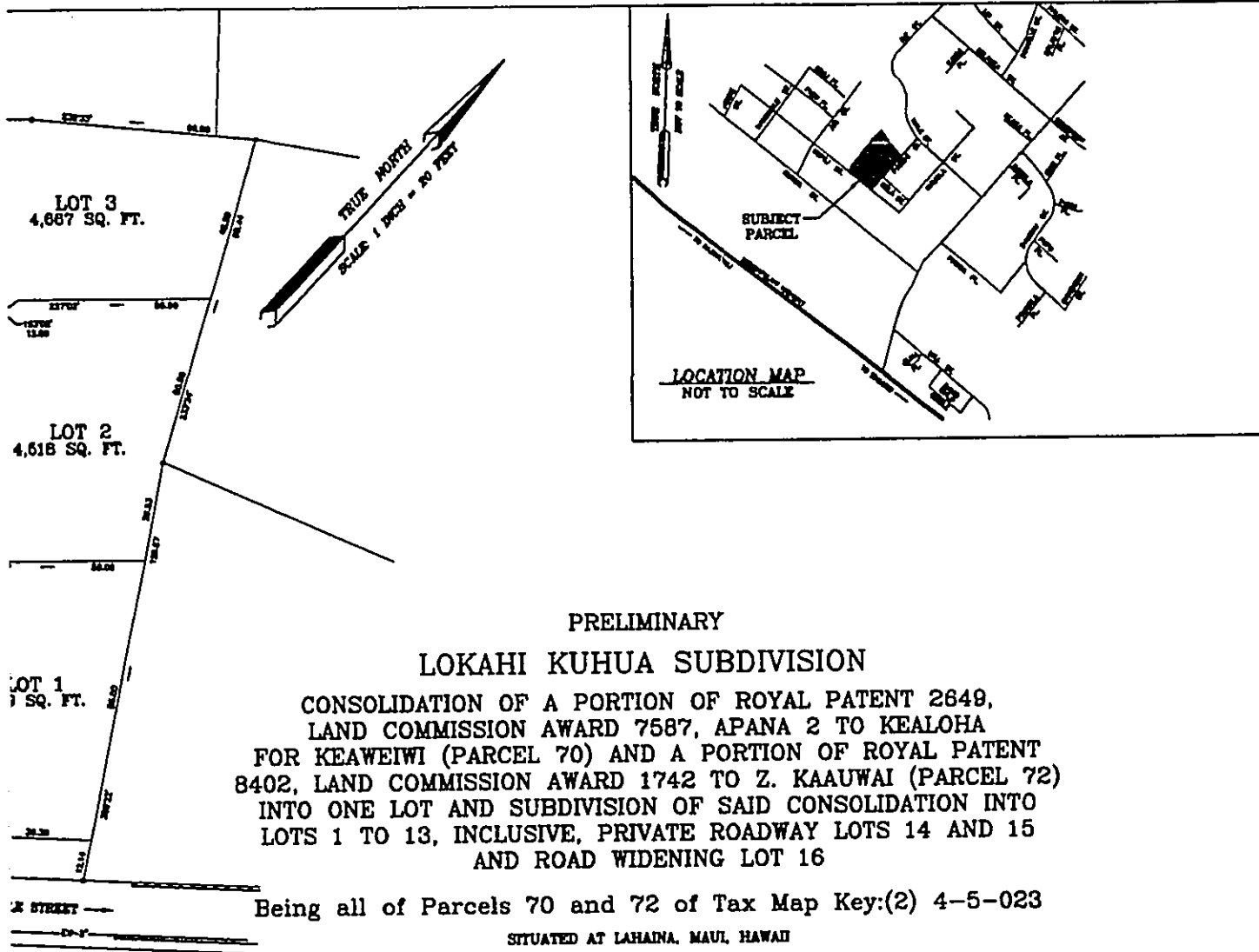
1. Azimuths and coordinates shown herein refer to Government Survey Triangulation Station "LADNA", designated thus "A".
2. Owners of adjoining land parcels taken from Real Property Mapping Branch.
3. All lot corners marked with 3/4-inch pipe with yellow plastic caps marked "115 8715, 115 8807", unless otherwise noted.
4. Pursuant to Maui County Code Section 2-44.011(C), the County of Maui is not responsible for any park, roadway, easement (including but not limited to drainage, sewer, gas, water, railroad, utility, or irrigation easement), or any other interest in real property shown on this map or shown on these plans, unless the Maui County Council has accepted its dedication by a resolution approved by a majority of Council's members at a regular or special meeting of the Maui County Council.
5. Road widening Lot 16 to be dedicated to the County of Maui.

TIME(S) 4-0-082 070 A 072
 27' X 34' - 6.5 SQ. FT.



NEWCOMER - LEE LAND SURVEYORS, INC. 1498 LOWER MAIN STREET, SUITE D,

RECEIVED AS FOLLOWS



Prepared for:
Lokahi Pacific
1988 Main Street
Wailuku, HI 96793

Scale: 1 inch = 50 Feet
Date: July 20, 2003



This plan was prepared from a survey
on the ground performed by me or
under my supervision.

Brook E. Lee
Licensed Professional Land
Surveyor Certificate No. 8888-18

0 50 100
FEET

N STREET, SUITE D, WAILUKU, MAUI, HAWAII 96793

THIS PROJECT TO BE REVIEWED UNDER
CHAPTER 18.5-1-B-0 EXIST LOT LINE OVERLAY
DISTRICT OF THE MAUI COUNTY CODE (MCC).

SUBDIVISION NO.

JOB NO. 00-0078
DWG NO. 00720 (01)

FIGURE 10

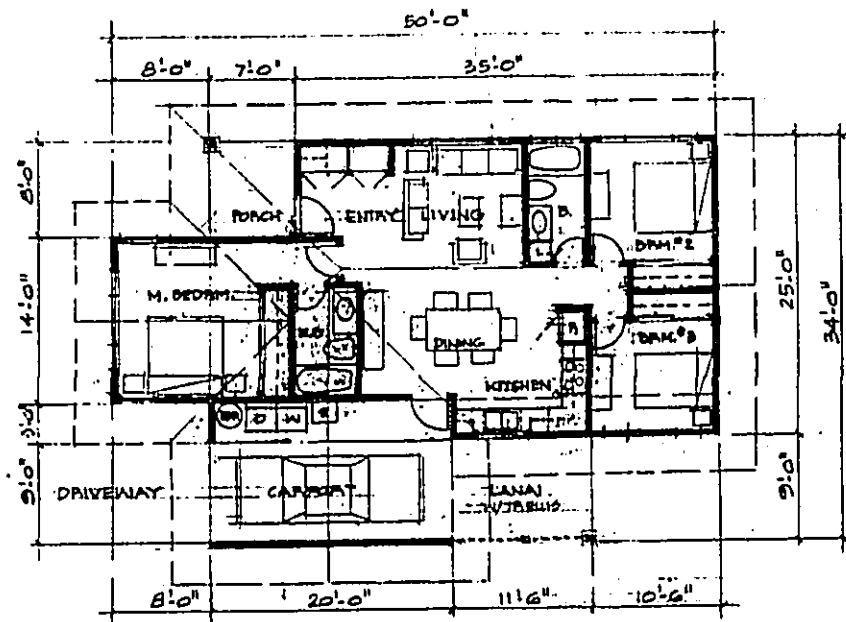
**SUBDIVISION
PLAN**

SCALE: 1 INCH = 50 FEET

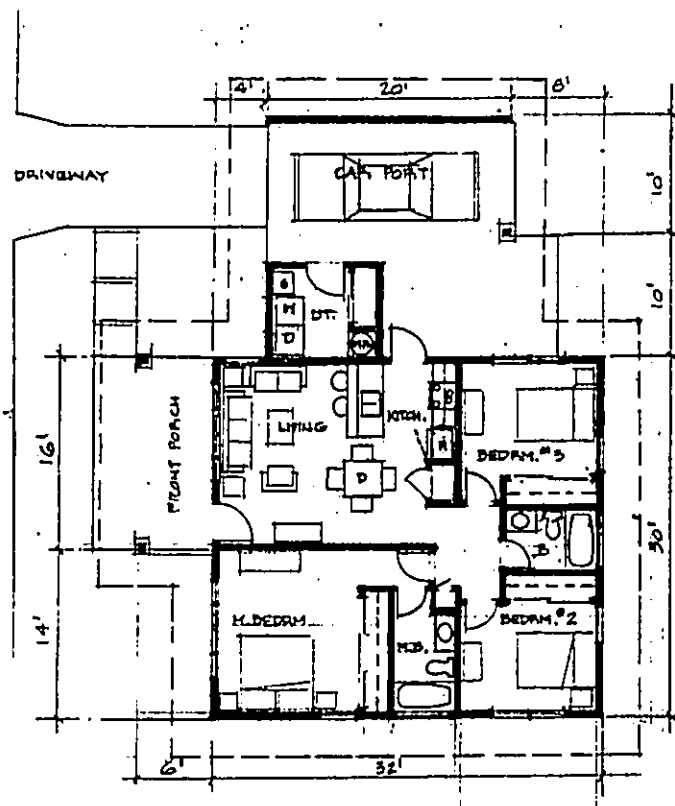
NOVEMBER
2003

**CHRIS
HART**
& PARTNERS, INC.

RECEIVED AS FOLLOWS



A FLOOR PLAN 1/8"=1'-0" 1046 SF

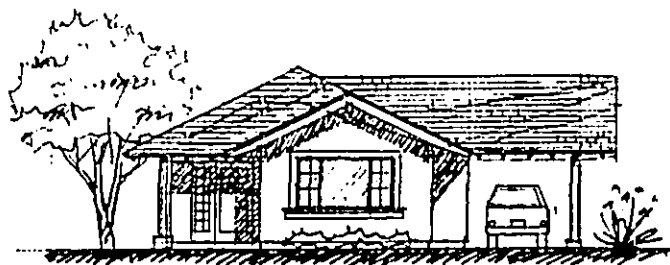


FLOOR PLAN **B**
1/8"=1'-0"
260 SF + 76 SF (UT)

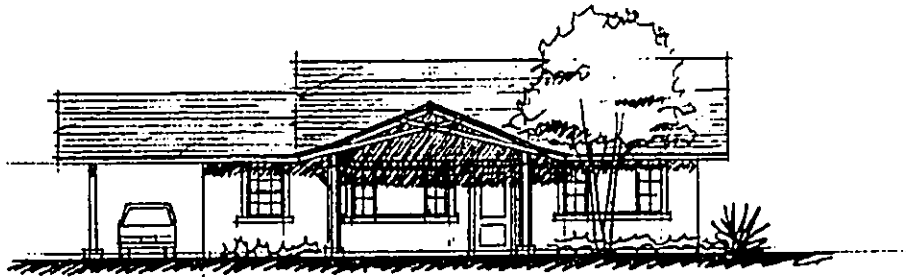
LOKAHI KUHUA SUB

H R ARCHITECT INC
HANS PIECKE FAIA TEL. 575-29

RECEIVED AS FOLLOWS



A FRONT ELEVATION
1/8" = 1'-0"



B FRONT ELEVATION
1/8" = 1'-0"

FIGURE 11

JA SUBDIVISION

TEL. 575-2520 AUG. 15, 2003



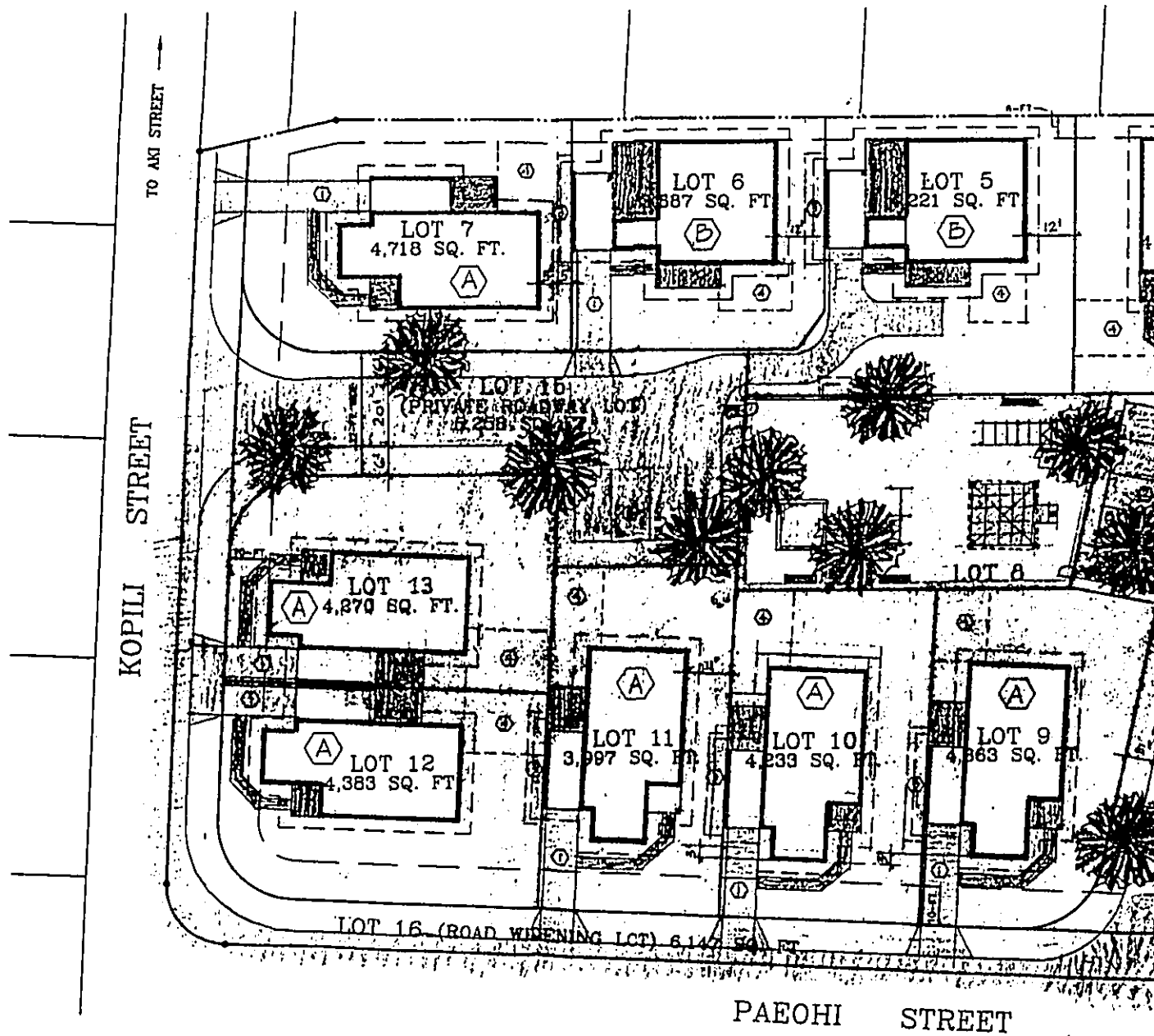
Scale: 1/16" = 1' - 0"

JANUARY
2004

CONCEPT BUILDING
RENDERINGS & FLOOR PLANS
Kuhua Subdivision



RECEIVED AS FOLLOWS

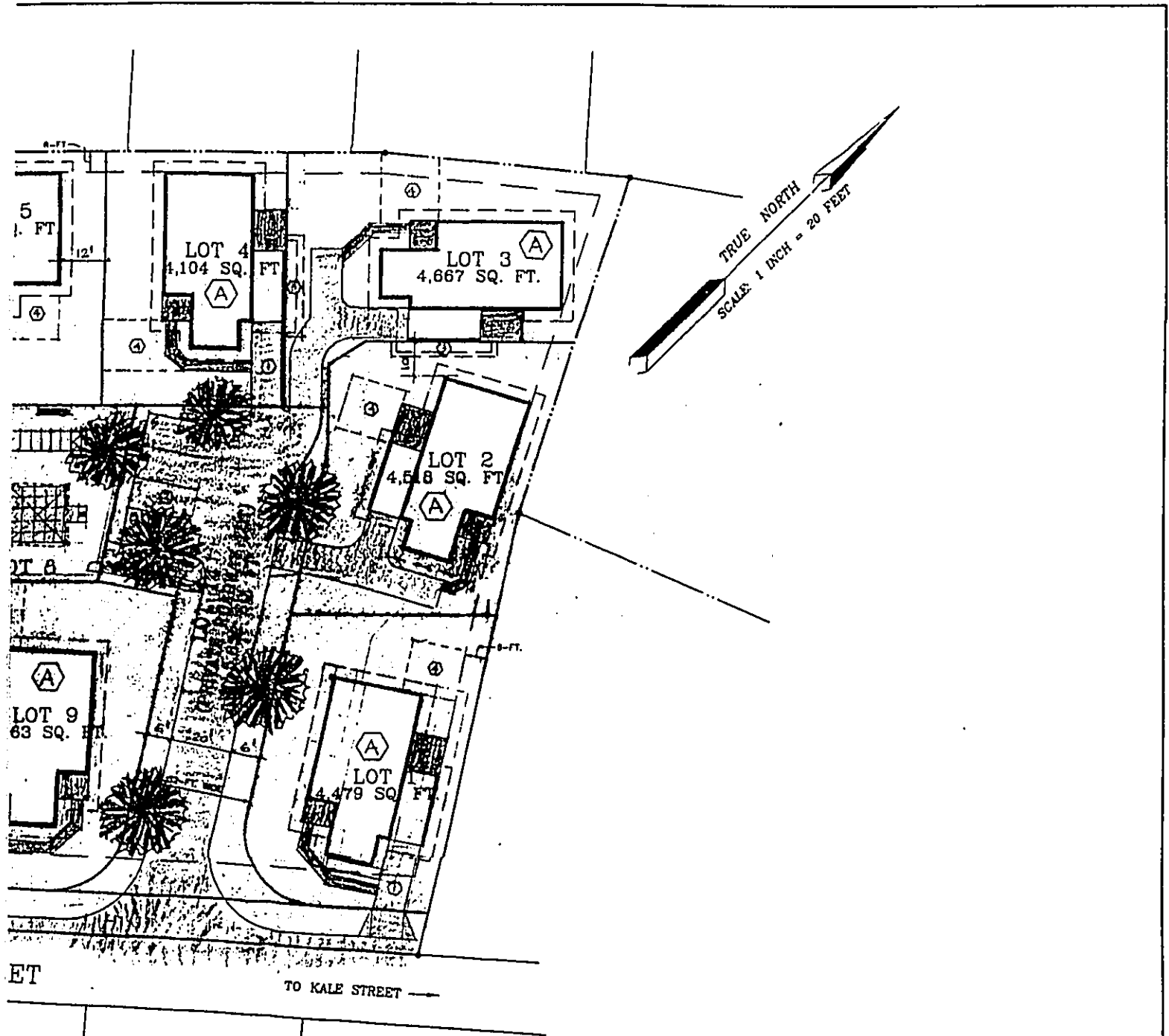


ZERO LOT LINE
1" = 20' 50"

LEGEND:

- ① TANDEM PARKING
- ② GUEST PARKING
- ③ 5' WIDE MAINTENANCE
- ④ EXTRA 225 SF MIN

RECEIVED AS FOLLOWS



ZERO LOT LINE OVERLAY PLAN

- GEN'D.:**
- TANDEM PARKING
 - GUEST PARKING
 - 5' WIDE MAINTENANCE EASEMENT
 - EXTRA 225 SF MIN. YARD AREA

H. P. ARCHITECT INC.
HANS RIECKE FAIA
AUG. 15, 2003

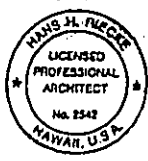



FIGURE 12

Scale: 1 inch = 40 feet	JANUARY 2004	 CHRIS HART & PARTNERS
ZERO LOT LINE OVERLAY PLAN Kuhua Subdivision		

APPENDICES

APPENDIX A
Ownership Documents

THE ORIGINAL OF THE DOCUMENT
RECORDED AS FOLLOWS:
STATE OF HAWAII
OFFICE OF
BUREAU OF CONVEYANCES

Received for record this 5th
day of January, A.D., 20 04
at _____, o'clock _____ m. and
Document No. _____

LAND COURT	REGULAR SYSTEM
AFTER RECORDATION, RETURN BY MAIL (<input checked="" type="checkbox"/>)	PICKUP ()
LOKAHI PACIFIC 1935 Main Street, Suite 204 Wailuku, HI 96793	TGOH : 200332526 TGES : A3-204-1228 EO: Lynn M. Sueda TOTAL NO. OF PAGES: <u>1</u>
TMK: (2) 4-5-23-70 (2) 4-5-23-72	

DEED (BY WAY OF EXCHANGE)
(DIRECT DEEDING PURSUANT TO EXCHANGE AGREEMENT)

KNOW ALL MEN BY THESE PRESENTS:

That W & B OKA LIMITED PARTNERSHIP, a Hawaii limited partnership, with its place of business at Honolulu, Hawaii ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantor paid by LOKAHI PACIFIC, a Hawaii nonprofit corporation, whose place of business and mailing address is 1935 Main Street, Suite 204, Wailuku, Hawaii 96793-1706 ("Grantee"), receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey all of that certain property more fully described in Exhibit "A" hereto attached and incorporated herein by reference, including any fixtures, appliances, furniture and/or items of personal property itemized therein, unto the Grantee, its successors and assigns, forever.

