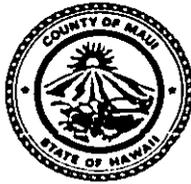


LINDA CROCKETT LINGLE
Mayor



DAVID W. BLANE
Director

LISA M. NUYEN
Deputy Director

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

RECEIVED

October 10, 1997

'97 OCT 14 P2:30

OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

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

Dear Mr. Gill:

Subject: Final Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Mokulele Baseyard/Storage Community Plan Amendment for Approximately 51.946 Acres of Land at Puunene, Island of Maui, Hawaii, Identified by Tax Map Key 2-3-8-005: 1 (por.), and 19, 22, 38

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

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

Very truly yours,

Lisa M. Nuyen
DAVID W. BLANE
Planning Director

DWB:DAS
Enclosures

cc: Clayton Yoshida, AICP, Planning Program Administrator
C. Earl Stoner Jr.
Project File
General File
(C:ooqcton.fin)

106

1997-11-23-MA-FEA-MoKulele
Baseyard / Storage Community Plan
County of Maui
Planning Department
250 S. High Street
Wailuku, HI 96793
Amendment

Nov.
OCT 23 1997
FILE COPY

'96 NOV -4 P12:41

DEPT OF PLANNING
COUNTY OF MAUI
RECEIVED

Maui Planning Commission
Request Form

FINAL ENVIRONMENTAL ASSESSMENT AND FINDING
OF NO SIGNIFICANT IMPACT

IN THE MATTER OF THE)
APPLICATION OF)
S & F LAND COMPANY, INC.)
To Obtain an Environmental)
Assessment for the proposed)
change in Community Plan for)
Tax Map Keys, 2nd Division,)
3-8-05, Portion of Parcel 1 and)
Parcels 19, 22 and 38 at Kihei,)
Island of Maui, County of Maui,)
State of Hawaii.)

The Applicant:

S & F Land Company, Inc.
P.O. Box 806
Puunene, HI 96784
877-3329

Agent:

C. Earl Stoner, Jr.
P.O. Box 806
Puunene, HI 96784
877-3329

THE APPLICATION

This matter arises from Application of Environmental Assessment filed on the subject property pursuant to Chapter 200, Environmental Impact Statement, Rules of Department of Health, State of Hawaii by S&F Land Company, Inc., on behalf of itself and Alexander & Baldwin on

approximately 51.946 acres of land in the Kihei district situated at Puunene, Island of Maui, County of Maui and identified by the tax keys referred to herein.

PURPOSE OF THE APPLICATION

Environmental Assessment for Community Plan Amendment and future State Land Use Commission and County of Maui Zoning Request.

APPROVING AGENCY

The approving agency is the Planning Department, County of Maui, Contact person: David Blane, phone 243-7735

Consulting Agencies: County of Maui, Depts. of Public Works, Water Supply, Finance, Maui Electric Co., Hawaiian Telephone.

GENERAL DESCRIPTION

Description of the Property

1. Approximately 51.946 acres of land in the Kihei district situated at Puunene, Island of Maui, County of Maui and identified as the tax keys which are referred to herein.
2. The Land Use Designations for the Property are as follows:
 - a. State Land Use District: Agriculture
 - b. Kihei Community Plan: Agriculture (Proposed Light Industrial)
 - c. Zoning: None
 - d. Special Management Area: Not in Special Management Area.
 - e. Other Special Districts: None
3. The Surrounding Land Uses are as follows:
 - a. North - agricultural, Waiko road
 - b. East - agricultural
 - c. South - agricultural
 - d. West - agricultural, Mokulele Highway
4. The property is currently developed with construction baseyards including warehouse and shed type structures, electrical switchyard and related improvements. Part of the land is undeveloped.

Existing services:

a. Water. There is an 8 inch diameter water line along the entire internal road system. This 8 inch water line is served by a 6 inch water main running parallel to and west of Mokulele Highway from the property to Mehamaha Road. From that point, it is served by a 12 inch line which is tied into the 36 inch high pressure main serving portions of Wailuku and the Kihei District. Fire Hydrants are presently installed at required intervals along the entire 8 inch internal water system.

b. Sewers. There is presently no sewer system serving the property. There are existing septic tanks in use for at least two toilets within the property location and other parcels are presently served by chemical toilets.

c. Roadways. The property is served by Mokulele Highway and is entered off of Waiko Road. Mokulele Highway is presently a 60 foot wide right of way with approximately 30 lineal feet of paving width. Waiko Road is a 40 lineal foot right of way with a 22 foot paving width. The internal paving within the property is a 25 foot wide paved roadway presently serving all internal lots in the property. There are no curbs, gutters or sidewalks on any of the above described roadways.

d. Drainage. Presently storm water runoff drainage flows into the adjacent stream bed which borders the property on its south border for the entire south perimeter of the property. There is minimal run off into adjacent agricultural fields.

e. Solid Waste Disposal. Solid Waste Disposal is presently served by the dump site on Pulehu Road approximately two miles from the property.

f. Utilities. The property is serviced by overhead telephone and electrical facilities throughout the entire internal roadway system. There is no gas or cable service to the property.

g. Recreational Services/Resources. The nearest recreational resources such as parks, community centers and related resources are in Kahului town, approximately 1 1/2 to 2 miles from the project site.

h. Police and Fire Protection. Fire protection is provided from the Dairy Road fire station in Kahului which is located approximately 1 1/4 miles from the site. The nearest police protection is provided from the main police station in Wailuku, approximately 2 1/2 miles from the site.

i. Schools. Nearest schools to the site would be Maui High School in Kahului and related elementary and junior high schools located within the Kahului area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development is to expand the area presently providing contractor baseyards and related facilities for the short, medium and long term use by contractors and similar light industrial users for baseyards, equipment and material storage the maintenance of equipment and assembly of goods and materials utilized in their off site activities in construction and related industries together with ancillary offices and storage buildings.

AFFECTED ENVIRONMENT

The only affect on agriculture land would be the final phase of the project described on the Community Plan map as parcel 1C totaling approximately 11.055 acres of which approximately 9 acres are presently in sugar cane. This field is presently separated from adjacent fields by the existing development of the project and is difficult to service both for harvest and operation. The land owner, Alexander & Baldwin and its sugar subsidiary, HC&S have decided that this field is expendable as expansion of the project occurs. For that reason, this approximately 9 acres is the final development phase projected for this project.

Under the ALISH suitability rating for lands in the State of Hawaii. The tax map parcels covered under this request are all considered prime agricultural lands. The map in this vicinity encompasses several thousand acres which are all classified prime agricultural lands except for areas where rock piles have been developed by HC&S when clearing adjacent fields. There does not appear to have been any consideration at the time the ALISH rating was completed for the then existing industrial type facilities which comprised approximately one-half of the entire 50 acres at that time. On the detailed land classification map, the land study agricultural productivity rating for the parcels in question reflect an E71 rating for the portion of the parcel abutting Mokulele Highway (Map 33) and an A71 rating for the property to the east (Map 37). It appears that the

land study bureau rating for the subject property made an effort to reflect the fact that much of the property was not used for agricultural purposes for the past 50 years.

ARCHAEOLOGICAL, CULTURAL OR HISTORICAL RESOURCES

Archaeological, cultural or historical resources are not located on the property. The applicant has been unable to determine any such resources which may in any way be impacted by this project. Presently, improved baseyards occupy approximately one-half of the total project area and it has been in this type of activity for a period of approximately 50 years. The remaining property, as noted above, is either in agricultural use or is scrub land which has been deemed unusable for agricultural purposes by the fee owner. A report on the historic use of the property is attached hereto as page seven of this Environmental Assessment.

IMPACTS ON INFRASTRUCTURE AND SERVICES

a. Water. It is anticipated that an expansion in size of the present roadway water system along Mokulele Highway from Mehameha Road to the site, a distance of approximately 4400 lineal feet, will have to occur when the site is developed. This will involve the installation of a 12 inch water line for that entire distance replacing the existing 6 inch main.

b. Sewers. There is no present plan to install sewers in this area. All new structures will be served by septic tanks or on-site treatment individual wastewater systems.

c. Roadways and Traffic. A left hand turn lane on Mokulele Highway was installed with the original installation of improvements by the applicant in 1984. There are presently no traffic problems associated with the property since its left hand turn lane was installed and it is not contemplated that the presently planned expansion will cause further traffic problems. If expansion impacts upon Mokulele Highway or Waiko Road improvements such as right hand turn lanes, or road pavement widening will be installed to accommodate such traffic. There will be additional internal roadways added as the project expands.