Law Offices of
PARK PARK YU & REMILLARD

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

TO HAVE AND TO HOLD the same together with all buildings, improvements, tenements, rights, easements, hereditaments, privileges and appurtenances thereunto belonging or appertaining, or held and enjoyed in connection therewith unto the Grantee, absolutely and in fee simple, forever.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seised in fee simple of the described real and personal property and that the Grantor has good right to convey the same as aforesaid; that the property is free and clear of all encumbrances, except as may be described in Exhibit "A"; and that the Grantor will WARRANT AND DEFEND the same unto the Grantee, forever, against the lawful claims and demands of all persons, except as aforesaid.

AND the Grantee hereby acknowledges that the Grantee is accepting the property and personal property (if any) described in Exhibit "A" in the condition, and together with any disclaimers, found in the contract of sale with a reference date of May 8, 2003 and any addenda entered into between the parties hereto, which by reference is incorporated herein.

DIRECT DEEDING PURSUANT TO GRANTOR'S EXCHANGE

AGREEMENT. The transfer of the property to the Grantee is in connection with a tax deferred exchange for the benefit of the Grantor intended to qualify under the current Internal Revenue Code Section 1031 (and similar state statutes), and the regulations promulgated thereunder, and is made directly from the Grantor to the Grantee in accordance with an exchange agreement by and between the Grantor and TG Exchange dated Dec. 19, 2003, a Hawaii corporation, in this document which may be contrary, it is expressly agreed that the actual recipient of the monetary consideration paid by the Grantee is the person or entity so identified in said Exchange Agreement.

This instrument may be executed in any number of counterparts and by different parties in separate counterparts, each of which when so executed shall be deemed to be an original, and all of which taken together shall constitute one and the same instrument, which shall be binding upon all of the parties to this instrument, even if all of the parties do not sign the original or the same counterparts. The parties' signatures may be separated on different pages. For all purposes, including, without limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged pages of the counterparts may be discarded and the remaining pages assembled as one instrument.

It is understood and agreed that the term "property" shall be deemed to mean and include the property specifically described in Exhibit "A", all buildings and improvements thereon (including any fixtures and personal property described in Exhibit "A") and all rights, easements, privileges and appurtenances in connection therewith, that the terms "Grantor" and "Grantee," as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine and/or feminine, the singular or plural number, individuals, firms or corporations, that the rights and obligations of the Grantor and Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, executors, administrators, personal representatives, successors in trust and assigns and that where there is more than one Grantor or Grantee, any covenants of the respective party shall be and for all purposes deemed to be joint and several.

[END OF TEXT, CONTINUED ON NEXT PAGE]

IN WITNESS WHEREOF, the undersigned have executed this instrument on December 30, 2003.

W & B OKA LIMITED PARTNERSHIP
OKA ASSET MANAGEMENT CORP., Its General Partners

By Wilfred M. Oka
Its President

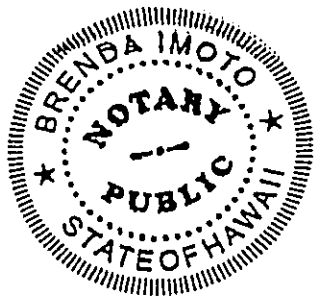
By _____
Its _____

-Grantor

STATE OF HAWAII)
CITY AND COUNTY OF HONOLULU) SS.

appeared On DEC 23 2003, before me personally
Wilfred M. Oka and _____

to me personally known, who, being by me duly sworn or affirmed, did say that such persons executed the foregoing instrument as the free act and deed of such persons, and if applicable, in the capacities shown, having been duly authorized to execute such instrument in such capacities.



Brenda Imoto
(Signature)
Expiration Date: November 17, 2006

(Typed/Stamped Name)

Notary Public in the aforesaid State and County

My commission expires:

LOKAHI PACIFIC

By Jo Ann T. Ridao
JO-ANN T. RIDAO, Its Managing
Director

-Grantee

STATE OF HAWAII)
County of Maui) SS.

On December 30, 2003, before me personally
appeared JO-ANN T. RIDAO, to me personally known, who, being by
me duly sworn or affirmed, did say that such person executed the
foregoing instrument as the free act and deed of such person, and
if applicable, in the capacity shown, having been duly authorized
to execute such instrument in such capacity.

LS

Lynn M. Sueda

(Signature)

Lynn M. Sueda

Expiration Date: April 6, 2005

(Typed/Stamped Name)

Notary Public in the aforesaid
State and County

My commission expires:

TMK: (2) 4-5-023-070

EXHIBIT "A"

-PARCEL FIRST:-

All of that certain parcel of land (being portion of the land(s) described in and covered by Royal Patent No. 2649, Land Commission Award 7587, Apana 2 to Kealoha for Keaweiwi) situate, lying and being Kuholilea, Kuhua, Aupokopoko, Aki, Uhao, Moanui, Kopili, Paeohi, Panaewa, Lahaina, County of Maui, State of Hawaii, and thus bounded and described as per survey dated August 20, 2002, to-wit:

Beginning at the southeasterly corner of this parcel of land and Royal Patent 2649, Land Commission Award 7587, Apana 2 to Kealoha for Keaweiwi, being a northeasterly corner of a portion of Royal Patent 8402, Land Commission Award 1742 to Z. Kaauwai (Tax Map Key: (2) 4-5-23:72), the northwesterly corner of Lot 36 of the Kuhua Tract No. 1 (File Plan 508), (Tax Map Key: (2) 4-5-23:58) and the southwesterly corner of a portion of Royal Patent 2650, Land Commission Award 312, Apana 3 to Keaweiwi (Tax Map Key: (2) 4-5-23:69), the coordinates of said point of beginning are based on record information and referred to Government Survey Triangulation Station "LAINA", being 5,453.47 feet south and 2,396.30 feet west and running by azimuths measured clockwise from true South, thence:

1. 28° 19' 00" 342.25 feet along the northwesterly property boundary line of a portion of Royal Patent 8402, Land Commission Award 1742 to Z. Kaauwai (Tax Map Key: (2) 4-5-23:72) passing over a 1/2 inch pipe (set) at 171.13 feet to a "^" cut on rock (set); thence,

2. 49° 47' 00" 0.92 feet along the northwesterly right-of-way line of Paeohi Street to a 1/2 inch pipe (set); thence,

EXHIBIT A CONTINUED

Following along the same along the arc of a curve concave to the right, having a radius of 15.00 feet, the chord azimuth and distance being:

3.	94°	43'	30"	21.19	feet to a 1/2 inch pipe (set); thence,
4.	139°	40'	00"	188.03	feet along the northeasterly right-of-way line of Kopili Street to a 1/2 inch pipe (found); thence,
5.	213°	40'	00"	34.71	feet along the southeasterly property boundary line of Lots 11 and 10 of the Kuhua Tract No. 3 (Tax Map Key: (2) 4-5-24:10) to a 1/2 inch pipe (found); thence,
6.	227°	02'	00"	258.74	feet along the southeasterly property boundary of Lots 10, 9, 8, 7, and 6 of the Kuhua Tract No. 3 (Tax Map Key: (2) 4-5- 24:10, 09, 08, 07 and 06) to a 1/2 inch pipe (set); thence,
7.	232°	33'	00"	66.80	feet along the southeasterly property boundary line of Lots 6 and 5 of the Kuhua Tract No. 3 (Tax map Key: (2) 4-5-24:06 and 05) to a 3/4 inch pipe (found); thence,

EXHIBIT A CONTINUED

8. 333° 34' 00" 99.44 feet along the southwesterly property boundary line of a portion of Royal Patent 2650, Land Commission Award 312, Apana 3 to Keaweii (Tax Map Key: (2) 4-5-23:69) to the point of beginning and containing an area of 54,248 square feet or 1.245 acres.

-PARCEL SECOND:-

All of that certain parcel of land (being portion of the land(s) described in and covered by Royal Patent No. 8402, Land Commission Award 1742 to Z. Kaauwai) situate, lying and being at Kuholilea, Kuhua, Aupokopoko, Aki, Uhao, Moanui, Kopili, Paeohi, Panaewa, Lahaina, County of Maui, State of Hawaii, and thus bounded and described as per survey dated August 20, 2002, to-wit:

Beginning at a 1/2 inch pipe (set) at the northerly corner of this parcel of land and a northwesterly corner of Royal Patent 8402, Land Commission Award 1742 to Z. Kaauwai, being a southeasterly and southwesterly corner of portions of Royal Patent 2649, Land Commission Award 7587, Apana 2 to Kealoha for Keaweii and a portion of Royal Patent 2650, Land Commission Award 312, Apana 3 to Keaweii (Tax Map Key: (2) 4-5-23:70 and 69) and the northwesterly corner of Lot 36 of the Kuhua Tract No. 1 (File Plan 508), (Tax Map Key: (2) 4-05-23:68), the coordinates of said point of beginning are based on record information and referred to Government Survey Triangulation Station "LAINA" being 5,453.47 feet south and 2,396.30 feet west and running by azimuths measured clockwise from true South, thence:

1. 328° 22' 00" 126.67 feet along the southwesterly property boundary line of Lot 36 of the Kuhua Tract No. 1 (File Plan 508), (Tax Map Key: (2) 4-5-23:68) to a 3/4 inch pipe (found); thence,

EXHIBIT A CONTINUED

- | | | | | | |
|----|------|-----|-----|--------|---|
| 2. | 49° | 47' | 00" | 299.61 | feet along the northwesterly right-of-way line of Paeohi Street to a "^" cut on rock (set); thence, |
| 3. | 208° | 19' | 00" | 342.25 | feet along the southeasterly property boundary line of a portion of Royal Patent 2649, Land Commission Award 7587, Apana 2 to Kealoha for Keaweiwi (Tax Map Key: (2) 4-5-23:70) passing over a 1/2 inch pipe (set) at 171.12 feet to the point of beginning and containing an area of 18,763 square feet or 0.431 acre. |

Being land(s) acquired by Document No. _____ recorded in the Bureau of Conveyances of the State of Hawaii.

Subject to any and all liens and/or encumbrances of record.

APPENDIX B
Letter of Authorization



Lokahi Pacific

December 23, 2003

Ms. Alice Lee, Director
Department of Housing and Human Concerns
200 South High Street, 4th Floor
Wailuku, Hawaii 96793

Dear Ms. Lee:

Subject: Hawaii Revised Statutes Chapter 343 Environmental Assessment Review
For the proposed Lokahi Kuhua Housing Project consisting of a 13
house/lot single family subdivision utilizing the zero lot line design
Concept at TMK 4-5-023: 70 and 72, Lahaina, Island of Maui, State of
Hawaii

This letter authorizes Chris Hart & Partners, Inc. to submit documents pursuant to the
HRS Chapter 343 Environmental Assessment review for the proposed 13-lot single
family residential project situated at TMK 4-5-023: 70 and 72, Lahaina, Maui.

Sincerely,

JO-ANN T. RIDAO
Managing Director

Cc: Mr. Rory Frampton,
Chris Hart & Partners, Inc.

APPENDIX C
Zoning and Flood Confirmation

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

ZONING AND FLOOD INFORMATION REQUEST FORM

APPLICANT Lokahi Pacific

PROJECT NAME Lokahi Kuhua Subdivision

ADDRESS Paeohi Street, Lahaina

TMK: 4-5-023:070

FOR COUNTY USE ONLY

ZONING INFORMATION

STATE LAND USE URBAN COMMUNITY PLAN SIF

COUNTY ZONING R-1

FLOOD INFORMATION

FLOOD HAZARD AREA * ZONE C

BASE FLOOD ELEVATION N/A mean sea level, 1929 National Geodetic
Vertical Datum or for Flood Zone A0, FLOOD DEPTH N/A feet.

FLOODWAY [] Yes or [X] No

FLOOD DEVELOPMENT PERMIT IS REQUIRED [] Yes or [X] No

* For flood hazard area zones B or C; a flood development permit would be required if any work is done in any drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or adversely affect downstream property.

[Signature]

11/2/03
Date

Zoning Administration and Enforcement Division

for

SNZONINGZONE_CHK10CCSPLCZNING.REG 3/00

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

ZONING AND FLOOD INFORMATION REQUEST FORM

APPLICANT Lokahi Pacific
PROJECT NAME Lokahi Kuhua Subdivision
ADDRESS 395 Paeohi Street, Lahaina
TMK: 4-5-023:072

FOR COUNTY USE ONLY

ZONING INFORMATION

STATE LAND USE URBAN COMMUNITY PLAN SF
COUNTY ZONING R-1

FLOOD INFORMATION

FLOOD HAZARD AREA* ZONE C
BASE FLOOD ELEVATION N/A mean sea level, 1929 National Geodetic
Vertical Datum or for Flood Zone A0, FLOOD DEPTH N/A feet.

FLOODWAY Yes or No

FLOOD DEVELOPMENT PERMIT IS REQUIRED Yes or No

* For flood hazard area zones B or C; a flood development permit would be required if any work is done in any drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or adversely affect downstream property.

[Signature]
Zoning Administration and Enforcement Division

11/2/05
Date

for:
AARON SHINMOTO
Planning Program Administrator

SI\ZONING\ZONE_CHK\DCCS\FLOODZMING.REG 3/00

APPENDIX D
List of Surrounding Property Owners

PARCEL OWNERS WITHIN
500 FEET OF
TMK: 4-5-023:070 & 072

45009007 PIONEER MILL CO., LTD AMFAC LAND COMPANY,LTD 2970 KELE ST LIHUE HI	45010005 PIONEER MILL CO., LTD KAHOMA LAND LLC 173 HOOHANA ST STE 201 KAHULUI HI	45023009 TAKATSUKA,YOSHIO 433 LAHAINALUNA RD LAHAINA HI
45023010 RICKARD,JOSEPH W ETAL 68 MOLOKAI AKAU ST KAHULUI HI	45023011 RICKARD,JOSEPH W ETAL 68 MOLOKAI AKAU ST KAHULUI HI	45023012 NAGASAKO,YOSHIE TRUST EST EMMERICH,BRADLEY/KELLEE 1327 KEAO ST LAHAINA HI
45023013 TOSHIKIYO,DENIS A TRUST P O BOX 485 LAHAINA HI	45023014 ANDERSON,TAMARA T 358 HAUOLA ST LAHAINA HI	45023015 RICKARD,JOSEPH W ETAL 68 MOLOKAI AKAU ST KAHULUI HI
45023016 MORIMOTO,DEBORAH L TR 821-A KALE ST LAHAINA HI	45023017 RICKARD,VICTOR J JR RICKARD,VICTOR J JR/GENAASTRID M 821 KALE ST LAHAINA HI	45023018 MARKWITH,JANICE I 820 KALE ST LAHAINA HI
45023019 NAGAO GLENN F 434 HAUOLA PL LAHAINA HI	45023020 RICKARD,DONALD A TRUST RICKARD,DONALD A/FRANCES N CO-T 440 HAUOLA PL LAHAINA HI	45023029 KOSAKA GLENN M 346 HOKULANI ST MAKAWAO HI
45023030 ISHIZAKA,PAUL T/ALICE A TR 437 E HAUOLA PL LAHAINA HI	45023031 MIYAMOTO, KEISO TRS 425 HAUOLA PL LAHAINA HI	45023032 SEO,MELVIN TOSHIMI 352 ELELUPE RD HONOLULU HI
45023033 SANTOS,JOSEPH A 407 W HAUOLA ST LAHAINA HI	45023034 ANIPOT,RICHARD BALDIVINO ANIPOT,RICHARD B/GEMMA C 403 W HAUOLA PL LAHAINA HI	45023035 KODAMA,FUKIE LAWRENCE KODAMA ETAL 94-434 HONOWAI ST WAIPAHI HI
45023036 OSATO,NATSUE TR 828 HOPOE ST LAHAINA HI	45023037 YOSHINO YOSHINOBU 832 MELA ST LAHAINA HI	45023038 ROADWAY < <

PARCEL OWNERS WITHIN
500 FEET OF
TMK: 4-5-023:070 & 072

45023039 NAGAOKA, KAZUMI ETAL 842 MELA ST LAHAINA HI	45023040 FUJIYAMA YOSHIYUKI 181 MALANAI ST LAHAINA HI	45023041 MIZUSHIMA, FUTAE 396 PAEOHI ST LAHAINA HI
45023042 SHINAGAWA ELAINE M PO BOX 2217 HONOLULU HI	45023043 ITO, DORIS Y TRUST 1655 MAKALOA ST, APT 1014 HONOLULU HI	45023043 ITO, JANE S TRUST 270 ULULANI ST, #23 HILO HI
45023044 SPRESSER, NATALIE ETAL 346 HOKULANI ST MAKAWAO HI	45023045 ABUT, ANTONIO L TR ETAL 3959 L HONOAPIILANI RD LAHAINA HI	45023046 BALISCO JOHNNY P/CHEYENNE 842 KALE ST LAHAINA HI
45023047 PUZON, FAUSTO JR ETAL 850 KALE ST LAHAINA HI	45023048 SAKAMOTO RICHARD I/ELSIE K 860 KALE ST LAHAINA HI	45023049 KOSAKA GLENN M ETAL 346 HOKULANI ST PUKALANI HI
45023051 KEALOHA, FAMILY TRUST 2001 UHU ST HONOLULU HI	45023052 KIMOKEO WILLIE SR 1 BOX 65 HAIKU HI	45023052 PIONEER MILL CO., LTD KAANAPALI DEVELOPMENT CORP 10 HOOHUI RD STE 304/305 LAHAINA HI
45023053 KOJA, RANDALL S 136 KAIEMI ST KAHULUI HI	45023055 AKI SAM PO BOX 181 LAHAINA HI	45023056 LINCOLN, GARY CALVIN 452 AKI ST LAHAINA HI
45023057 LINCOLN, GARY LINCOLN, GARY/MICHELE 452 AKI ST LAHAINA HI	45023061 WATANABE EDWARD S 453 AKI ST LAHAINA HI	45023062 KIMOKEO WILLIE SR 65 HAIKU HI
45023062 PIONEER MILL CO., LTD KAANAPALI DEVELOPMENT CORP 10 HOOHUI RD STE 304/305 LAHAINA HI	45023063 YAMAMOTO, JERRY A 877 KALE ST LAHAINA HI	45023064 IDETA, RONALD T IDETA, RONALD T/CHARLENE S 861 KALE ST LAHAINA HI