d. Drainage. There are no drainage problems presently associated with the property. As indicated, natural surface grades have always drained to the south into the existing stream bed which runs along the entire south perimeter of the property. Future

development will restrict drainage flow into Pulehu Stream. On-site improvements will be constructed to provide surface catchment of industrial liquids and spills. Storage and/or separation of storm drainage water and industrial liquids will be accomplished in accordance with requirements of the State Department of Health.

e. Solid Waste Disposal. Necessary disposal of solid waste is taken care of at the Pulehu Road dump site approximately two miles from the project site.

f. Utilities. There will be an on site expansion of water, electrical and telephone utilities when the project expands beyond its present scope. There will be an off site improvement of water main.

g. Recreational Services/Resources. There will be no requirement for additional recreation services or resources.

h. Police and Fire Protection. Present police and fire protection are satisfactory for the property.

i. Schools. There will be no added impact on schools near the property.

j. Environmental Control. A former wood treating plant occupied an approximate 1.2 acre site within the property and is presently undergoing closure activity with the U.S. E.P.A. No activity is presently planned for this site, but if "clean closure" is obtained reuse of the site will be established within applicable governmental controls.

k. Recycled Material. Wherever possible, project expansion will utilize recycled materials available on island. Tenants will be encouraged both to recycle and to use recycled materials in their operations.

IMPACTS ON ENVIRONMENT

There appear to be no potential environmental impacts to be caused by the project at this site. The location is well away from areas of residential development and causes no impact on the adjacent agricultural activities. The applicant has requested that rezoning, when granted, be limited to industrial uses as are generally existing on site at this time with no commercial activities.

HISTORY OF TAX MAP KEYS COMPRISING
CENTRAL MAUI BASEYARD REQUEST

The following is a history based on information provided by former HC&S employees and others familiar with the subject property. Original building development on this site at the corner of Waiko Road and Mokulele Highway occurred during World War II when it was part of the military operations located in the central valley of Maui. The six inch water line presently paralleling Mokulele Highway was constructed at that time as was one warehouse totaling approximately 7,000 feet including adjacent out buildings. Apparently, this facility and the surrounding lands were used for storage of military vehicles and related operational materials which were used in the war effort. The water line which paralleled Mokulele Highway and was served from a source south of the site near Kihei was constructed to serve this military facility and other military operations located nearby. The line remains in use to this day.

In 1954, the Alexander & Baldwin sugar operation, Hawaii Commercial & Sugar operating in Puunene began plantation oriented concrete operations on this site. Between the war and that time, the site had been used for waste material storage. The HC&S operation started with a concrete batching plant for fabrication and construction of reinforced concrete flumes. For the first few years of operation, the concrete batching and fabrication facilities were used strictly to supplement HC&S operations, particularly flume construction and cast concrete members for use in plantation operations. Prior to 1960, the concrete batch operations were taken over by A & B Commercial Company and expansion of services to other A & B facilities were provided, including block and pipe manufacturing and the fabrication of concrete materials both for company use and sale to others.

During the ongoing concrete batching and fabricating activity, construction of most of the additional buildings on site was accomplished. The back portion of the property totaling approximately 20 acres became the location for storage of manufactured materials which were then transported elsewhere.

In 1965, A & B Commercial discontinued their operation on site and in January, 1966, Ameron HC&D relocated batching facilities and fabrication facilities to the Camp 10 quarry site east of this location in Puunene. Since the site was now surplus, in January, 1966, a sublease was entered into between A & B Commercial and Harley Helle, who subsequently started a business on the site first known as Helle Logging and thereafter as Maui Hardwoods. Shortly after the Maui Hardwood operations started on the site, a special use permit was requested in accordance with the new State Land Use law. The original Special Use

Permit issued was identified as SP69-64 and it allowed certain operations related to logging and saw mill activity on the site. Subsequently to that, Honolulu Wood Treating acquired a portion of the property on an adjacent tax key parcel totaling approximately 1.2 acres and a second Special Use Permit designated as SP72-127 was issued providing for kiln drying and treating of lumber on that parcel.

For approximately ten years various operations of Maui Hardwoods, Helle Logging and Honolulu Wood Treating continued at this location, however, around 1980, the Helle operations failed and the business filed for reorganization under the federal bankruptcy laws. The wood treating facility on the adjacent parcel continued operation. During the Helle Logging and Maui Wood Treating occupancy, the saw mill and office facilities for Helle and the adjacent Maui Wood Treating operations were located at the parcel fronting Mokulele Highway with the storage of finished materials, equipment and related activities expanding onto the 20 acres to the east. With the exception of approximately nine acres along Mokulele Highway immediately south of the wood treating operation, none of the property was used for sugar cane cultivation from World War II until present.

In 1983, Helle Logging ceased to operate and a bankruptcy auction of its equipment and materials was held. That portion of the property was taken over by S & F Land Company shortly thereafter and Special Use Permit SP83-358 was issued. In about 1985, Honolulu Wood Treating went out of business on their site, however, due to the requirements for a EPA closure permit, that property has not yet been released and is still leased to Maui Wood Treating's parent corporation.

Beginning in 1984, and continuing to the present, S & F Land Company has operated a facility for the construction industry which consists primarily of construction baseyards and storage facilities with ancillary offices. Many Maui contractors, subcontractors, truckers and storage companies presently operate from the site where they store household goods, material in transit, construction equipment, tools, materials and related goods for their operations.

57116
BENJAMIN J. CAYETANO
GOVERNOR



KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
JERRY M. MATSUDA
GLENN M. OKIMOTO

'96 SEP 11 P1:01

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

IN REPLY REFER TO

STP 8.7538

September 9, 1996

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

Dear Mr. Blane:

Subject: Mokulele Baseyard (S & F Land Company, Inc.)
Environmental Assessment 95/EA-7
Zone Change 96/CIZ-008
Community Plan Amendment 95/CPA-3
TMK: 3-8-5: Por 1, 19, 22, & 38

Thank you for your transmittal of July 30, 1996, requesting our review and comments on the subject project.

Our comments are as follows:

1. We plan to widen Mokulele Highway from two to four lanes. Additional rights-of-way or setbacks may be required and should be coordinated with our Highways Division.
2. A Traffic Impact Analysis Report (TIAR) should be submitted for our review and approval. The TIAR should identify the impacts and required mitigative measures attributable to the development.
3. The petitioner should be responsible for those required mitigative measures attributable to his project, at no cost to the state.
4. Construction plans for work within our right-of-way must be submitted for our review and approval.

Mr. David W. Blane
Page 2
September 9, 1996

STP 8.7538

We appreciate the opportunity to provide comments.

Very truly yours,



KAZU HAYASHIDA
Director of Transportation

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



LAWRENCE MIKE
DIRECTOR OF HEALTH

'96 SEP -3 P1:58

DEPT. OF HEALTH
RECEIVED

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

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

August 30, 1996

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

Dear Mr. Blane:

Subject: Mokulele Baseyard
TMK: (2) 3-8-05:portion of 1, 19, 22, and 38
I.D. NO.: 95/EA-7, 95/CPA-3, 96/CIZ-008

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

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

Reference is made to "Existing services, b. Sewers", What are "self-contained tank type of installations"?

Should you have any questions, please contact me at 984-8230.

Sincerely,

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

HERBERT S. MATSUBAYASHI
Chief Sanitarian

HM:km

cc: EPO

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



LAWRENCE MIKKE
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:

September 18, 1996

96-073A/epo

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

Dear Mr. Blane:

Subject: Applicant: S and F Land Company, Inc.
Project Name: Mokulele Baseyard
I.D. No.: 95/EA-7, 95/CPA-3, 96/CIZ-008
TMK: 3-8-05: portion of 1, 19, 22, and 38

Thank you for allowing us to review and comment on the subject project. We have attached our letters of June 7, 1996 and July 3, 1996, to the Office of Planning regarding the Petition for Amendment to the State Land Use District Boundaries.

In addition, we provide the following comments from our Office of Solid Waste Management:

We request that the petitioner address all opportunities to incorporate recycled content building materials in the development of the parcel, as a condition of the amendment. The amendment application indicates that road and lot paving will be an improvement undertaken by the petitioner. Glasphalt is mandated for all State and County paving projects by Act 201, HSL 1994. We request that the petitioner also support the State and counties' effort to promote local reuse of recyclable materials. Locally produced compost is also available for landscaping purposes.