PARCEL OWNERS WITHIN
500 FEET OF
TMK: 4-5-023:070 & 072

45023065 TAMAYO,GUILLERMO M FAM TR 1281-A AINAKEA ST LAHAINA HI	45023067 HASHIMURA,GALEN K 411 PAEOHI ST LAHAINA HI	45023068 OKADA,KENNETH M/NGUYEN T TR OKADA,KENNETH M/NGUYEN T TRS 407 PAEOHI ST LAHAINA HI
45023069 KIMOKEO WILLIE SR BOX 65 HAIKU HI	45023069 PIONEER MILL CO., LTD KAANAPALI DEVELOPMENT CORP 10 HOOHUI RD STE 304/305 LAHAINA HI	45023074 IGE,JOYCE F 812 KALE ST LAHAINA HI
45024001 ARCANGEL,DAVID.MAYLEN ARCANGEL,MAYLIN 430 W AKI ST LAHAINA HI	45024002 ANDRES,WILFREDO C ANDRES,WILFREDO ETAL 1328 KEAO ST LAHAINA HI	45024003 PULIDO,QUIRINO R SR ETAL 418 AKI ST LAHAINA HI
45024004 KASHIWAMURA EDWIN T TRS ETAL 47518 WAIPAIPAI ST KANEOHE HI	45024005 BAPTISTA,JUAN BAPTISTA,JUAN ETAL 406 AKI ST LAHAINA HI	45024006 MURANAKA,MOMOYO 400 AKI ST LAHAINA HI
45024007 KOSAKA MICHIE 394 AKI ST LAHAINA HI	45024008 OKADA,LARRY I 388 W AKI ST LAHAINA HI	45024009 KAWAHARA ROBERT M ETAL 382 W AKI ST LAHAINA HI
45024010 OBA DENNIS H 374 AKI ST LAHAINA HI	45024012 OMISOL EULALIA B ETAL 853 KOPILO ST LAHAINA HI	45024013 MADDOX,SUSAN D 867 KOPILO ST LAHAINA HI
45024014 BALAOAS,WARNA O P O BOX 1124 LAHAINA HI	45024015 OSATO LLOYD R ETAL C/O 874 KUHUA ST LAHAINA HI	45024016 SATSUKI, KI SOON TRS ETAL 417A AKI STREET LAHAINA HI
45024017 MADAMBA NARCISO/JUSTA MADAMBA, NARCISO ETUX 888 KUHUA ST LAHAINA HI	45024018 MAUI YOUTH & FAMILY SERV P O BOX 790006 PAIA HI	45024019 VAKALAH,PAEA VAKALAH,PAEA/UANISI P O BOX 12072 LAHAINA HI

PARCEL OWNERS WITHIN
500 FEET OF
TMK: 4-5-023:070 & 072

45024020 HIRATA, ICHIO/NANCY N 901 KOPILI STREET LAHAINA HI	45024021 CHEN,PETER C C CHEN,PETER C C ETAL 1112 LITTLE JOHN WAY SAN JOSE CA	45024022 BALLESTEROS,NANCY C 891 KOPILI ST LAHAINA HI
45024023 KAWABATA ISAMU 885 KOPILI ST LAHAINA HI	45024024 SATO,EDWARD K 886 KOPILI ST LAHAINA HI	45024025 OKAMITSU,NEIL T P O BOX 5921 TOPEKA KS
45024026 SERA, YOSHIO/ASAYO 896 NO. KOPILI ST LAHAINA HI	45024027 YAMAGUCHI, KIKUE ETAL PO BOX 1213 KEALAKEKUA HI	45024028 SUGIMOTO,LARRY I TR 330 NALANI ST PUKALANI HI
45024029 DOLORES,EDDIE G DOLORES,EDDIE G/MELDEE S 895 PUIKI PL LAHAINA HI	45024030 ARNOLD, SAORI OKAZAKI P O BOX 12061 LAHAINA HI	45024031 RAMOS,EDGAR ALLAN A RAMOS,EDGAR A A ETAL 381 AKI ST LAHAINA HI
45024032 SAKAMOTO LAWRENCE S 1440 W 172 STREET GARDENA CA	45024033 MILLER,MICHAEL CRAW 888 PUIKI PL LAHAINA HI	45024034 CHIHARA,WALTER H 896 PUIKI PL LAHAINA HI
45024035 HARA,SUZANNE S 1407 KENEKI PL HILO HI	45024036 MATSUMOTO,KUMAO/AMY E TR 3601 SARA DR TORRANCE CA	45024036 MIYAHIRA,JEAN S GLEN K ISHIDA 1444 W 173RD ST GARDENA CA
45024037 NOMURA,KATSUTO R 897 KAILI PL LAHAINA HI	45024038 ASATO,ROBERT LOUIS SEI ASATO,ROBERT L S/ERNETTE E 893 KAILI PL LAHAINA HI	45024039 NAKAMOTO,TETSUYUKI TR ETAL 885 KAILI PL LAHAINA HI
45024040 KEMP, HERBERT C/MARJORIE 45-306 MEALELE ST KANEHOE HI	45024041 AKIYAMA SATOSHI/AKIKO 614 KAHAKO ST LAHAINA HI	45024042 SEATRIZ VIRGILIO/L D TRS 896 KAILI PL LAHAINA HI

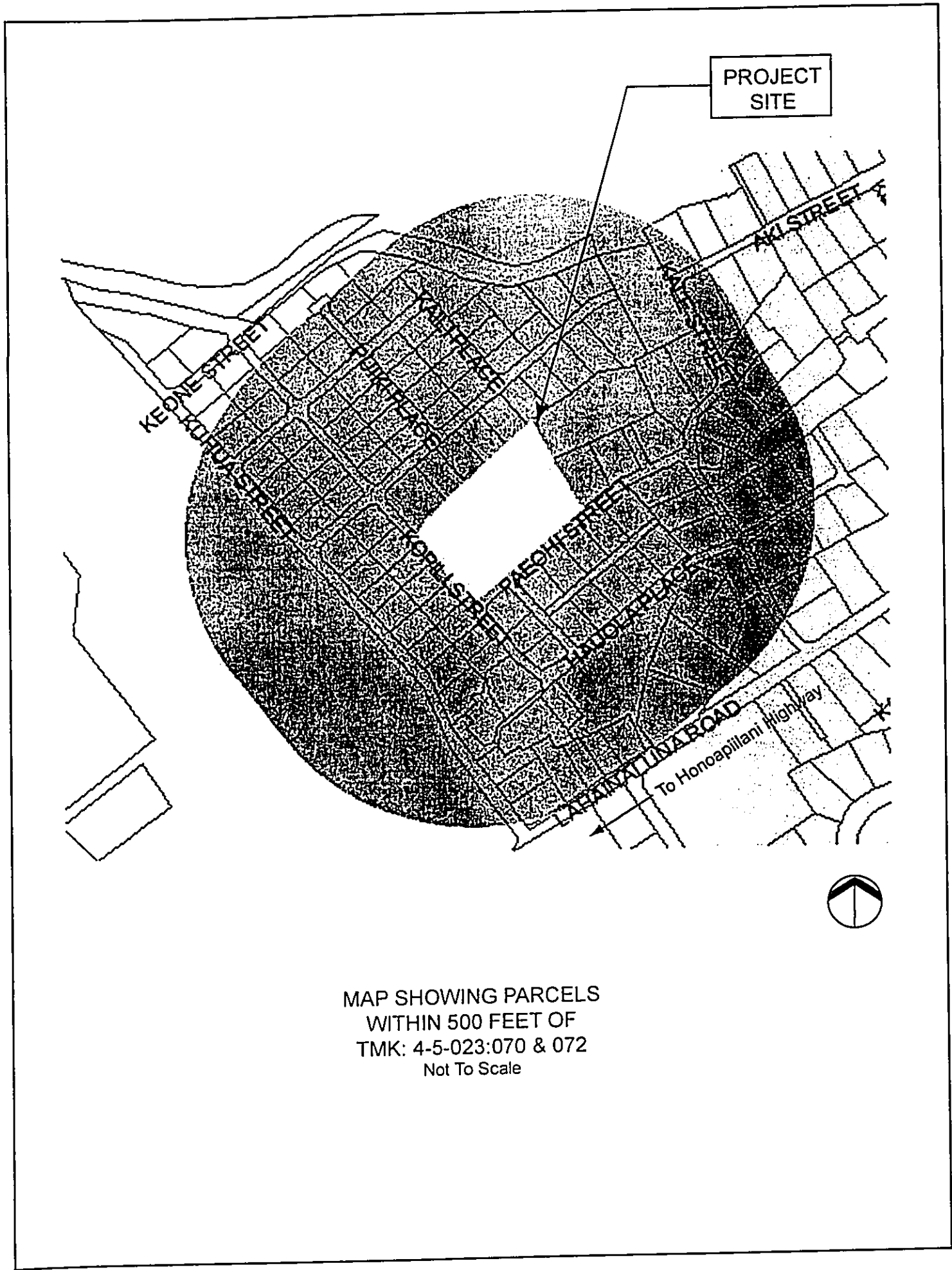
PARCEL OWNERS WITHIN
500 FEET OF
TMK: 4-5-023:070 & 072

45024043 NAGASAKO, JORDAN Y FAMILY TR 1360 HIAHIA ST WAILUKU HI	45024044 KIM, SU YONG TRS ETAL 417-A AKI ST LAHAINA HI	45024045 SATSUKI, KI SOON TRUST SATSUKI, KI SOON TRS 417 AKI ST LAHAINA HI
45024046 BOLOR, CONRAD ARCANGEL, SR BOLOR, CONRAD A SR/ALENA R P O BOX 12781 LAHAINA HI	45024047 BOLOR, CONRAD ARCANGEL, SR BOLOR, CONRAD A SR/ALENA R P O BOX 12781 LAHAINA HI	45024048 STANFORD, ROBERT L STANFORD, ROBERT L ETAL 431 AKI ST LAHAINA HI
45024049 GARMA SIMEON/LEONORA PO BOX 784 LAHAINA HI	45024050 SARIBAY SAMUEL S SR/ELSIE S 911 KAILI PL LAHAINA HI	45024051 WATTS, TIMOTHY C WATTS, TIMOTHY C ETAL P O BOX 12738 LAHAINA HI
45024052 TAKAHASHI, KIMIKO TRS 916 PUIKI PL LAHAINA HI	45024053 ALVERIO JULIO M/GWENDOLYN 94 303 MALANA PL MILILANI HI	45024054 WADA SADA O 1639 AA ST LAHAINA HI
45024055 TAGUCHI, MITSUKI ETAL 85 NIIHAU ST KAHULUI HI	45024056 HIROUJI, JANET H ETAL 909 PUIKI PL LAHAINA HI	45024057 BILLIANOR, NARCISO SHIBAO, TERRY Y 892 KAILI PL LAHAINA HI
45024057 BILLIANOR, NARCISO/HELEN DE GUZMAN, BRIDGET 908 KOPILI ST LAHAINA HI	45024058 UMAYAM, JULITO C UMAYAM, JULITO C/LUZ S 914 KOPILI ST LAHAINA HI	45024061 GALINATO, ALFREDO P O BOX 12566 LAHAINA HI
45024062 GAZMEN SALUSTIANO JR 909 KOPILI ST LAHAINA HI	45024063 DOMINGO, SFORD PACIL SR DOMINGO, SFORD P SR/ELIZABETH C 908 KUHUA ST LAHAINA HI	45024064 NISHINO ALLEN T 914 KUHUA ST LAHAINA HI
45025001 BIHO, PHILIP BIHO, PHILIP ETAL 371 LAHAINALUNA RD LAHAINA HI	45025002 YAMADA, ROY TAKASHI 367 LAHAINALUNA RD LAHAINA HI	45025003 SARIBAY, SAL SR/FLORITA TRS 865 LAALO ST LAHAINA HI

PARCEL OWNERS WITHIN
500 FEET OF
TMK: 4-5-023:070 & 072

45025004 KUJAT,ELOISE C 359 LAHAINALUNA RD LAHAINA HI	45025005 PIONEER MILL FED CRED UNION P O BOX 937 LAHAINA HI	45025006 JARDINE,MANUEL S 810 KUHUA ST LAHAINA HI
45025007 WALKER JAMES H JR ETAL 816 KUHUA ST LAHAINA HI	45025008 PIONEER MILL CO., LTD KAANAPALI DEVELOPMENT CORP. 10 HO'OHUI RD., SUITE #305 LAHAINA HI	45025009 KING,STEPHEN R ETAL 832 KUHUA ST LAHAINA HI
45025010 MANIAGO GILBERT 838 KUHUA ST LAHAINA HI	45025011 SALVADOR,ROMUALDO ANCHETA SALVADOR,ROMUALDO ETAL 844 KUHUA ST LAHAINA HI	45025012 GAZMEN CLAUDIA F TRUSTEE 850 KUHUA ST LAHAINA HI
45025013 DOMINGO,MANUEL P 479 PAUU PL LAHAINA HI	45025014 NISHIDA,THOMAS Y 862 KUHUA ST LAHAINA HI	45025015 ICHIMURA WAYNE M ETAL 863 KOPILO ST LAHAINA HI
45025016 MISAKA,MINORU WAKASHIGE, MICHAEL 857 KOPILO STREET LAHAINA HI	45025017 OMISOL EULALIA B 853 KOPILO ST LAHAINA HI	45025018 OPAON,SIMEON/FELISA TR OPAON,SIMEON/FELISA TRS 847 S KOPILO ST LAHAINA HI
45025019 PAGDILAO,PABLO 841 KOPILO ST LAHAINA HI	45025020 BISERA JOSE 1534 ANACAPA DR CAMARILLO CA	45025021 BALISCO MARK W 840 KOPILO ST LAHAINA HI
45025022 NAVA,ROGELIO GUILLERMO 834 KOPILO ST LAHAINA HI	45025023 SIATRIS,MARIO PASCUAL 833 MELA ST LAHAINA HI	45025027 APO ALBERT K, JR ETAL 820 A KUHUA ST LAHAINA HI
45025027 APO,FAMILY TRUST APO,JAN K TRS 820-A KUHUA ST LAHAINA HI	45025028 APO ALBERT K JR 820A KUHUA ST LAHAINA HI	45025029 SHIMOMURA,ALICE AKI REV TR 188 HIWALANI LP MAKAWAO HI

RECEIVED AS FOLLOWS



APPENDIX E
Preliminary Drainage Report

PRELIMINARY DRAINAGE REPORT

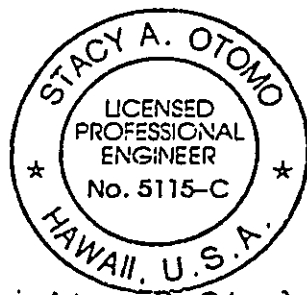
FOR

**LOKAHI KUHUA SUBDIVISION
Lahaina, Maui, Hawaii**

T.M.K.: (2) 4-5-023: 070 & 072

Prepared For:

**Lokahi Pacific
1935 Main St., Ste. 202
Wailuku, Maui, Hawaii 96793**



Stacy A. Otomo

Prepared By:



**CONSULTING CIVIL ENGINEERS
305 SOUTH HIGH STREET, SUITE 102
WAILUKU, MAUI, HAWAII 96793
PHONE: (808) 242-0032
FAX: (808) 242-5779**

September, 2003

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- I. INTRODUCTION
- II. SITE LOCATION AND PROJECT DESCRIPTION
- III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS
- IV. EXISTING DRAINAGE CONDITIONS
- V. FLOOD AND TSUNAMI ZONE
- VI. PROPOSED DRAINAGE PLAN
- VII. HYDROLOGIC CALCULATIONS
- VIII. CONCLUSION
- IX. REFERENCES

EXHIBITS

- 1 Location Map
- 2 Vicinity Map
- 3 Soil Survey Map
- 4 Flood Insurance Rate Map

APPENDICES

- A Hydrologic Calculations

PRELIMINARY DRAINAGE REPORT
FOR
LOKAHI KUHUA SUBDIVISION
Lahaina, Maui, Hawaii

I. INTRODUCTION

The purpose of this report is to examine both the existing drainage conditions and proposed drainage improvements for the proposed project.

II. SITE LOCATION AND PROJECT DESCRIPTION

The subject parcel is identified as T.M.K.: (2) 4-5-023: 070 and 072, which encompasses an area of approximately 1.56 acres. The project site is situated at the north-east corner of the Kopili Street and Paeohi Street intersection and is bordered by residential lots to the north and east.

The development plan includes thirteen (13) single family residences. Asphalt paved driveways and parking areas will be constructed, as well as drainage, water, sewer, and electrical distribution systems and landscaping.

III. EXISTING TOPOGRAPHY AND SOIL CONDITIONS

The project site is currently undeveloped and is covered with various grass, trees, and shrubs. The existing ground slopes gently in the east to west direction at approximately 2 - 3%.

According to the "Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii (August, 1972)," prepared by the United States Department of Agriculture Soil Conservation Service, the soil within the project site is classified as Ewa silty clay loam (EaA). On this soil, runoff is very slow and the erosion hazard is no more than slight.

IV. EXISTING DRAINAGE CONDITIONS

Runoff from the subject parcels sheet flows in the easterly to westerly direction towards Kopili Street and off the property. The runoff continues to sheetflow downstream towards the adjacent neighboring properties.

It is estimated that the existing 50-year storm runoff from the project site is 1.9 cfs.

V. FLOOD AND TSUNAMI ZONE

According to Panel Number 150003 0161 C of the Flood Insurance Rate Map, August 3, 1998, prepared by the United States Federal Emergency Management Agency, the of the project site is situated in Flood Zone C. Flood Zone C represents areas of minimal flooding.

VI. PROPOSED DRAINAGE PLAN

After the development of the proposed project, it is estimated that the 50-year storm runoff will be 3.7 cfs, a net increase of approximately 1.8 cfs.

An onsite retention system will be constructed as part of the project, which would include either a subsurface drainage system or a retention basin. The proposed onsite retention system will have a capacity to mitigate the increase in runoff from the development of the project. Any surface runoff continuing downstream as the existing surface runoff is presently doing will be less than or equal to the existing runoff volume.

VII. HYDROLOGIC CALCULATIONS

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

Rational Formula Used: $Q = CIA$

Where Q = rate of flow (cfs)

C = rainfall coefficient

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

A = drainage area (Acres)

See Appendix A for Hydrologic Calculations

VIII. CONCLUSION

The proposed development is expected to generate a 50-year storm runoff of 3.7 cfs, with an increase of approximately 1.8 cfs over the existing conditions. The drainage plan will provide storage to retain the increase in runoff volume by means of an onsite subsurface drainage system or an onsite retention basin. There will be no increase in flow from the subject property continuing downstream.