Should you have any questions, please contact Ms. Carrie McCabe of the Office of Solid Waste Management at 586-4243.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bruce S. Anderson".

BRUCE S. ANDERSON, Ph.D.
Deputy Director for Environmental Health

Attachments

c: Maui DHO SHWB
SDWB WWB

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



ATTACHMENT

LAWRENCE MIKE
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:

June 7, 1996

96-073/epo

TO: The Honorable Gregory Pai, Director
Office of State Planning

FROM: Lawrence Miike *Lawrence Miike* FOR
Director of Health

SUBJECT: PETITION FOR AMENDMENT TO THE STATE LAND USE DISTRICT
BOUNDARIES

Petition No. A96-717
Petitioner: S&F Land Co.
Requested Change: Agriculture to Urban
Proposed Use: Continuation and expansion of
industrial uses, including
construction and contractor
baseyards, equipment and materials
storage, and ancillary offices

Location: Waikapu-Pulehunui, Wailuku, Maui
Tax Map Key: 3-8-05:19, 22, 38 and portion of 1

Thank you for allowing us to review and comment on the subject request. We have the following comments to offer:

Underground Storage Tanks

The petition does not state whether or not underground storage tanks (USTs) are located at the baseyard. The applicant should be made aware that in accordance with the Hawaii Revised Statutes 342L-30(a), owners of existing USTs in the State of Hawaii were required to notify the Department of Health of the existence of these USTs by December 31, 1989. In addition, federal regulations (42 USC 6991a) required that such notification be made by May 8, 1986. Failure to notify can result in penalties of up to \$10,000 per tank for each day of violation.

If you have any questions on this matter, please call Roxanne Kwan of our Underground Storage Tank Section at 586-4226.

The Honorable Gregory Pai
June 7, 1996
Page 2

Wastewater

The subject project is located in the critical wastewater disposal area as determined by the Maui County Wastewater Advisory Committee. No new cesspools will be allowed in the subject area.

Wastewater treatment and disposal have not been adequately addressed in the subject document. Since there is no existing sewer service system in the area, the Department of Health recommends that existing septic tanks continue to be used and that all new structures be served by new on-site, treatment individual wastewater systems.

All wastewater plans must conform to applicable provisions of the Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems."

Should you have any questions on this matter, please contact Ms. Lori Kajiwara of the Wastewater Branch at 586-4294.

Subsurface and Groundwater Concerns

The typical activities associated with industrial areas are such that subsurface and groundwater contamination, resulting from daily operations, is possible. To minimize the possibility of this contamination, we request that the developer confine all maintenance and manufacturing activities which involve industrial agents to appropriately designed concrete floored areas. In doing so, all spills can be contained and recovered, and intentional discharges will be discouraged. There should be no such industrial activity conducted over bare ground.

Three (3) conditions are presented which the Department of Health (DOH) strongly recommends to serve as a requirement for the proposed reclassification or be included in a covenant with the use of the land, similar to an industrial park covenant.

1. All cleaning, repairs and maintenance of equipment involving industrial liquids such as gasoline, diesel, solvent, motor oil, hydraulic oil, gear oil, brake fluid, acidic or caustic liquids, anti-freeze detergents, degreasers, etc. shall be conducted on a concrete floor, whether roofed or unroofed. The concrete floor shall be constructed to be able to contain any drips or spills and to provide for the recovery of any spilled liquid. Water drainage from these concrete floors, if necessary, shall pass through a separator sump before discharge onto the ground or into a drainage system.

CORRECTION

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

The Honorable Gregory Pai
June 7, 1996
Page 2

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The Honorable Gregory Pai
June 7, 1996
Page 3

2. All employees shall be informed to immediately collect and contain any industrial liquid spills on the concrete floor and should be informed against discharging or spilling any industrial liquids. Employees shall be made aware to prevent any industrial liquid spills onto the bare ground.
3. Barrels for the temporary storage of used oil or other industrial liquids shall be kept on a concrete surface. The surface shall be bermed to prevent the loss of liquid in the event of spills or leaks. The barrels shall be sealed and kept under shelter from the rain. (The Department of Labor and Industrial Relations' Occupational Safety and Health rules, under "Housekeeping Standards" and "Storage of Flammable or Combustible Liquids," should be followed, along with the local fire code.)

Any questions regarding these suggestions should be directed to Mr. Chauncey Hew of the Safe Drinking Water Branch at 586-4258.

c: SHWB
WWB
SDWB
MDHO

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII



ATTACHMENT

LAWRENCE MIIKE
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801

In reply, please refer to:

July 3, 1996

96-073/epo

To: The Honorable Gregory Pai, Director
Office of State Planning

From: Lawrence Miike *Lawrence Miike*
Director of Health

Subject: Petition for Amendment to the State Land Use District
Boundaries

Petition No.: A96-717
 Petitioner: S&F Land Co.
 Requested Change: Agriculture to Urban
 Proposed Use: Continuation and expansion of
 industrial uses, including
 construction and contractor
 baseyards, equipment and materials
 storage, and ancillary offices
 Location: Waikapu-Pulehuni, Wailuku, Maui
 Tax Map Key: 3-8-05: 19, 22, 38 and portion of 1

Ms. Ruby Edwards of the Office of State Planning has brought to our attention that the subject site includes an inactive wood treating facility. Therefore, we would like to offer the following comments, in addition to our comments dated June 7, 1996:

Maui Wood Treating Co. was a hazardous waste permitted facility located at this site. They operated a wood treating facility that utilized a Copper Chromium and Arsenate (CCA) solution. The facility received a Part B Permit to store hazardous waste. However, the facility closed its operations before building the permitted hazardous waste storage area. Beazer East, Inc., formerly known as Koppers Co., Inc., owned and operated the wood treatment facility from 1970 to 1986. The facility has since shut down, removed all its tanks and left only concrete slabs and containments. To our knowledge, the area is currently being used as a parking lot. Access is not restricted.

The facility has not been closed in accordance with federal/state closure requirements. Although the permitted storage area was never built, the owners utilized an interim storage site, which

The Honorable Gregory Pai
July 3, 1996
Page 2

96-073

is also subject to closure, along with clean up and closure of all areas exposed to hazardous waste. The area where tanks and the treatment vessels were kept are the most contaminated areas with obvious green residue (indicative of the CCA solution) still present. This year, Beazer Inc. retained Key Environmental Inc., (an environmental consultant) to draft a closure plan for the facility and to complete the closure of the facility per hazardous waste closure requirements. The EPA Region IX and the Department of Health's Hazardous Waste program are overseeing the intended cleanup and closure of the inactive facility.

Once the facility's closure report is accepted and approved by the Environmental Protection Agency, the owners will be required to submit to the local zoning authority a survey plat of the site and any limitations imposed upon the use of that site according to 40 CFR 265.116 and HAR 265.116. If the facility undergoes a "clean closure," the current or new owners should be able to reuse that site for any activity, within applicable local, state and federal laws.

We would also like to provide general comments on the overall use of the site as a light industrial area. The proposed list of tenants indicates that hazardous waste, such as solvents, oils, acids/bases, paints and heavy metals may be generated at this location. These potential hazardous waste generators will be subject to state hazardous waste requirements found in Hawaii Administration Rules, Chapters 11-260 to 11-280.

If you have any questions, please contact Ms. Grace Simmons of the Solid and Hazardous Waste Branch at 586-4226.

c: SHWB



United States
Department of
Agriculture

Natural
Resources
Conservation
Service

210 Ima Kala St
Suite 209
Wailuku, HI 96793

'96 AUG 27 P12:16

August 26, 1996

DEPT OF AGRICULTURE
COUNTY OF MAUI
PLANNING
Mr. David Blane, Planning Director
County of Maui
Planning Department
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Blane,

Subject: Mokulele Baseyard; TMK: 3-8-5: por. 1, 19, 22, 38
I.D. No. 95/EA-7, 95/CPA-3, 96/CIZ-008

I have reviewed the subject application and have no comment to offer.

Thank you for the opportunity to comment.