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

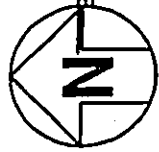
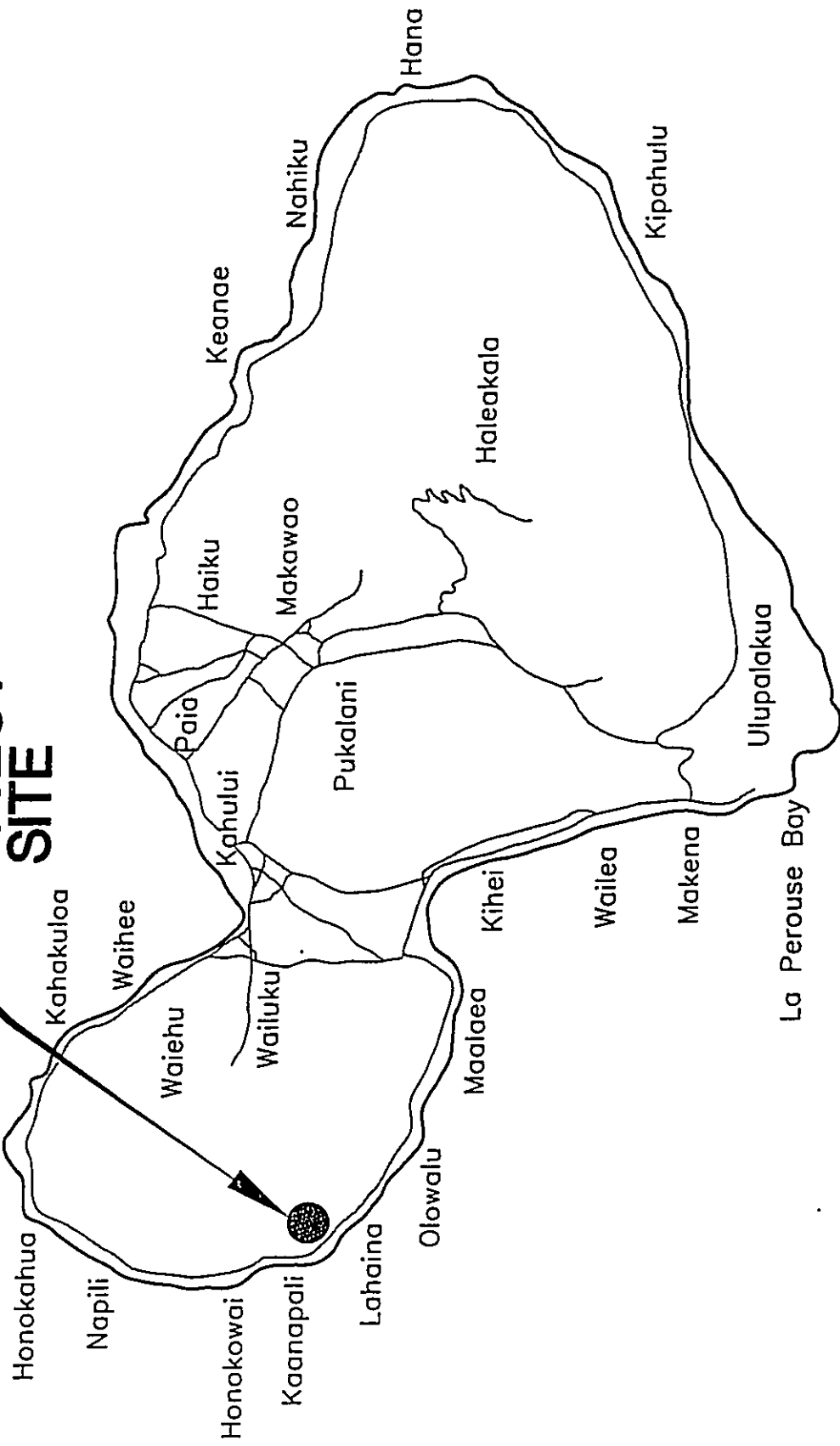
IX. REFERENCES

- A. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, August, 1972.
- B. Erosion and Sediment Control Guide for Hawaii, prepared by U.S. Department of Agriculture, Soil Conservation Service, March, 1981.
- C. Rainfall-Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43, U.S. Department of Commerce, Weather Bureau, 1962.
- D. Flood Insurance Rate Maps of the County of Maui, September, 1989.
- E. Chapter 4, Rules for the Design of Storm Drainage Facilities in the County of Maui, prepared by the Department of Public Works and Waste Management, County of Maui, 1995.

EXHIBITS

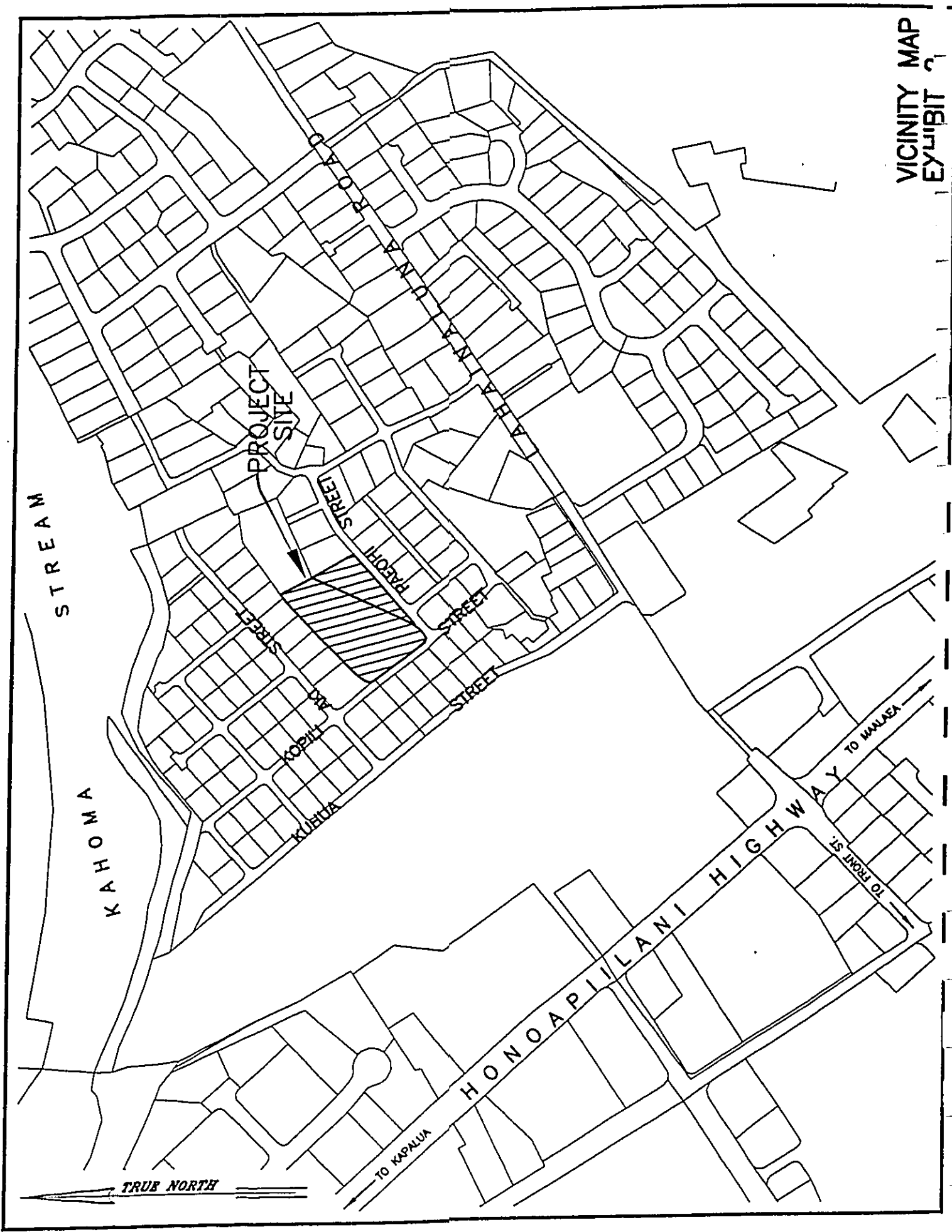
- 1 Location Map**
- 2 Vicinity Map**
- 3 Soil Survey Map**
- 4 Flood Insurance Rate Map**

PROJECT SITE



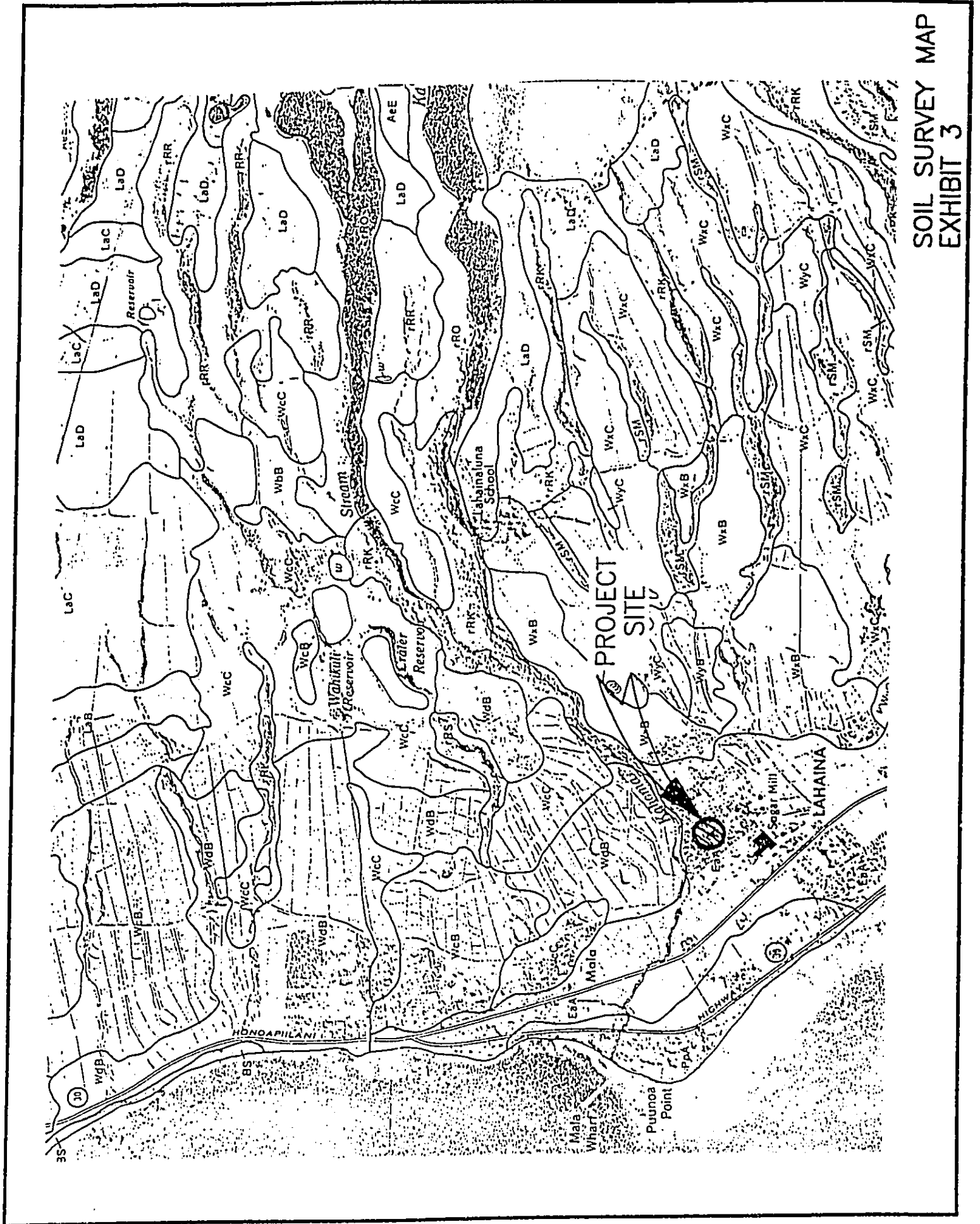
ISLAND OF MAUI
NOT TO SCALE

LOCATION MAP
EXHIBIT 1



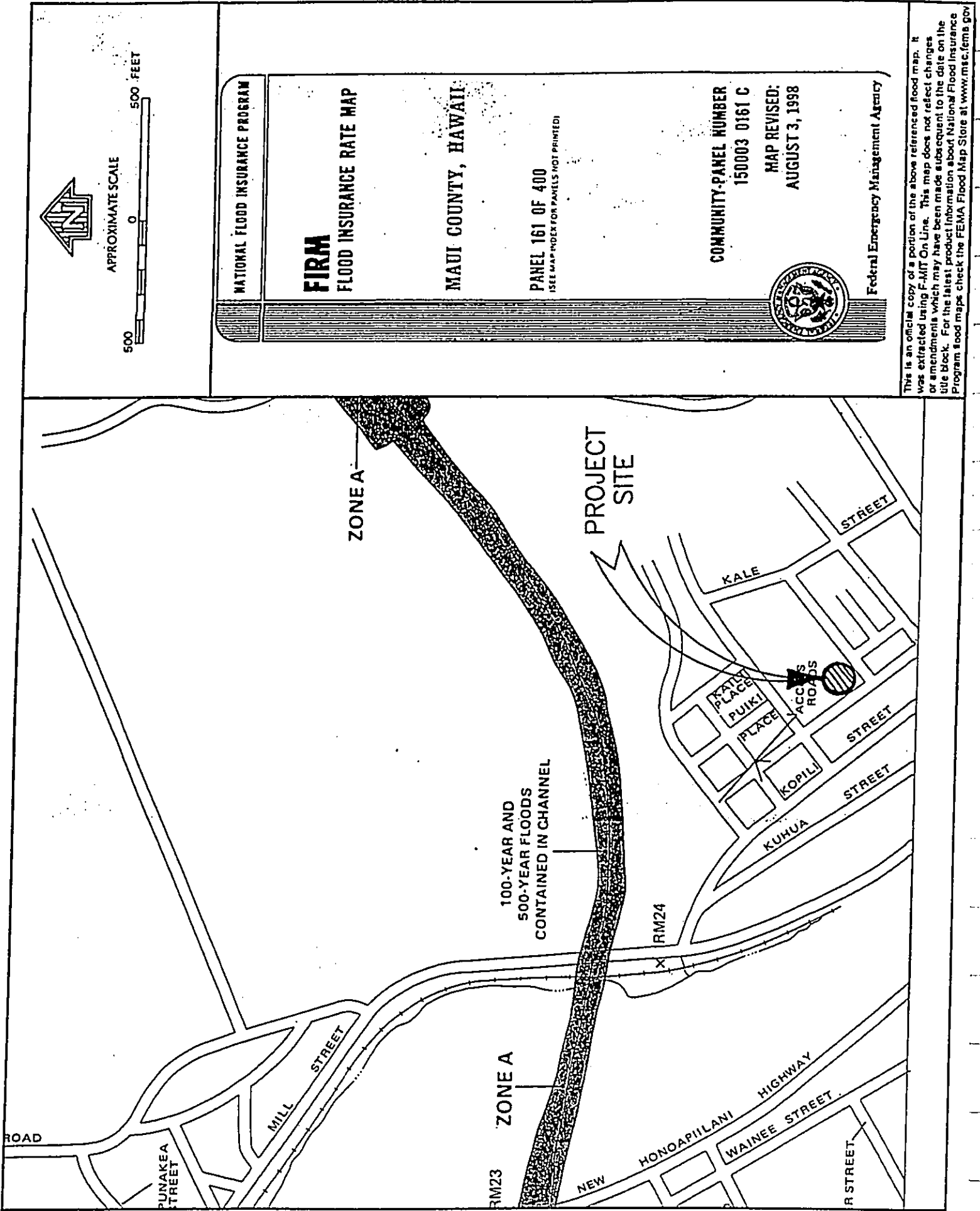
VICINITY MAP
EXHIBIT 2

RECEIVED AS FOLLOWS



SOIL SURVEY MAP
EXHIBIT 3

RECEIVED AS FOLLOWS



APPENDIX A
HYDROLOGIC CALCULATIONS

Hydrologic Calculations

Purpose: Determine the increase in surface runoff from the development of the proposed project based on a 50-year storm.

A. Determine the Runoff Coefficient (C):

EXISTING CONDITIONS:

$$C = 0.25$$

PAVEMENT AREAS:

$$\text{Infiltration (Negligible)} = 0.20$$

$$\text{Relief (Rolling)} = 0.03$$

$$\text{Vegetal Cover (None)} = 0.07$$

$$\text{Development Type (Pavement)} = \underline{0.55}$$

$$C = 0.85$$

ROOF AREAS:

$$\text{Infiltration (Negligible)} = 0.20$$

$$\text{Relief (Steep)} = 0.08$$

$$\text{Vegetal Cover (None)} = 0.07$$

$$\text{Development Type (Roof)} = \underline{0.55}$$

$$C = 0.90$$

LANDSCAPED AREAS:

$$\text{Infiltration (Medium)} = 0.07$$

$$\text{Relief (Rolling)} = 0.03$$

$$\text{Vegetal Cover (High)} = 0.00$$

$$\text{Development Type (Open)} = \underline{0.15}$$

$$C = 0.25$$

DEVELOPED CONDITION:

Pavement Areas = 0.51 Acres

Roof Areas = 0.35 Acres

Landscaped Areas = 0.70 Acres

WEIGHTED C = 0.59

- B. Determine the 50-year 1-hour rainfall:

$$i_{50} = 2.5 \text{ inches}$$

Adjust for time of concentration to compute Rainfall Intensity (I):

Existing Condition:

$$T_c = 22 \text{ minutes}$$

$$I = 4.9 \text{ inches/hour}$$

Developed Condition:

$$T_c = 12 \text{ minutes}$$

$$I = 4.0 \text{ inches/hour}$$

- C. Drainage Area (A) = 1.56 Acres

- D. Compute the 50-year storm runoff volume (Q):

$$Q = CIA$$

Existing Conditions:

$$Q = (0.25)(4.9)(1.56)$$

$$= 1.9 \text{ cfs}$$

Developed Conditions:

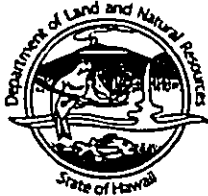
$$Q = (0.59)(4.0)(1.56)$$

$$= 3.7 \text{ cfs}$$

The increase in runoff due to the proposed development is $3.7 - 1.9 = 1.8$ cfs.

APPENDIX F
Pre-Consultation Comments
from the State Historic Preservation Division

LINDA LINGLE
GOVERNOR OF HAWAII



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SEP 15 2003
LOKAI PACIFIC



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING, ROOM 555
601 KAMOKILA BOULEVARD
KAPOLEI, HAWAII 96707

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

ACQUATIC 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
KAMOO LAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

SEP 15 2003

HAWAII HISTORIC PRESERVATION
DIVISION REVIEW

Log #: 2003.1662
Doc #: 0309CD02

Applicant/Agency: Jo-Ann T. Ridao
Address: Lokahi Pacific
1935 Main Street, Suite #204
Wailuku, Hawaii 96793

SUBJECT: National Historic Preservation Act Section 106 Review – Information Request
Pertaining to the Proposed 12-Lot Subdivision for Affordable Housing Project
Located at the Corner of Paeohi and Kopili Streets

Ahupua'a: Lahaina
District, Island: Lahaina, Maui
TMK: (2) 4-5-023:070 and 072

1. We believe there are no historic properties present, because:

- a) intensive cultivation has altered the land
- b) residential development/urbanization has altered the land
- c) previous grubbing/grading has altered the land
- d) an acceptable archaeological assessment or inventory survey found no historic properties
- e) other:

2. This project has already gone through the historic preservation review process, and mitigation has been completed .

Thus, we believe that "no historic properties will be affected" by this undertaking

Staff: Peter T. Young

Date: SEP 12 2003

Peter-T. Young, Chairperson
and State Historic Preservation Officer

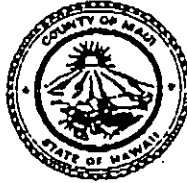
c: Jo-Ann T. Ridao (Facsimile: 244-2057)

APPENDIX G
Pre-Consultation Comments
during Preliminary Subdivision Review
and 10/6/2003 Approval Letter

ALAN M. ARAKAWA
Mayor

GILBERT S. COLOMA-AGARAN
Director

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



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL MANAGEMENT
DEVELOPMENT SERVICES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH M. 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 6, 2003

Mr. Bruce R. Lee, P.L.S.
NEWCOMER-LEE LAND SURVEYORS, INC.
1498 Lower Main Street, Suite D
Wailuku, Hawaii 96793

SUBJECT: LOKAHI KUHUA SUBDIVISION
TMK: (2) 4-5-023:070 & 072
SUBDIVISION FILE NO. 4.873

Dear Mr. Lee:

Preliminary approval was granted to the subject subdivision on October 6, 2003. Final approval shall be contingent upon compliance with the following conditions:

1. Requirements/comments from Maui Electric Company:
 - a. Electricity is available from nearby existing facilities (overhead and/or underground).
 - b. Requires line extension (overhead and/or underground) within existing County or State road right-of-way.
 - c. Requires line extension (overhead and/or underground) within private road or property.
 - d. Requires easement(s) from owner/subdivider/developer within subdivision for new or existing MECO facilities.

Comments: Easements are required. To process easements, applicant must submit a service request to Maui Electric Company. Please contact our Engineering Clerk at 871-2390.

If you have any questions, please contact Mr. Alan Miyazaki at 871-2390.

Mr. Bruce R. Lee, P.L.S.
SUBJECT: **LOKAHI KUHUA SUBDIVISION**
SUBDIVISION FILE NO. 4.873

October 6, 2003
Page 2 of 7

2. Requirements/comments from the State of Hawaii, Department of Land and Natural Resources, Historic Preservation Division (SHPD).

We believe there are no historic properties present, because:

- ▶ residential development/urbanization has altered the land.
- ▶ previous grubbing/grading has altered the land.
- ▶ We previously provided comments for an information request pertaining to the proposed undertaking. See SHPD DOC NO.: 0309CD02/LOG NO.: 2003.1662.

Thus, we believe that "no historic properties will be affected" by this undertaking. If you have any questions, please contact Ms. Cathleen Dagher at (808) 692-8023.

3. Requirements/comments from the Department of Public Works and Environmental Management, Engineering Division:

- a. Submit drainage report.
- b. Subdivision roads require 44 foot and 40 foot rights-of-ways.
- c. Submit sight distance analysis for each lot and each intersection.
- d. 20 foot pavement required to service subdivision.

If you have any questions, please contact Lloyd Lee at 270-7745.

4. Requirements/comments from the Department of Public Works and Environmental Management, Wastewater Reclamation Division:

- a. Although wastewater system capacity is currently available as of August 29, 2003, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.
- b. Wastewater contribution calculations are required before building permit is issued.

Mr. Bruce R. Lee, P.L.S.
SUBJECT: LOKAHI KUHUA SUBDIVISION
SUBDIVISION FILE NO. 4.873

October 6, 2003
Page 3 of 7

- c. Developer is not required to pay assessment fees for this area at the current time.
- d. Developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.
- e. Plans should show the installation of a single service lateral and advanced riser for each lot.
- f. Indicate on the plans the ownership of each easement (In favor of which party). **NOTE: County will not accept sewer easements that traverse private property.**
- g. Non-contact cooling water and condensate should not drain to the wastewater system.
- h. A hold-harmless agreement shall be executed and recorded at the Bureau of Conveyances. Signed agreement required before the Wastewater Reclamation Division will give recommendation for final subdivision approval. A blank standard form agreement is enclosed for your use.

If you have any questions, please contact Scott Rollins at 270-7417.

- 5. Comply with requirements/comments from the Department of Planning. We are currently waiting for preliminary subdivision review comments from the Department of Planning. For further information, please contact Mr. Francis Cerizo at 270-7253.
- 6. Comply with requirements/comments from the Department of Water Supply. We are currently waiting for preliminary subdivision review comments from DWS. For further information, please contact the Department of Water Supply at 270-7835.
- 7. Requirements/comments from the Department of Parks and Recreation:

Our Department is requiring the applicant to satisfy the parks and playgrounds requirements for the subject subdivision with a cash contribution in lieu of land.

If you have any questions, please contact Dyan Ariyoshi at 270-7981.

Mr. Bruce R. Lee, P.L.S.
SUBJECT: LOKAHI KUHUA SUBDIVISION
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8. Comply with requirements/comments from the Department of Fire and Public Safety. We are currently waiting for preliminary subdivision review comments from the Department of Fire Control. For further information, please contact Lt. Scott English at 270-7122.
9. In accordance with Section 18.12.030(E)(13.a.) of the Maui County Code (MCC), submit a letter from all governmental agencies with an easement, lease or license affecting the land subdivided consenting to the preparation and recording of the final plat. If there are none, please indicate this in writing.
10. In accordance with Section 18.12.040(C) MCC, submit a tax clearance certificate (issued by Department of Finance, Real Property Tax Division) to show written proof that all taxes and assessments on the tract are paid to date. An "Application for Tax Clearance" form is enclosed for your use. NOTE: The tax clearance certificate shall be valid at the time of final subdivision approval.
11. In accordance with Section 18.16.060(B) (Widening of existing rights-of-way) MCC, designate a road widening lot along Kopili Street and Paeohi Street to provide for future 44 foot wide rights-of-ways.
12. Dedicate the road widening lot to the County. Submit the original and one (1) copy of an executed warranty deed to the County. A blank standard warranty deed form is enclosed for your use. In addition, if applicable, submit a copy of a recorded "Partial Release of Mortgage" document.
13. Submit a completed State of Hawaii, Department of Taxation, Exemption From Conveyance Tax form (Form P-64B, Part I) for the dedication of the road widening lot. A blank form is enclosed for your use.
14. In accordance with Section 18.20.040 (Existing streets) MCC, improve the adjoining halves of Kopili Street and Paeohi Street to the provisions of the subdivision ordinance for roadways within the urban district.
15. In accordance with Section 18.20.030 (Pavement of streets), improve the proposed subdivision roads to the provisions of the subdivision ordinance for roadways within the urban district.
16. Comply with or show compliance with Section 18.20.040(3.a.) MCC which requires the pavement on existing streets providing access to the subdivision to be a minimum width of twenty feet in areas zoned residential, rural or agricultural.

Mr. Bruce R. Lee, P.L.S.
SUBJECT: LOKAHI KUHUA SUBDIVISION
SUBDIVISION FILE NO. 4.873

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17. Design and construct the drainage facilities to the requirements of the Department of Public Works and Environmental Management. A detailed final drainage report and site specific erosion control plan shall be submitted with the construction plans for review and approval. The drainage report shall include, but not be limited to, hydrologic and hydraulic calculations, and the schemes for disposal of runoff waters. The site specific erosion control plan shall show the location and details of structural and non-structural best management measures. The drainage and erosion control plans shall provide verification that the grading and all runoff water generated by the project will not have an adverse effect on the adjacent and downstream properties.
18. Submit documentation verifying compliance with Section 18.16.060(C) MCC, wherein it states "...A subdivision shall not be allowed unless the director is satisfied that the rights-of-way of access streets are, or will be, at least twenty-four feet. ...". The subdivision application indicates that a variance will be applied for from this requirement. Provide verification that the variance has been granted and comply with all conditions of the variance.
19. Submit a "sight distance" report to determine required sight distance and available sight distance at existing and proposed street intersections.
20. Provide verification that adequate driveway sight distance has been provided for each lot. Access shall be restricted along the portion of any lot where adequate sight distance is not available. If you have any questions, please contact the Engineering Division at 270-7745.
21. In accordance with Section 12.24A.070(D) MCC, submit street tree planting and irrigation plans and a completed "Maui County Arborist Committee Plans Review Form" for review and approval.
22. The preliminary plat indicates that the applicant intends to process this subdivision under the provisions of Chapter 19.84 (R-O Zero Lot Line Overlay District) MCC. Approval by the Director of Public Works and Environmental Management and the Planning Director is required for processing under the provisions of this chapter. This preliminary subdivision approval shall not be taken to mean that approval for processing under Chapter 19.84 MCC has been granted. The applicant is required to obtain written verification from both directors that processing under Chapter 19.84 has been approved.

Mr. Bruce R. Lee, P.L.S.
SUBJECT: LOKAHI KUHUA SUBDIVISION
SUBDIVISION FILE NO. 4.873

October 6, 2003
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23. Submit ten (10) sets of the construction plans and three (3) sets of a drainage and soil erosion control report or drainage verification, whichever is applicable, for review and approval by the applicable agencies. In accordance with Section 18.24.010(D) MCC, a construction plan review fee (\$50/lot) shall be paid upon submission of the construction plans.

When the construction plans are approved, post construction requirements will be noted on the construction plan approval letter. The post construction requirements will need to be completed prior to final subdivision approval.

24. Submit fifteen (15) prints of the final plat in accordance with Chapter 18.12 (Final Plat) MCC. The final plat shall include all revisions addressing the comments noted on the enclosed preliminary plat. The final plats shall be folded into 8 1/2" x 11" sized sheets.
25. Submit a digital copy (either on 3 1/4" floppy disk or compact disc) of the final plat. The digital map shall either be in Arcview GIS file format or be an AutoCAD drawing with NAD83 State Plane Meters, Zone 2 coordinates, and shall include only the lot line drawing.

Within one (1) year from the date of preliminary approval of the subdivision, the final plat must be filed and the construction plans must be submitted, unless an extension of time is granted.

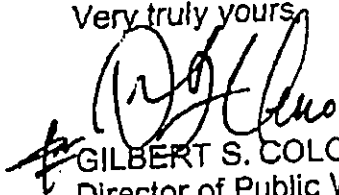
Be forewarned that requests for time extensions must be made in writing and received by our department in accordance with the following requirements. A time extension request for the filing of the final plat must be made at least fifteen days prior to the filing deadline. A time extension request for the submittal of the construction plans must be made prior to the submittal deadline. Therefore, a time extension request for the filing of the final plat must be made no later than September 21, 2004 and a time extension request for the submittal of the construction plans must be made no later than October 6, 2004. If no construction plans will be required for the subdivision, our department must be notified in writing prior to the submittal deadline. A "good cause" reason for any time extension shall be stated in the request. Time extension requests which are not in compliance with all of these requirements, will result in the subdivision being deemed null and void.

Mr. Bruce R. Lee, P.L.S.
SUBJECT: LOKAHI KUHUA SUBDIVISION
SUBDIVISION FILE NO. 4.873

October 6, 2003
Page 7 of 7

If you have any questions regarding this letter, please call Mr. Lance Nakamura of our
Development Services Administration at 270-7252.

Very truly yours,



GILBERT S. COLOMA-AGARAN
Director of Public Works
And Environmental Management

Enclosures: Preliminary Plat
Application For Tax Clearance
Hold-Harmless Agreement (Wastewater)
Standard Warranty Deed Form
Exemption From Conveyance Tax Form

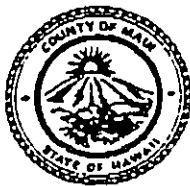
LSN\GAU S:\DSAS\Subd\Rep4\4#972-1.pr9

- c: Dept. of Finance, Real Property Tax Div. (unmarked preliminary plat only)
- Dept. of Finance, Tax Map Div. (unmarked preliminary plat only)
- Engineering Division w/preliminary plat
- Wastewater Reclamation Division
- Dept. of Water Supply
- Dept. of Fire and Public Safety
- Dept. of Planning
- Dept. of Parks and Recreation
- DOT, Highways Division
- State Dept. of Health
- Maui Electric Company

ALAN M. ARAKAWA
Mayor

GILBERT S. COLOMA-AGARAN
Director

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



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL MANAGEMENT
DEVELOPMENT SERVICES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

03.607E LOKAHI/KUHUA
RALPH M. 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 14, 2003

Mr. Bruce R. Lee, P.L.S. *BR*
NEWCOMER-LEE LAND SURVEYORS, INC.
1498 Lower Main Street, Suite D
Wailuku, Hawaii 96793

SUBJECT: LOKAHI KUHUA SUBDIVISION
TMK: (2) 4-5-023:070 & 072
SUBDIVISION FILE NO. 4.873

Dear Mr. Lee:

Condition no. 8 of our October 6, 2003 preliminary approval letter has been revised with the following:

8. Requirements/comments from the Department of Fire and Public Safety:

At this time, the Fire Prevention Bureau would request that a water supply for fire protection shall be provided prior to the location and construction of buildings. Once construction of buildings are planned, there shall be at least one hydrant within 300 feet of any building to be constructed. Water supply for fire protection shall have a minimum flow of 1,000 gallons per minute for a two hour duration with hydrant spacing at 350 feet between hydrants. Access roads serving buildings shall have a clear width of 20 feet, if parking will be permitted along the street side the road width shall be a minimum of 32 feet. All turns and required turnarounds shall have an outside turning radius of 40.5 feet.

If you have any questions regarding this letter, please call Lt. Scott English at 270-7122.

Very truly yours,

[Signature]
GILBERT S. COLOMA-AGARAN
Director of Public Works
and Environmental Management

APPENDIX H
Pre-Consultation Meeting Minutes
With County Agencies, 11/23/2003

November 24, 2003

Subject: Lokahi Kuhua Project, Lahaina, Maui.

Present: Ms. Alice Lee, Housing & Human Concerns
Mr. Milton Arakawa, Public Works
Mr. Lloyd Lee, Public Works, Engineering
Mr. Lance Nakamura, Development Services
Ms. Julie Higa, Planning
Mr. Scott English, Fire Department
Mr. Hans Riecke, Consultant
Mr. Gerald "Tito" Hokoana, Consultant
Ms. Jo-Ann T. Ridao, Lokahi Pacific

Hans and Tito explained that the project must seek a variance for an approximate 100 feet portion of Kopili Street that will not comply with the Maui County Code relative to the 24' right of way width and the 20' paved roadway. Lokahi Pacific did approach the owner of the property adjacent to the project property to purchase a strip of his property for road widening purposed, however, the owner was not interested in selling. In addition, relative to the 20' paved roadway, we will be able to pave this portion of Kopili Street to the 20' width, except for a portion that has a utility pole.

Lokahi Pacific will widen Kopili and Paeohi Streets fronting the project property to Maui County Code standards. However in lieu of curbs and gutters, Lokahi would provide additional pavement and grassed shoulders.

It was concurred by the group that Lokahi Pacific will have to in fact request variances from Section 18.20.040 MCC (Existing Streets), Section 18.20.040 (3.a.) MCC (minimum 20 feet access street pavement) and 18.16.060 (C) MCC (Minimum 24 feet access street right of way).

The next issue that was discussed involved the requirement of the Maui County Code relative to curbs and gutters. It was explained that there are no curbs and gutters in the entire Kuhua Tract, as well as the concern that curbs and gutters increases water run-off during times of heavy rains. Since there is no drainage system in this entire area, additional runoff within the project will need to be retained within the project. Allowing an 8' grassed shoulder will help retain at least some of the run off.

Another issue that was discussed is that if the roadways within the subdivision were easements, then curbs and gutters are not required. However, it was suggested to be conservative, it would be better to include a variance request for that section of the Maui County Code that deals with curbs and gutters.

Mr. Lloyd Lee's indicated that although he understands this is an affordable housing project, he cannot support blanket variances and suggested that we be specific in each of our variance requests, explaining each request and indicate what we will do.

Although it is our intention to install underground utilities within the subdivision, it was noted, that the entire Kuhua Tract is serviced by overhead utilities. Lloyd requested that we provided him with underground utilities conceptual plan. We will meet with Maui Electric and an electrical engineer on this.

It was also noted that we need to meet with the Parks Department regarding parks requirements/assessments, as well as the section of the Maui County Code dealing with tree planting landscaping and maintenance within the grassed shoulders of the road right of way.

Ms. Julie Higa advised that the R-0 Subdivision application cannot be approved without first getting approval on the variance requests.

Mr. Scott English advised that he had met with Lokahi Pacific prior and was satisfied with the subdivision plans as proposed.

JO-ANN T. RIDAO

APPENDIX I
Pre-Consultation Meeting Minutes
With Neighbors, 10/12/2003

PRE CONSULTATION MEETING MINUTES
WITH NEIGHBORS
OCTOBER 12, 2003
6:00 PM
MALU'ULUOLELE CULTURAL CENTER
LAHAINA, MAUI

Subject: Lokahi Kuhua Project, Lahaina, Maui

Present: Mr. Larry Okada, 388 Aki Street
Mr. Kenneth Okada, 407 Paeohi Street
Tennant of Ms. Susan Maddox, 867 Kopili Street
Ms. Jo Ann Ridao, Lokahi Pacific
Mr. Gerald "Tito" Hokoana, Consultant
Mr. Hans Riecke, Consultant

An overview of the project was presented.

Comments included concerns regarding the erection of fences and walls, design and upkeep of the homes, storm water run-off during heavy rains, need for an archaeological survey and speed bumps to slow traffic.

Also, a letter was to the U.S.D.A by Ms. Susan Maddox. A copy is attached along with the response by Lokahi Pacific.

Attachment

LOKAHI PACIFIC
1935 Main Street, #204
Wailuku, Hawaii 96793

Memo

To: Mr. Thao Khamoui, USDA
From: Ms. Jo-Ann T. Ridao, Managing Director
CC:
Date: 1/9/04
Re: Lokahi Pacific Kuhua Camp Project

Thank you for sharing with me the email you received from Ms. Susan Maddox a neighboring property owner of our proposed Kuhua Camp Project. I am sorry that Ms. Maddox did not attend the Sunday, evening informational meeting, as I believe we would have been able to answer many of her questions.

Thao, please feel free to use any part or all of this memo that you feel necessary to respond to Ms. Maddox's concerns.

The meeting on Sunday evening, October 12, was attended by three individuals a Mr. Larry Okada of Aki Street and a Mr. Kenneth Okada of Paeohi Street. These are two brothers who have lived in the Kuhua camp for over 50 years. The third person did not want to sign-in, indicating only that he was a tenant of Ms. Susan Maddox. Both Okada brothers and a Mr. Dennis Oba, whom I spoke with via telephone, support this project.

In answer to Ms. Maddox's first question, no this project is not a "done deal". In our purchase offer on this property, we have requested time to do our due diligence on this project. The due diligence includes making sure that the project is in compliance with the zoning and county codes. Analysis as to determine if we can in fact keep the project affordable. A determination as to other State and County requirements including a Historic Preservation Review, an Environmental Assessment, an Archeological Survey, just to name a few. The property has the proper zoning for the project (R-1), and the only area of the County Code that is necessitating the variance request, is a short portion of Kopili Street off of Aki Street that does not have adequate road width. The widening of both Kopili Street and Paeohi Street abutting this property will be widened by twelve feet per County Code requirements.

Although I cannot speak for Maui County, our meetings with the County of Maui Planning Department, Public Works Department, and Housing Division, have indicated their support for several reasons including the lack of affordable housing on Maui, the project is in a properly zoned area, the project is an in-fill project, and that the project will remain affordable with provisions preventing speculation by purchasers. We acknowledge the concerns of existing traffic problems and intend to keep all necessary parking needs on site, providing eight additional visitor parking stalls within the subdivision.

In answer to Ms. Maddox's second question, in searching for a piece of property that was properly zoned, this property was one of three that was on the market for sale. Our bids on the other two properties were not successful. Also, I need to clarify that as a non-profit corporation obligated to funding restrictions, we cannot make a profit on this project. Contrary to Ms. Maddox's belief, this

project will enhance this area and in fact increase the value of her property. We intend to include covenants that will require upkeep and maintenance, etc. as well as provide technical assistance to the new homeowners in forming a Homeowners Association.

I am truly saddened by Ms. Maddox's statement that the project will subject the neighborhood to an environment of abandoned cars, domestic violence, ghetto blasters, rap music, drug dealers, users, etc. The people we are trying to help are the police officers, firemen, teachers, hotel workers as sighted in the front page of today's Maui News (Oct. 14) as those whose starting salaries are below \$35,000 and cannot afford a house on Maui. The people that we are trying to help are people who are employed and give back to their community.

In answer to Ms. Maddox's third question, this property does not require an Environmental Impact Statement. In order to receive final subdivision approval and secure site improvements, we believe the other technical reports that we will be required to do include: Archeological Inventory Survey, Cultural Impact Assessment, Preliminary Engineering and Drainage and Soil Erosion Control Report, Environmental Site Assessment: Phase 1 Investigation.

Please do not hesitate to advise Ms. Maddox to contact me should she have further questions.

Jo-Ann

From: "Thao Khamoui" <thao.khamoui@hi.usda.gov>
To: <joannr@lokahipac.com>
Cc: "Lorraine" <lorraine.shin@hi.usda.gov>
Sent: Tuesday, October 14, 2003 10:34 AM
Subject: FW: Kuhua Camp Project/Lokahi Pacific

JoAnn: FYI and comments, thanks. Thao

-----Original Message-----

From: petsalohanet.com@juno.com [mailto:petsalohanet.com@juno.com]
Sent: Friday, October 10, 2003 7:54 PM
To: thao.khamoui@hi.usda.gov
Subject: Kuhua Camp Project/Lokahi Pacific

Aloha:

First let me apologize because I realize you may not be able to respond to this until after the fact. My inquiry is regarding the proposed Kuhua Camp Housing Project.

Several days ago I received a certified letter regarding this 12 home subdivision as did 18 of my neighbors. Today I received a notice about an informational meeting regarding the project as well as tract maps and architectural sketches of house designs. My question to you is will you be attending the meeting this Sunday at 6:00 in Lahaina? Lokahi Pacific has not given us much time to even prepare to ask questions about their project so I wonder if I could ask you a few preliminary questions.

First from their information packet and introductory statement it sounds like this project already has a green light and is pretty much a done deal no matter what input is received at

community meetings. Am I wrong in thinking this way or can I just assume that I will be having several dozen new neighbors sometime in the near future. The project is being developed in collaboration with the County of Maui, the U.S.D.A. Rural Housing Service and a lot of work has been done toward its finalization. So does Lokahi Pacific already have the variance, even if it is not officially stamped, they need to build their no lot line subdivision? They have the financing and a lot of support but why is that support coming from Maui County that already admits the inadequate infrastructure in Lahaina when this project will be adding to the problem. If you ever have to drive up Lahainaluna Road you will find that the problems with Honopilani Highway are multiplied times ten up here. No matter which route you take to get to Kopili Street or Paeohi Street there is not a single place where two cars can pass each other on the road. Widening Paeohi Street to make additional parking stalls is not going to help relieve any of the existing traffic problems but will most definitely add to them.

Secondly I would ask why would this type of project be put in a Sugar Plantation Camp. It is so totally wrong that the only reason it could happen would have to be political and the fact that these affordable housing units will be making somebody a lot of money. Do the math and it is painfully obvious. What will happen is that people who have

recently purchased property in this area at today's record market prices will probably see their investment drop to \$100,000.00 less than they paid for it in the first couple of years. Ultimately life long Kuhua Camp residents will be subjected to a David Malo Circle project type environment of abandoned cars, domestic violence, ghetto blasters, rap music, drug dealers, users etc.

Just for a minute disregard everything I have said as just being emotional and personnel. It is true I can not afford to live here any longer and have planned to sell my house. It was a good time to sell but this project will kill any chance I may have had to even make one dollar.

Third question. Was an environmental impact statement obtained? Do the planners have any idea of what will happen when we have one of those torrential rains that just come out of nowhere unexpended and dump a foot of water on a town where it never rains. Look at your tract map and I will tell you where the water will go, right through Mr. Ichimura's living room.

Lastly and of the most importance. Have you had an archeologist on the site? The man who used to live in the mauka house said that there were at least three burials on the property. This property is a very special place, an ancient place and should be treated as sacred. It was terraced for growing taro and had 100 year old monkey pod trees and fruit trees such as Ulu and Mango. The trees were bulldozed without a grading permit and left to die as others were simply girdled and even though some may still stand they are dead too. This acreage is part of an ancient Hawaiian village complete with burials and artifacts. I would suggest that before the bulldozers come again that any remains are properly re buried as prescribed by the Burial Council. If anything is done with this property it should be with regard to it's highest and best use. What Kuhua Camp needs more than additional houses is an improved infrastructure and a park. The kids here are forced to play in the street or cross Lahainaluna Road to get to a real park. Please consider some of these issues before proceeding with this project.

Thanking you in advance for your time and consideration.

Sincerely

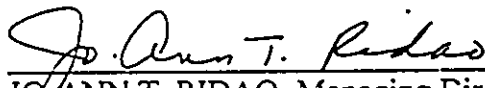
Susan D. Maddox

NOTARIZED AFFIDAVIT OF MAILING OF
NOTICE OF APPLICATION

Jo-Ann T. Ridao, on behalf of Lokahi Pacific being first duly sworn on oath, deposes and says that:

1. Affiant is the applicant for a variance from Section 18.20.040, Section 18.20.040 (3.a.), Section 18.16.060 (C), Section 18.20.140.B, and Section 12.24A.070.D.1 of the Maui County Code for land situated at Paeohi & Kopili Streets, Lahaina, Maui, Hawaii TMK: (2) 4-5-023: 70 & 72.
2. Affiant did on December 16, 2003, deposit in the United States mail, by certified mail, return receipt requested, post paid, a copy of a NOTICE OF APPLICATION, a copy of which is attached hereto as "EXHIBIT A" and made a part hereof, addressed to each of the persons identified in the LISTING of recorded owners and lessees identified as "EXHIBIT B" attached hereto and made a part hereof.

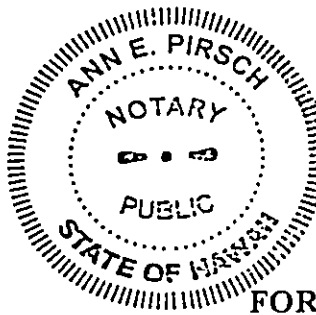
Further affiant sayeth naught:

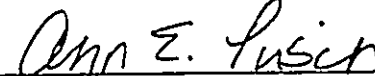

JO-ANN T. RIDAO, Managing Director

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 16th day of December, 2003, before me appeared JO-ANN T. RIDAO, to me personally known, who, being by me duly sworn, did say that she is the Managing Director of Lokahi Pacific, a Hawaii corporation; that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and the said officers acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal
Ann E. Pirsch




Notary Public, State of Hawaii
My commission expires: 9-28-07

NOTICE OF
APPLICATION FOR A VARIANCE

TO:

Date: December 7, 2003

The undersigned will apply to the County of Maui, Board of Variances and Appeals for a variance affecting the following real estate:

PROJECT NAME: Lokahi Kuhua Subdivision

PROJECT ADDRESS: Paeohi & Kopili Street, Lahaina, Maui, Hawaii

TAX MAP KEY: (2) 4-5-023: 70 & 72

LOCATION OF PROJECT IF DIFFERENT FROM ADDRESS. LOCATION MAP IS ATTACHED.

THE REQUEST WILL BE RELATIVE TO THE FOLLOWING:

ORDINANCE AFFECTING THE REQUEST: The following sections of the Maui County Code: Section 18.20.040, Section 18.20.040 (3.a), Section 18.16.060(C), Section 18.20.140.B, Section 12.24A.070.D.1.

BRIEF DESCRIPTION OF REQUEST INCLUDING THE EXISTING AND PROPOSED USES FOR WHICH THE APPLICATION WAS FILED:

Variance from the above sections of the Maui County Code addressing width of existing streets, pavement of existing streets, rights-of-way of access streets, utility lines, and planting of street trees to allow for a 13 lot residential subdivision using the R-0 Zero Lot Line Overlay District Process. The existing use of the property is vacant and undeveloped. The Applicant, Lokahi Pacific, intends to develop an affordable housing project for applicants eligible for their First Time Homebuyers Program. House and lot packages will consist of three bedroom, two bath single family homes or approximately 1,000 square feet living area on lots of approximately 4,000 square feet. Homes will be sold at Lokahi's cost, with preliminary estimates of \$200,000 per unit. Project financing has been approved by the U. S. Department of Agriculture, Rural Development (previously Farmers Home Administration) branch.

FORM 2

EXHIBIT" A "

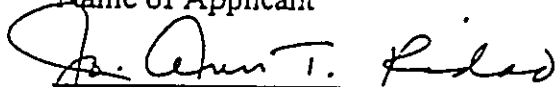
Information relative to this application is available for review at the office of the Planning Department, 250 South High Street, Wailuku, Maui, Hawaii. Inquiries may be made by telephoning 270-7253 or in person(s) at the division's office.

The date, time and place of the public hearing will be published at least thirty (3) days prior to the date of the hearing.

All testimony pertaining to this request should be submitted in writing to the Department of Planning, 250 South High Street, Wailuku, Maui, Hawaii 96793, or presented in person at the time of the public hearing.

LOKAHI PACIFIC

Name of Applicant



Jo-Ann T. Ridao, Its Managing Director

Mailing address:

1935 Main Street, #204

Wailuku, Maui, Hawaii 96793

Telephone Number: 242-5761

FORM 2

LAHAINA PROJECT

*

Owners/Lessees
(adjacent or directly across subject property)

PLAT 4-5-23

4-5-23: 39
Kazumi Nagaoka, et.al.
842 Mela Street
Lahaina, Hawaii 96761

4-5-23: 40
Yoshiyuki Fujiyama Trust
181 Malanai Street
Lahaina, Hawaii 96761

4-5-23: 41
Futae Mizushima – Lessee
396 Paeohi Street
Lahaina, Hawaii 96761

4-5-23: 42
Elaine M. Shinagawa
P. O. Box 2217
Honolulu, Hawaii 96804

4-5-23: 68
Kenneth/Nguyen Okada Trust
407 Paeohi Street
Lahaina, Hawaii 96761

4-5-23: 69
Willie Kimokeo
SR Box 65
Haiku, Hawaii 96708

Pioneer Mill Co. LTD.
Kaanapali Development
10 Hoohui Rd. Ste.304/305
Lahaina, Hawaii 96761

EXHIBIT" B-1 "

7003 1680 0002 4633 6843

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Restricted Delivery Fee (Endorsement Required)		
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Sent To
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 City, State
 Kazumi Nagaoka et.al.
 842 Mela Street
 Lahaina, HI 96761

PS Form 3800, June 2002 See Reverse for Instructions

0589 1680 0002 4633 6850

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Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Street, Apt. or PO Box
 City, State
 Futae Mizushima- Lessee
 396 Paehi Street
 Lahaina, HI 96761

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2989 1680 0002 4633 6862

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Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Street, Apt. or P
 City
 Kenneth/Nguyen Okada Trust
 407 Paehi Street
 Lahaina, HI 96761

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7003 1680 0002 4633 6751

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Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Street, Apt. or PO Box
 City, State
 Yoshiyuki Fujiyama Trust
 181 Malanai Street
 Lahaina, HI 96761

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8929 1680 0002 4633 6766

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Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Street, Apt. or P
 City
 Elaine M. Shinagawa
 P.O. Box 2217
 Honolulu, HI 96804

PS Form 3800, June 2002 See Reverse for Instructions

2699 1680 0002 4633 6652

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Street, Apt. No. or PO Box No
 City, State, ZIP+4
 Willie Kimoeko
 SR Box 65
 Haiku, HI 96708

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EXHIBIT "B-1A"

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Return Receipt Fee (Endorsement Required)	\$ 1.75	
Restricted Delivery Fee (Endorsement Required)	\$ 0.00	
Total Postage & Fees	\$ 4.42	

Sent To: Pioneer Mill Co. LTD
 Street, Apt. No. or PO Box No.: Kaanapali Development
 City, State, ZIP: 10 Hoohei Road Ste. 304/305
 Lahaina, HI 96761

PS Form 3800, June 2002 See Reverse for Instructions

7003 1680 2000 0897 E004
 6999 EEPH 4663 6669

EXHIBIT "B-1B"

Owners/Lessees
(adjacent or directly across subject property)

PLAT 4-5-24

4-5-24: 03
Quirino Pulido Sr. et.al.
418 Aki Street
Lahaina, Hawaii 96761

4-5-24: 04
Edwin Kashiwamura Trust et.al.
47518 Waipaipai Street
Kaneohe, Hawaii 96744

4-5-24: 05
Juan Baptista et.al.
406 Aki Street
Lahaina, Hawaii 96761

4-5-24: 06
Momoyo Muranaka et.al.
400 Aki Street
Lahaina, Hawaii 96761

4-5-24: 07
Michie Kosaka et.al.
394 Aki Street
Lahaina, Hawaii 96761

4-5-24: 08
Larry I. Okada
388 W. Aki Street
Lahaina, Hawaii 96761

4-5-24: 09
Robert M. Kawahara et.al.
382 W. Aki Street
Lahaina, Hawaii 96761

4-5-24: 10
Dennis H. Oba
374 Aki Street
Lahaina, Hawaii 96761

4-5-24: 13
Susan D. Maddox
867 Kopili Street
Lahaina, Hawaii 96761

EXHIBIT " B-2 "

7003 1680 0002 4633 6676

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
Street, Apt. or PO Box No. Quirino Pulido Sr. et. al.
City, State, Zip 418 Aki Street
Lahaina, HI 96761
PS Form 3800, June 2002 See Reverse for Instructions

7003 1680 0002 4633 6683

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
Street, Apt. No. or PO Box No. Juan Baptista et.al.
City, State, Zip 406 Aki Street
Lahaina, HI 96761
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7003 1680 0002 4633 6690

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Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
Street, Apt. or PO Box No. Michie Kosaka et.al.
City, State, Zip 394 Aki Street
Lahaina, HI 96761
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7003 1680 0002 4633 6775

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Total Postage & Fees	\$ 4.42	

Sent To
Street, Apt. or PO Box No. Edwin Kashiwamura Trust et.al.
City, State, Zip 47518 Waipaipai Street
Kaneohe, HI 96744
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7003 1680 0002 4633 6782

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Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
Street, Apt. or PO Box No. Momoyo Muranaka et.al.
City, State, Zip 400 Aki Street
Lahaina, HI 96761
PS Form 3800, June 2002 See Reverse for Instructions

7003 1680 0002 4633 6799

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Restricted Delivery Fee (Endorsement Required)		
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Sent To
Street, Apt. or PO Box No. Larry I Okada
City, State, Zip 388 W. Aki Street
Lahaina, HI 96761
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EXHIBIT "B-2A"

9029 6E94 2000 099T E002
7003 1680 0002 4633 6706

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To: Robert M. Kawahara et.al.
Street, Apt. or PO Box: 382 W. Aki Street
City, State: Lahaina, HI 96761

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9029 6E94 2000 099T E002
7003 1680 0002 4633 6706

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To: Susan D. Maddox
Street, Apt. or PO Box: 867 Kopili Street
City, State: Lahaina, HI 96761

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5099 6E94 2000 099T E002
7003 1680 0002 4633 6805

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Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To: Dennis H. Oba
Street, Apt. or PO Box: 374 Aki Street
City, State: Lahaina, HI 96761

PS Form 3800, June 2002 See Reverse for Instructions

EXHIBIT "B-28"

Owners/Lessees
(adjacent or directly across subject property)

PLAT 4-5-25

4-5-25: 15 Wayne M. Ichimura et.al. 863 Kopili Street Lahaina, Hawaii 96761	4-5-25: 16 Michael M. Wakashige et.al. 857 Kopili Street Lahaina, Hawaii 96761	4-5-25: 17 Eulalia B. Omisol 853 Kopili Street Lahaina, Hawaii 96761
4-5-25: 18 Simeon/Felisa Opaon Trust 847 S. Kopili Street Lahaina, Hawaii 96761	4-5-25: 19 Pablo Pagdilao et.al. 841 Kopili Street Lahaina, Hawaii 96761	4-5-25: 21 Mark W. Balisco et.al. 840 Kopili Street Lahaina, Hawaii 96761

EXHIBIT" B-3 "

7003 1680 0002 4633 6812

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Street, Apt. or PO Box
 City, State
 Wayne M. Ichimura
 863 Kopili Street
 Lahaina, HI 96761

PS Form 3800, June 2002 See Reverse for Instructions

7003 1680 0002 4633 6821

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Street, Apt. or PO Box
 City, State
 Eulalia B. Omisol
 853 Kopili Street
 Lahaina, HI 96761

PS Form 3800, June 2002 See Reverse for Instructions

7003 1680 0002 4633 6836

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Street, Apt. or PO Box
 City, State
 Pablo Pagdilao et. al.
 841 Kopili Street
 Lahaina, HI 96761

PS Form 3800, June 2002 See Reverse for Instructions

7003 1680 0002 4633 6720

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Street, Apt. or PO Box
 City, State
 Michael M. Wakashige et.al.
 857 Kopili Street
 Lahaina, HI 96761

PS Form 3800, June 2002 See Reverse for Instructions

7003 1680 0002 4633 6737

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

Sent To
 Street, Apt. or PO Box
 City, State
 Simeon/Felisa Opaon Trust
 847 S. Kopili Street
 Lahaina, HI 96761

PS Form 3800, June 2002 See Reverse for Instructions

7003 1680 0002 4633 6742

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Certified Fee	2.30	
Return Receipt Fee (Endorsement Required)	1.75	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 4.42	

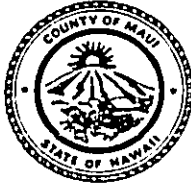
Sent To
 Street, Apt. or PO Box
 City, State
 Mark W. Balisco et.al.
 840 Kopili Street
 Lahaina, HI 96761

PS Form 3800, June 2002 See Reverse for Instructions

EXHIBIT "B-3A"

APPENDIX J
Agency Comments on the R-0 Zero Lot Line
Overlay District Application

ALAN M. ARAKAWA
Mayor
GILBERT S. COLOMA-AGARAN
Director
MILTON M. ARAKAWA, A.I.C.P.
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL MANAGEMENT
DEVELOPMENT SERVICES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH M. 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

December 1, 2003

RECEIVED

DEC 15 2003

LOKAHI PACIFIC

Ms. Jo-Ann T. Ridao, Managing Director
LOKAHI PACIFIC
1395 Main Street, Suite #204
Wailuku, Hawaii 96793

SUBJECT: **LOKAHI KUHUA SUBDIVISION**
TMK: (2) 4-5-023:070 & 072
SUBDIVISION FILE NO. 4.873

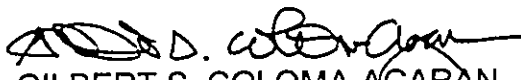
Dear Ms. Ridao:

This is in response to your letter dated November 7, 2003 in which you request approval to process this subdivision under the provisions of Chapter 19.84 (R-0 Zero Lot Line Overlay District) of the Maui County Code.

Your request has been approved by the Department of Public Works and Environmental Management. Note that Planning Department approval is also required.

If you have any questions regarding this letter, please call Mr. Lance Nakamura of our Development Services Administration at 270-7252.

Very truly yours,


GILBERT S. COLOMA-AGARAN
Director of Public Works
And Environmental Management

LSN
S:\DSA\Subd\Reg4\4#873-3.ltr

REC'D
LAND USE
DEC 10 10:25
WAILUKU



Lokahi Pacific

November 7, 2003

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

Subject: LOKAHI KUHUA SUBDIVISION
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-023: 070 & 072
File No. 4.873


Dear Mr. Coloma-Agaran:

In our preliminary subdivision approval letter dated October 6, 2003, condition #22 indicates "The preliminary plat indicates that the applicant intends to process this subdivision under the provisions of Chapter 19.84 (R-0 Zero Lot Line Overlay District) MCC. Approval by the Director of Public Works and Environmental Management and the Planning Director is required for processing under the provisions of this chapter.....".

By this letter, we are requesting your written verification to process the Lokahi Kuhua Subdivision under the provisions of Chapter 19.84 R0 Zero.

Thank you for your assistance and support on this matter.

Sincerely,


JO-ANN T. RIDAO
Managing Director

1935 Main Street, Suite #204 • Wailuku, Maui, Hawaii 96793 • Telephone (808) 242-5761 • Fax (808) 244-2057

Lokahi Pacific is an Equal Opportunity Lender, Housing Provider and Employer.



Lokahi Pacific

December 15, 2003

Mr. Gilbert S. Coloma-Agaran
Director of Public Works and
Environmental Management
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: ZERO LOT LINE OVERLAY DISTRICT APPLICATION
LOKAHI KUHUA SUBDIVISION
TMK: (2) 4-5-023:070
R0 2003/0001

Thank you for your comments on the above subject project.

1. Lokahi Pacific will ensure that our site improvement contractor submits a plan for disposal and composting of cleared and grubbed material and disposal and recycling of construction waste.
2. Lokahi Pacific understands that wastewater capacity cannot be ensured until the issuance of the building permit.
3. Lokahi Pacific will submit wastewater contribution calculations prior to building permit application.
4. We understand that Lokahi Pacific is not required to pay assessment fees for this area at the current time.
5. Lokahi Pacific has met with Mr. Scott Rawlins regarding off-site improvements to collection system and wastewater pump stations.
6. Lokahi Pacific's engineer will be alerted to show installation of a single service lateral and an advance riser for each lot on construction site plans.
7. Our engineer will be alerted to this concern, however, we not anticipate non-contact cooling water, condensate, etc. on this project.

1935 Main Street, Suite #204 • Wailuku, Maui, Hawaii 96793 • Telephone (808) 242-5761 • Fax (808) 244-2057

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Mr. Gilbert S. Coloma-Agaran
December 15, 2003
Page two

8. Lokahi Pacific will alert our surveyor/engineers to indicate on the plans the ownership of each easement (in favor of which party), as well as your note that the County will not accept sewer easements that traverse private property.
9. Lokahi Pacific will sign hold-harmless agreement with Wastewater Reclamation Division prior to final subdivision approval.
10. Lokahi Pacific understands that the sewer will remain privately owned and maintained. A manhole will be constructed at the connection to the County maintained sewer.
11. Stop signs will be placed at the exits of the two private roadway lots.
12. Lokahi Pacific will comply with Maui County roadways and subdivision requirements including access roadways subject to Maui County Code, Title 18. Except, we will be seeking a variance for a short portion of the Kopili Street access.
13. We concur that preliminary subdivision approval was granted on October 6, 2003.
14. Lokahi Pacific has engaged the services of Hans Riecke a licensed architect to design the homes to be built on this project.

Should you have further questions regarding this project, I can be reached at 242-5761.

Sincerely,

JO-ANN T. RIDAO
Managing Director

Cc: Ms. Julie Higa

37

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

December 3, 2003

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED
'03 DEC -4 PM 12:36

MEMO TO: MICHAEL W. FOLEY, PLANNING DIRECTOR
FROM: *for* GILBERT S. COLOMA-AGARAN, DIRECTOR OF PUBLIC WORKS
AND ENVIRONMENTAL MANAGEMENT *Milton Arakawa*
SUBJECT: ZERO LOT LINE OVERLAY DISTRICT APPLICATION
LOKAHI KUHUA SUBDIVISION
TMK: (2) 4-5-023:070
R0 2003/0001

We reviewed the subject application and have the following comments:

1. When ready to build, submit a plan for disposal and composting of cleared and grubbed material and disposal and recycling of construction waste.
2. Although wastewater capacity is available as of November 24, 2003, the developer should be informed that wastewater capacity cannot be ensured until the issuance of the building permit.
3. Wastewater contribution calculations are required before a building permit is issued.
4. The developer is not required to pay assessment fees for this area at the current time.
5. The developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.
6. Plans should show the installation of a single service lateral and an advance riser for each lot.

Memo to Michael W. Foley, Planning Director
December 3, 2003
Page 2

7. Non-contact cooling water, condensate, etc. should not drain to the wastewater system.
8. Indicate on the plans the ownership of each easement (in favor of *which party*). Note: County will not accept sewer easements that traverse private property.
9. Hold-Harmless Agreement should be executed. Signed agreement required before Wastewater Reclamation Division (WWRD) will give recommendations for final subdivision approval.
10. The sewer shall remain privately owned and maintained. A manhole shall be constructed at the connection to the County maintained sewer.
11. That stop signs be placed at the exits of the two (2) private roadway lots.
12. All roadways and subdivision requirements should meet all County standards including access roadways subject to Maui County Code, Title 18.
13. The subject subdivision was granted preliminary subdivision approval on October 6, 2003.
14. The plans submitted for this project do not adequately show sufficient detail to determine whether the project is compliant with building and housing codes. We will review the project for building and housing code requirements during the building permit application process.

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

GSCA:MA:jlh
S:\LUCA\CZMLokahiKuhuaSubd_ro_45023070_jlh.wpd



Lokahi Pacific

December 9, 2003

Mr. George Y. Tengan
Director
Department of Water Supply
County of Maui
P. O. Box 1109
Wailuku, Hawaii 96793-6109

Dear Mr. Tengan:

Subject: LOKAHI PACIFIC REQUEST FOR A 13-LOT R0-LOT LINE
OVERLAY DISTRICT SUBDIVISION ON 1.676 ACRES AT PAEOHI
AND KOPILI STREETS, TAX MAP KEY: 4-5-023: 070 & 072,
LAHAINA, MAUI, HAWAII (R0 2003/0001)

Thank you for your comments on the above subject project.

Source Availability and Consumption

Lokahi Pacific understands that although it appears that water availability is adequate to serve the proposed project, that DWS does not grant or imply any guarantee of water as a result of the subdivision approval. It is our understanding from the owner of the property, that there currently exists four meters on the site. At the appropriate time, Lokahi Pacific will be making application for nine additional water meters.

System Infrastructure

It is our understanding from a meeting with the Maui County Fire Department regarding this project, that the Fire Department will be requesting the installation of an additional fire hydrant on the corner of Kopili and Paeohi Streets.

Conservation

Lokahi Pacific will work very closely with the engineer on this project to integrate conservation measures and techniques in the project design and construction as well as convey them to future homeowners, where applicable.

1935 Main Street, Suite #204 • Wailuku, Maui, Hawaii 96793 • Telephone (808) 242-5761 • Fax (808) 244-2057

Lokahi Pacific is an Equal Opportunity Lender, Housing Provider and Employer.

Page two
Mr. George Tengan
December 9, 2003

Pollution Prevention

Lokahi Pacific will work very closely with the engineer on this project to adopt Best Management Practices (BMPs) designed to minimize infiltration and runoff from Construction and vehicle operations.

Lokahi Pacific has not yet formally engaged the services of an engineer on this project. We will be sure to incorporate the comments of the Department of Water Supply into our negotiations for services.

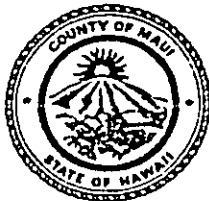
We appreciate your comments regarding this project.

Sincerely,

JO-ANN T. RIDAO
Managing Director

Cc: Ms. Julie Higa, Planning Department

63/4776



'03 NOV 25 P2:06

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

DEPT OF PLANNING
COUNTY OF MAUI

November 24, 2003

Ms. Julie Higa, Staff Planner
Planning Department
County of Maui
250 S High Street
Wailuku, Hawaii 96793

Dear Ms. Higa:

SUBJECT: Lokahi Pacific Request for a 13-Lot R0-Lot Line Overlay District Subdivision -
development of 13-lot subdivision on 1.676 acres - TMK: 4-5-023:070 & 072

Thank you for the opportunity to provide comments on this project proposal.

Source Availability and Consumption

The project area is currently served by our Lahaina system with Launiupoko aquifer as major source of water. According to the Commission on Water Resource Management (CWRM), pumpage on this aquifer on September, 2003 was 0.610 MGD. CWRM reports that this may be an underestimate as there are gaps in the reporting from users at this aquifer. Although it appears that water availability is adequate to serve the proposed project, it should be made clear that DWS does not grant or imply any guarantee of water as a result of the subdivision approval. Water availability is determined at the time of meter application.

Anticipated demand for this project would be approximately 7,300 GPD based on statewide system standard guidelines

System Infrastructure

The project site is served by 8-inch waterlines along Paeohi and Kopili Streets and 2 fire hydrants. The applicant should be required to comply with DWS Rules and Regulations for Subdivisions as well as provide domestic, fire and irrigation services in accordance with system standards. Domestic, fire, and irrigation calculations will be required during the building permit process. Actual fire demand for structures is determined by fire flow calculations prepared, signed and stamped by a certified engineer or architect. The approved fire flow calculation methods for use include - Guidance for Determination of Fire Flow - Insurance Service Office, 1974 and Fire Flow - Hawaii Insurance Bureau, 1991. We encourage the applicant to contact our Engineering Division at 270-7835 to discuss water system improvements.

Conservation

We encourage the applicant to integrate the following conservation measures and techniques in the project design and construction as well as convey them to future homeowners, where applicable:

By Water All Things Find Life

Use brackish and /or reclaimed water sources for dust control during construction, if such alternatives are available.

Eliminate Single-Pass Cooling: Single-pass, water-cooled systems should be eliminated per Maui County Code Subsection 14.21.20. Although prohibited by code, single-pass water cooling is still manufactured into some models of air conditioners, freezers, and commercial refrigerators.

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20A.680 requires the use of low-flow water fixtures and devices in faucets, showerheads, urinals, water closets, and hose bibs. Water conserving washing machines, ice-makers and other units are also available.

Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip".

Use Climate -adapted Plants: The project is located in the Maui County Planting Plan - Plant Zone 3. We encourage the applicant to utilize appropriate native and non invasive species and avoid the use of potentially invasive plants. Native plants adapted to the area, conserve water and protect the watershed from degradation due to invasive alien species. Attached is a list of appropriate plants for the zone as well as potentially invasive plants to avoid.

Limit Irrigated Turf: Limit irrigated turf to 25% or less of total landscaped area. Low-water use shrubs and ground covers can be equally attractive and require substantially less water than turf.


Look for Opportunities to Conserve Water: A few examples of these are as follows: When clearing driveways, etc. of debris, use a broom instead of a hose. When washing cars, use a hand-operated spray nozzle instead of an open hose. Additionally, check for leaks in faucets and toilet tanks.

Pollution Prevention

The project area is served by the Launiupoko aquifer which has a sustainable yield of 8 MGD of potable water. In order to protect surface and groundwater resources, we encourage the applicant to adopt Best Management Practices (BMPs) designed to minimize infiltration and runoff from construction and vehicle operations. We have attached sample BMPs for reference.

Should you have questions regarding system infrastructure and requirements, please call our Engineering Division at (808) 270-7835 or for questions on conservation and resource matters, please contact our Water Resources and Planning Division at (808) 270-7199.

Sincerely,


George Y. Tengan
Director

cc: engineering division
applicant, with attachments:
The Costly Drip
Maui County Planting Plan - Plant Zones 3 - Saving Water in the Yard - What and How to Plant in your Area
Ordinance No. 2108 - A Bill for an Ordinance Amending Chapter 16.20 of the Maui County Code, Pertaining to the Plumbing Code
Selected BMP's from "Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters"-EPA
A Checklist of Water Conservation Ideas for the Home and Yard



Lokahi Pacific

December 9, 2003

Chief Thomas Phillips
Maui County Police Department
55 Mahalani Street
Wailuku, Hawaii 96793

Subject: Kuhua Affordable Housing Project

Dear Chief Phillips:

I would like to take this opportunity to thank Officer Timothy H. Hodgens #2319 for taking the time to review this project and for actually driving through the area.

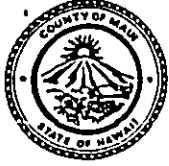
Please be assured that we noted your recommendations of "on-street" parking be limited to one side of the street only, and if possible, speed bumps put in place. Your memo of recommendations will be incorporated into our engineer's scope of work.

We appreciate your comments regarding this project.

Sincerely,

JO-ANN T. RIDAO
Managing Director

Cc: Ms. Julie Higa, Planning Department



ALAN M. ARAKAWA
MAYOR

OUR REFERENCE
ti
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

'03 NOV 21 P2:15

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED



THOMAS M. PHILLIPS
CHIEF OF POLICE

KEKUAUPIO R. AKANA
DEPUTY CHIEF OF POLICE

November 20, 2003

MEMORANDUM

TO : MICHAEL W. FOLEY, PLANNING DIRECTOR
FROM : THOMAS M. PHILLIPS, CHIEF OF POLICE
SUBJECT :
TMK: 4-5-023:070 & 072
Project
Name: Lokahi Kuhua Subdivision
Applicant: Lokahi Pacific

No further recommendation or comment is necessary or desired.

Refer to enclosed comments and/or recommendations.

Thank you for giving us the opportunity to comment on this project.

Acting Assistant Chief George Fontaine
For: THOMAS M. PHILLIPS
Chief of Police

Enclosure

COPY

TO : THOMAS PHILLIPS, CHIEF OF POLICE, MAUI COUNTY
VIA : CHANNELS ~~_____~~ 11/17/03
FROM : TIMOTHY H. HODGENS, P.O. II, LAHAINA SPECIALIZED UNITS
SUBJECT : KUHUA AFFORDABLE HOUSING PROJECT

Sir, this To/From is in regards to the proposed development of a 13 lot subdivision located at the corner of Kopili Street and Paeohi Street in Lahaina.

After driving past the area, this Officer noted that the streets are very narrow (20 feet wide). The Developers Lokahi Pacific plan to widen Paeohi and Kopili Street 12 feet (32 feet total). This will make both streets more easily accessible to the larger Emergency Vehicles.

It was also noted as this Officer drove thru the area, that there are numerous children living in the vicinity, and playing in the streets. It would be recommended that "On-Street" parking be limited to one side only, and if possible, speed bumps put in place.

This proposed Neighborhood will have only a small impact on the amount of vehicular traffic on Lahainaluna Road, which is the main connecting road. The developers estimate only 2 vehicles per a house, with 13 houses to be built (26 total).

The proposed plan appears to be in accordance with County Regulations.

If you, or the developers have any additional questions, or need any further clarification, please feel free to contact me at any time. Thank You.

Concise with Off. Hodgens
Assessment

[Signature] 1312
11/18/03 2:00

Respectfully Submitted;

[Signature]

Timothy H. HODGENS #2319
Police Officer II
Lahaina Specialized Units
11/17/03 1600 Hrs.

NO MAJOR IMPACTS SEEN,
PROJECT WILL IMPROVE ROADS + LIMITED
NUMBER OF RESIDENCES NOT EXPECTED
TO ADVERSELY IMPACT TRAFFIC.
CAPT. C. HIRATA



Lokahi Pacific

December 15, 2003

Ms. Alice L. Lee
Director
Department of Housing and Human Concerns
200 South High Street, 4th Floor
Wailuku, Maui, Hawaii 96793

Subject: LOKAHI PACIFIC REQUEST FOR A 13-LOT R0-LOT LINE
OVERLAY DISTRICT SUBDIVISION ON 1.676 ACRES AT PAEOHI
AND KOPII STREETS, TAX MAP KEY; 4-5-023: 070 & 072,
LAHAINA, MAUI, HAWAII (R0 2003/0001)

Dear Ms. Lee:

Thank you for comments and support of the above subject project.

Please be assured that it is Lokahi Pacific's intent, barring any unforeseen circumstances, to keep the selling price for the house and lot package of this project at approximately \$200,000.

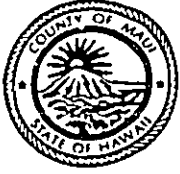
With regard to your comment on parking, our subdivision plans are including eight off street parking stalls within the subdivision.

Your support and assistance with this project has been invaluable.

Sincerely,

JO-ANN T. RIDAO
Managing Director

Cc: Ms. Julie Higa, Planning Department



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

ALAN M. ARAKAWA
Mayor

ALICE L. LEE
Director

HERMAN T. ANDAYA
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

October 15, 2003

TO: MICHAEL W. FOLEY, Director
Department of Planning

FROM: ALICE L. LEE, Director *ALL*
Department of Housing and Human Concerns

SUBJECT: LOKAHI PACIFIC REQUEST FOR A 13-LOT RO-LOT LINE
OVERLAY DISTRICT SUBDIVISION ON 1.676 ACRES AT PAEOHI
AND KOPILI STREETS, TAX MAP KEY: 4-5-023:070, LAHAINA,
MAUI, HAWAII (RO 2003/0001)

We have reviewed the subject application and would like to offer the following comments:

1. The applicant's agent has informed us that the estimated selling price for the house & lot package will be approximately \$200,000.
2. Because of the narrow streets in the vicinity of the project and the small lots that are being proposed, we would like to recommend that additional non-tandem off-street parking be provided wherever possible.
3. We support the development of the proposed project and recommend that the application be approved.

Thank you for the opportunity to comment.

ETO:hs

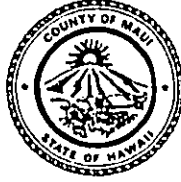
c: Housing Administrator

APPENDIX K
Responses to Agency Comments on Draft Environmental Assessment

ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

May 28, 2004

HOUSING
AND HUMAN
CONCERNS

DIRECTOR
DEP DIR
ADM ASST
SECRETARY
CLERK
HSG ADMIN
AGING EXEC
SR SVC ADMIN
IMMIG COO
YOUTH COORD
RSVP COORD
HOMELESS
GRANTS

COMMENTS	<input type="checkbox"/>
CALL ME	<input type="checkbox"/>
SEE ME	<input type="checkbox"/>
FILE	<input type="checkbox"/>
DRAFT	<input type="checkbox"/>
RESPONSE	<input type="checkbox"/>

Ms. Alice Lee, Director
Department of Housing and Human Concerns
200 South High Street
Wailuku, HI 96793

TODAY'S DATE 6/3/04
DATE DUE _____
BY: [Signature]

Dear Ms. Lee:

RE: Comments on the Draft Environmental Assessment Prepared in Support of the Lokahi Kuhua 12-lot Subdivision Located at TMK: 4-5-023: 070 & 072, Lahaina, Island of Maui, Hawaii (LTR2004/1643)

The Maui Planning Department (Department) has reviewed the Draft Environmental Assessment (DEA) prepared in accordance with Chapter 343, HRS, and Title 11, Chapter 200, HAR, for the above referenced project and offers the following comments:

1. What is the project timeline?
2. Discuss water and energy conservation measures.
3. On May 11, 2004, the Board of Variances and Appeals (BVA) approved the variances identified as 3a, 3b, 3c and 3e on pages 2 and 3 of the DEA (see attached). In addition, it is our understanding that the Department of Public Works and Environmental Management (DPWEM) waived the requirement to install the utility lines underground.

Thank you for the opportunity to comment. Should you require additional clarification, please contact Ms. Kivette A. Caigoy, Environmental Planner, of my office at 270-7735.

Sincerely,

Michael W. Foley
Planning Director

Ms. Alice Lee, Director
May 28, 2004
Page 2

MWF:KAC:do
Enclosure

c: Wayne Boteilho, Deputy Planning Director
Clayton I. Yoshida, AICP, Planning Program Administrator
Kivette A. Caigoy, Environmental Planner
Ann Cua, Staff Planner
Chris Hart & Partners
OEQC
General File
K:\WP_DOCS\PLANNING\EA\DEAComments\2004\1643_LokahiKuhuaSubd.wpd



August 18, 2004

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

Dear Mr. Foley:

Re: Draft HRS Chapter 343 Environmental Assessment (EA) for the Lokahi Kuhua Subdivision, a proposed 12-house/lot project, by Lokahi Pacific, a non-profit corporation, at TMK 4-5-023: 70 and 72, Lahaina, Maui, Hawaii.

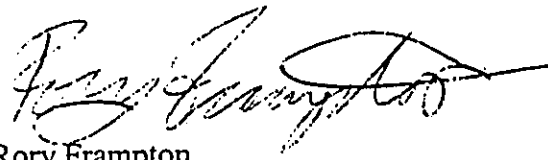
Thank you for your comments on the subject draft EA. The following are responses to your questions, as enumerated:

1. Project Timetable: The applicant has secured funding for the project from the USDA Rural Housing Service and the County Department of Human Concerns and Housing's HOME funds. The applicant has also filed a final subdivision approval application with the Development Services Administration, DPWEM. Upon obtaining necessary development approvals, the applicant will direct the preparation of construction drawings; filing of building permit applications; and commencement of project construction. The applicant would like to initiate site work in January 2005. It is estimated that project construction will take between 12 to 18 months.
2. Water and Energy Conservation Measures: See page 6 in the Final EA.
3. Other: The Final EA will be revised to reflect the variances approved by the Board of Variances and Appeals and the waiver to install underground utility lines by the Department of Public Works and Environmental Management.

Mr. Michael Foley
Re: Lokahi Kuhua Subdivision
August 18, 2004
Page 2

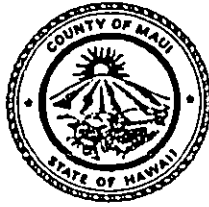
Your constructive comments are much appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Rory Frampton". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Rory Frampton
Senior Planner

c: Ms. Jo-Ann Ridao, Managing Director, Lokahi Pacific



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
 200 South High Street
 WAILUKU, MAUI, HAWAII 96793
 Telephone (808) 270-7816 • Fax (808) 270-7833

HOUSING
AND HUMAN
CONCERNS

DIRECTOR
DEP DIR
ADM ASST
SECRETARY
CLERK
HSG ADMIN
AGING EXEC
SR SVC ADMIN
IMMIG COO.
YOUTH COORD
RSVP COORD
HOMELESS
GRANTS

FM
COMMENTS
CALL ME
SEE ME
FILE
DRAFT
RESPONSE

TODAY'S DATE 6/3/04
 DATE DUE _____
 BY: _____

June 1, 2004

Ms. Alice L. Lee, Director
 Department of Housing and Human Concerns
 County of Maui
 200 S High Street
 Wailuku, Hawaii 96793

Dear Ms. Lee:

SUBJECT: Lokahi Kuhua Subdivision - development of 12-lot single family residential subdivision on 1.676 acre lot - TMK: 4-5-023:070 & 072

Thank you for the opportunity to provide additional comments on this project proposal.

The project area is served by our Lahaina system with Launiupoko aquifer as major source of water. As of March 2004 anticipated demand for outstanding or pending projects is already 12.7 MGD, 3.8 MGD of which is anticipated to be served by the county system. DWS does NOT grant or imply any guarantee of water until an application for water meter has been received and reviewed. Water availability for this project is determined at time of meter application.

Anticipated daily demand for this project would be in the range of 5,000 - 7800 gallons based on statewide system standard guidelines.

In our comment letter of November 23, 2003, we provided water conservation measures as well as Best Management Practices (BMPs) designed to minimize infiltration and runoff from construction and vehicle operations for the applicant to consider. We are pleased to note that the applicant will work very closely with their engineer to integrate conservation techniques and BMPs in the project design and construction.

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

Sincerely,


 George Y. Tengan, Director

eam
 cc: engineering division
 applicant

By Water All Things Find Life



August 18, 2004

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


Dear Mr. Tengan:

Re: Draft HRS Chapter 343 Environmental Assessment (EA) for the Lokahi Kuhua Subdivision, a proposed 12-house/lot project, by Lokahi Pacific, a non-profit corporation, at TMK 4-5-023: 70 and 72, Lahaina, Maui, Hawaii.

Thank you for your comments on the subject draft EA. As indicated, the applicant will work closely with the project engineer to integrate conservation techniques and Best Management Practices in the project design and construction.

Your constructive comments are much appreciated.

Sincerely,


Rory Frampton
Senior Planner

c: Ms. Jo-Ann Ridao, Managing Director, Lokahi Pacific
Mr. Stacy Otomo, project engineer

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

RECEIVED
JUN 23 2004

June 22, 2004

Mr. Ed Okubo
Department of Housing and Human Concerns
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Mr. Chris Hart
Chris Hart & Partners, Inc.
1955 Main Street, Suite 200
Wailuku, Hawaii 96793

Dear Messrs. Okubo and Hart:

The Office of Environmental Quality Control has reviewed your draft environmental assessment for the Lokahi Kuhua Subdivision, Tax Map Key (2nd) 4-5-23, parcels 70 and 72, situated in the judicial district of Lahaina and offers the following comment for your consideration and response.

1. **Sustainable Building Guidelines:** In construction of the proposed housing, please refer to the "Sustainable Building Guidelines" contained in the Office of Environmental Quality Control's "A Guidebook to the Hawaii State Environmental Review Process" found online at <http://www.state.hi.us/health/oeqc/index.html>.

Thank you for the opportunity to comment. If there are any questions, please call Mr. Leslie Segundo, Environmental Health Specialist, at (808) 586-4185.

Sincerely,

Handwritten signature of Genevieve Salmonson in cursive.
GENEVIEVE SALMONSON
Director



CHRIS
HART
& PARTNERS, INC.

August 18, 2004

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control
State of Hawaii
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

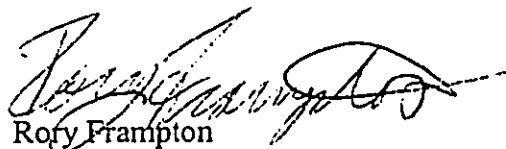
Dear Ms. Salmonson:

Re: Draft HRS Chapter 343 Environmental Assessment (EA) for the Lokahi Kuhua Subdivision, a proposed 12-house/lot project, by Lokahi Pacific, a non-profit corporation, at TMK 4-5-023: 70 and 72, Lahaina, Maui, Hawaii.

Thank you for your comments on the subject draft EA. Please be advised that a copy of the "Sustainable Building Guidelines" of the OEQC has been forwarded to the project architect for use in the preparation of project construction plans and implementation during project construction, as feasible.

Your constructive comments are much appreciated.

Sincerely,



Rory Frampton
Senior Planner

c: Ms. Jo-Ann Ridao, Managing Director, Lokahi Pacific
Mr. Hans Riecke, project architect

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



RECEIVED
 HOUSING DIVISION

COUNTY OF MAUI - 9 A 8:47
 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 4, 2004

MEMO TO: ALICE L. LEE, DIRECTOR OF HOUSING AND HUMAN CONCERNS

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

SUBJECT: DRAFT HRS CHAPTER 343 ENVIRONMENTAL ASSESSMENT
 LOKAHI KUHUA SUBDIVISION
 TMK: (2) 4-5-023:070 AND 072

We reviewed the subject application and have the following comment:

1. Our December 3, 2003 comments (copy attached) still apply.

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

GSCA:MA:sn
 Attachment
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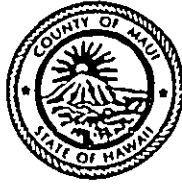
HOUSING AND HUMAN CONCERNS	
DIRECTOR	<input type="checkbox"/>
DEP DIR	<input type="checkbox"/>
ADM ASST	<input type="checkbox"/>
SECRETARY	<input type="checkbox"/>
CLERK	<input type="checkbox"/>
HSG ADMIN	<input type="checkbox"/>
AGING EXEC	<input type="checkbox"/>
SR SVC ADMIN	<input type="checkbox"/>
IMMIG COO	<input type="checkbox"/>
YOUTH COORD	<input type="checkbox"/>
RSVP COORD	<input type="checkbox"/>
HOMELESS	<input type="checkbox"/>
GRANTS	<input type="checkbox"/>
	<input type="checkbox"/>
TODAY'S DATE	8/6/04
DATE DUE	
BY:	<i>TC</i>

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

December 3, 2003

MEMO TO: MICHAEL W. FOLEY, PLANNING DIRECTOR

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

SUBJECT: ZERO LOT LINE OVERLAY DISTRICT APPLICATION
LOKAHI KUHUA SUBDIVISION
TMK: (2) 4-5-023:070
RO 2003/0001

We reviewed the subject application and have the following comments:

1. When ready to build, submit a plan for disposal and composting of cleared and grubbed material and disposal and recycling of construction waste.
2. Although wastewater capacity is available as of November 24, 2003, the developer should be informed that wastewater capacity cannot be ensured until the issuance of the building permit.
3. Wastewater contribution calculations are required before a building permit is issued.
4. The developer is not required to pay assessment fees for this area at the current time.
5. The developer is required to fund any necessary off-site improvements to collection system and wastewater pump stations.
6. Plans should show the installation of a single service lateral and an advance riser for each lot.

Memo to Michael W. Foley, Planning Director
December 3, 2003
Page 2

7. Non-contact cooling water, condensate, etc. should not drain to the wastewater system.
8. Indicate on the plans the ownership of each easement (in favor of which party). Note: County will not accept sewer easements that traverse private property.
9. Hold-Harmless Agreement should be executed. Signed agreement required before Wastewater Reclamation Division (WWRD) will give recommendations for final subdivision approval.
10. The sewer shall remain privately owned and maintained. A manhole shall be constructed at the connection to the County maintained sewer.
11. That stop signs be placed at the exits of the two (2) private roadway lots.
12. All roadways and subdivision requirements should meet all County standards including access roadways subject to Maui County Code, Title 18.
13. The subject subdivision was granted preliminary subdivision approval on October 6, 2003.
14. The plans submitted for this project do not adequately show sufficient detail to determine whether the project is compliant with building and housing codes. We will review the project for building and housing code requirements during the building permit application process.

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

GSCA:MA;jlh
S:\LUCA\CM\LokahiKuhuaSubd_ro_45023070_jlh.wpd



August 18, 2004

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

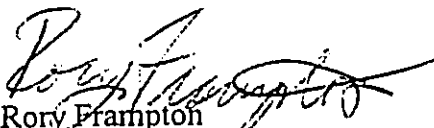
Dear Mr. Coloma-Agaran:

Re: Draft HRS Chapter 343 Environmental Assessment (EA) for the Lokahi Kuhua Subdivision, a proposed 12-house/lot project, by Lokahi Pacific, a non-profit corporation, at TMK 4-5-023: 70 and 72, Lahaina, Maui, Hawaii.

Thank you for your comments on the subject draft EA. In Appendix J of the Draft EA, the applicant has addressed compliance with the fourteen (14) conditions in your memorandum dated December 3, 2003. It is reaffirmed that these conditions will be met by the applicant.

Your comments are much appreciated.

Sincerely,


Rory Frampton
Senior Planner

c: Ms. Jo-Ann Ridao, Managing Director, Lokahi Pacific
Mr. Stacy Otomo, project engineer

APPENDIX L
R-0 Zero Lot Line Overlay District Approval Letter (7/28/04) &
Variance Application Approval Letter (5/11/04)

ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

July 28, 2004

RECEIVED

JUL 30 2004

LOKAHI PACIFIC

Ms. Jo-Ann T. Ridao, Managing Director
Lokahi Pacific
1935 Main Street, Suite 204
Wailuku, Hawaii 96793

Dear Ms. Ridao:

RE: Lokahi Pacific Request for a 13-Lot R-0 Zero Lot Line Overlay District Subdivision on 1.676 Acres at Paeohi and Kopili Streets, Tax Map Key: 4-5-023: 070, Lahaina, Maui, Hawaii (R0 2003/0001) (LPA 2004/0031)

The Planning Department has reviewed the above R-0 Zero Lot Line Overlay project pursuant to Chapter 19.84, Maui County Code. The proposed project consists of 13 lots on 1.676 acres. Twelve of the lots contain single family dwellings and one lot contains a drainage basin/park area. No structures will be built on this lot. The property is located within the R-1 Residential District and is not located within the Special Management Area of the County of Maui. The project has been designed to meet the development standards of the R-0 Zero Lot Line Overlay District relative to Minimum lot area (min 3000 sf), Lot Width (min 35 ft), and setbacks. The project also conforms to the design standards for the district.

Pursuant to the aforementioned, R-0 Zero Lot Line Overlay approval and Landscape Planting Approval are hereby granted for the project based on plans dated August 15, 2003.

If additional clarification is required, please contact Ms. Ann Cua, Staff Planner, of this office at 270-7735.

Sincerely,

A handwritten signature in black ink, appearing to read "M. W. Foley".

MICHAEL W. FOLEY
Planning Director

Ms. Jo-Ann T. Ridao
July 28, 2004
Page 2

MWF:ATC:lar
c: Clayton Yoshida, AICP, Planning Program Administrator
Ann Cua, Staff Planner
Project File
General File
K:\WP_DOCS\PLANNING\RO\2003\0001_Lokahi Kuhua 13 Lot Sub\ApprovalLtr.wpd

ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

RECEIVED

MAY 14 2004

LOKAHI PACIFIC

May 11, 2004

Ms. Jo-Ann T. Ridao
Lokahi Pacific
1935 Main Street, Suite #204
Wailuku, Hawaii 96793

Dear Ms. Ridao:

RE: JO-ANN T. RIDAO, LOKAHI PACIFIC, REQUESTING APPROVAL OF VARIANCES FROM THE FOLLOWING SECTIONS OF THE MAUI COUNTY CODE: (1) SECTION 18.20.040 TO DELETE THE CURBS, GUTTERS, AND SIDEWALKS FOR THE ADJACENT HALVES OF KOPILI AND PAEOHI STREETS; (2) SECTION 18.20.040(3)(A) TO ALLOW THE PAVEMENT ON EXISTING STREETS PROVIDING ACCESS TO THE SUBDIVISION TO BE LESS THAN THE MINIMUM WIDTH OF TWENTY FEET; (3) SECTION 18.16.060(C) TO ALLOW A SUBDIVISION WHEREBY THE RIGHTS-OF-WAY OF ACCESS STREETS WILL BE LESS THAN THE MINIMUM WIDTH OF TWENTY-FOUR FEET; AND (4) SECTION 12.24A.070(D) TO DELETE THE PLANTING OF TREES IN THE PUBLIC RIGHTS-OF-WAY OF STREETS REQUIRED FOR THE LOKAHI KAHUA SUBDIVISION (DSA NO. 4.873) AT 391 & 395 PAEOHI STREET, LAHAINA, MAUI, HAWAII, TMK: 4-5-023:070 & 072. (BVA20040008)

At its regular meetings on April 22, 2004, the Board of Variances and Appeals (Board) reviewed the above request and after due deliberation, voted to approve the variance request with the following conditions:

1. That the approval be applicable only to the proposed requests as described in the applicant's variance application dated December 18, 2003;
2. That the owner, its successors and permitted assigns shall indemnify and hold the County of Maui harmless from and against any loss, liability, claim or demand arising out of this variance, and shall procure, at its own cost and expense, and shall maintain during the entire period of this variance, a policy or policies of comprehensive liability insurance, in the minimum amount of ONE MILLION AND NO/00 DOLLARS (\$1,000,000.00), naming the County of Maui as an additional named insured, insuring and defending the applicant and County of Maui against

Ms. Jo-Ann Ridao
May 11, 2004
Page 2

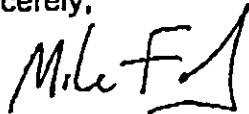
any and all claims or demands for property damage, personal injury and/or death arising out of this variance approval, including but not limited to: (1) claims from any accident in connection with the approved variance, or occasioned by any act or nuisance made or suffered in connection with the approved variance in the exercise by the applicant of said rights; and (2) all actions, suits, damages and claims by whomsoever brought or made by reason of the non-observance or non-performance of any of the terms and conditions of this variance approval. Copies of a hold harmless agreement and the policy naming County of Maui as an additional named insured shall be submitted to the Planning Department within ninety (90) calendar days from the date of transmittal of the decision and order.

3. That the modified improvements shall be shown on the subdivision construction plans and constructed accordingly; and
4. All other requirements of Title 18 and the County's drainage rules shall be met.

A copy of the Staff's Report and Recommendations dated April 22, 2004, are enclosed for your reference. We have enclosed the hold harmless agreement form for your use.

If you have any questions, please contact Ms. Trisha Kapuaala, Staff Planner, at 270-7253.

Sincerely,



MICHAEL W. FOLEY
Planning Director

MWF:FAC:AHS:TMLK:nsg
Enclosures

xc: Trisha Kapuaala, Staff Planner
Department of Public Works & Environmental Management
04/ZAED TMK File
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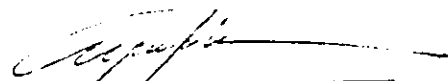
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CERTIFICATION

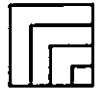
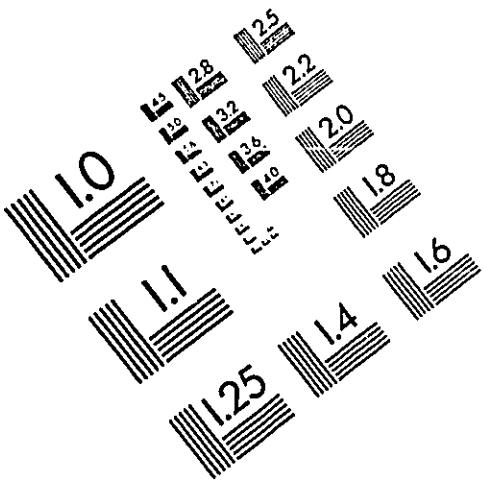
I HEREBY CERTIFY THAT THE MICROPHOTOGRAPH APPEARING IN THIS REEL OF
FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.

2005

DATE



SIGNATURE OF OPERATOR

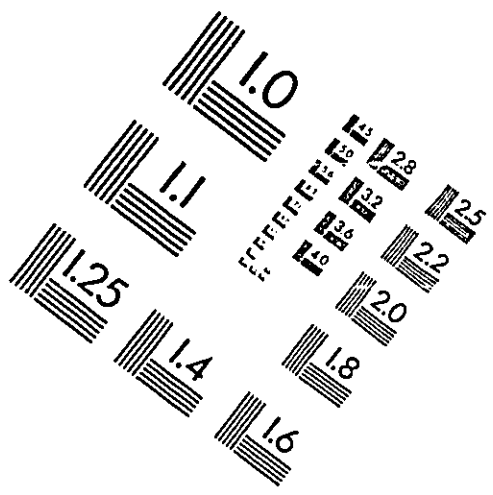


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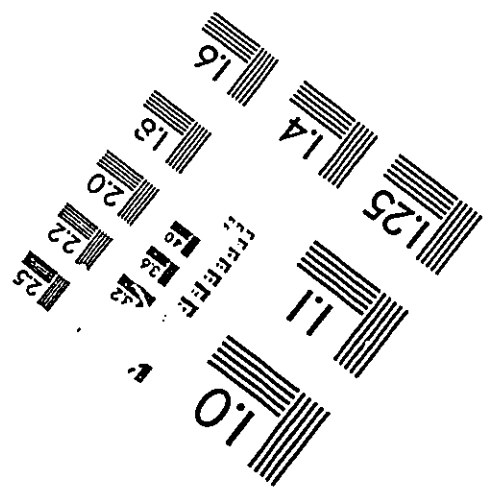
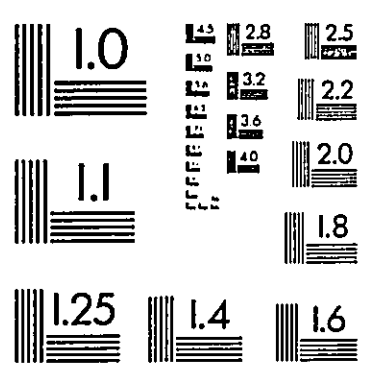
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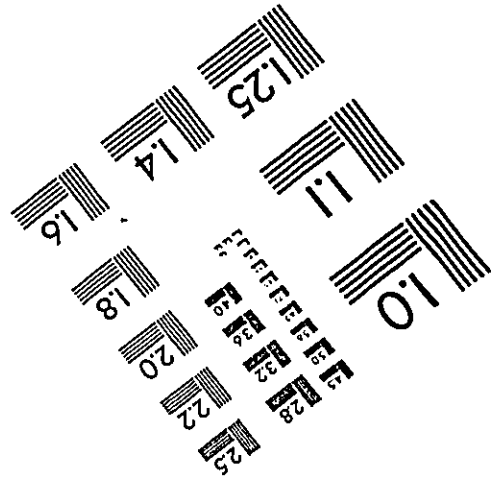
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