Sincerely,

Neal S. Fujiwara
District Conservationist



5078

POLICE DEPARTMENT

COUNTY OF MAUI



✓
LINDA CROCKETT LINGLE
MAYOR

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

HOWARD H. TAGOMORI
CHIEF OF POLICE

OUR REFERENCE

'96 AUG 26 110:37

YOUR REFERENCE

DEPT. FILE NO. August 23, 1996

LANNY TIHADA
DEPUTY CHIEF OF POLICE

RECEIVED

MEMORANDUM

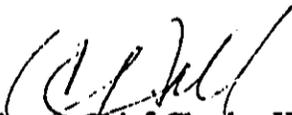
TO : DIRECTOR, PLANNING DEPARTMENT

FROM : HOWARD H. TAGOMORI, CHIEF OF POLICE

SUBJECT : I.D. No.: 95/EA-7, 95/CPA-3, 96/CIZ-008
TMK: 3-8-05:portion of 1, 19, 22, and 38
Project Name: Mokulele Baseyard
Applicant Name: S and F Land Company, Inc.

_____ No recommendation or special condition is necessary or desired.

_____/ Refer to attachment(s).


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

TO : CHARLES HALL, ASSISTANT CHIEF, UNIFORMED SERVICES
VIA : CHANNELS
FROM : GORDON LOPES, LIEUTENANT, WAILUKU PATROL
SUBJECT : MOKULELE BASEYARD

This to/from is in reference to the attached Maui Planning Commission Environmental Assessment Review, concerning the proposed Mokulele Baseyard Project.

A major concern for the police department would be the increased traffic flow in and out of the baseyard. With Mokulele Highway already experiencing a large volume of vehicles, traffic signals may eventually be required at the Waiko Road intersection. A right hand turn lane may also be needed in the future so as to not impact the heavy flow of traffic on Mokulele Highway.

The report indicates on page 5 that presently, with the left hand turn lane on Mokulele Highway, there are no traffic problems. This may be true now, however; as contractors increase at the baseyard the traffic in and out of Waiko Road will increase.

Other concerns of the police department would be for the project to have adequate lighting to help deter crime.

The assessment further states that no traffic problems are contemplated with the presently planned expansion. Also adds that present police and fire protection are satisfactory for the property.

No other problems are anticipated with the proposed Mokulele Baseyard development.

Submitted for your perusal.

Gordon Lopes
Lt. Gordon LOPES, E5602
Wailuku Patrol
8/16/96 1600 hours

Mokulele Highway will definitely be impacted by this project in which intersecting traffic leading into, and away from, the proposed sight will increase significantly. Traffic control and roadway safety designs will have to be addressed.

Act Capt. Goufaldt
8/23/96

'96 AUG 15 12:26

DEPT. OF HAWAIIAN AFFAIRS
RECEIVED



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813-5249
PHONE (808) 594-1888
FAX (808) 594-1885

August 08, 1996

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

Dear Mr. Blane:

Thank you for the opportunity to review the Change in Zoning Application and Environmental Assessment (EA) for Central Maui Baseyard at Puunene, Island of Maui. The applicant is seeking a change in zoning from agricultural to light industrial of approximately 52 acres of prime agricultural land. Although rated as prime land, one half of the property has been used for baseyards and related facilities for the past 50 years while the rest is idle with only 9 acres presently in sugarcane.

After a careful review of the application and EA, the Office of Hawaiian Affairs has no objections to the proposed change in zoning. Based on the information provided in the application, the proposed change apparently bears no significant long-term adverse effects on ecosystems nor upon existing urban and rural settlements. Furthermore, no known archaeological remains exist and the proposed re-zoning will not significantly alter the landscape and surrounding scenery. Please contact me, or Linda K. Delaney, (594-1938), or Luis A. Manrique (594-1755), should you have any questions on this matter.

Sincerely yours,
Martha Ross
Martha Ross
Deputy Administrator

LM:lm

4/11
BENJAMIN J. CAYETANO
GOVERNOR
STATE OF HAWAII



KALI WATSON
CHAIRMAN
HAWAIIAN HOMES COMMISSION

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

STATE OF HAWAII AUG -9 P2:37
DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. BOX 1879
HONOLULU, HAWAII 96805

RECEIVED
August 8, 1996

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

Attention: Mr. Clayton Yoshida

Dear Mr. Blane:

SUBJECT: 95/EA-7, 95/CPA-3, 96/CIZ-008
TMK: 3-8-05: portion of 1, 19, 22, and 38
Mokulele Baseyard

The site should be evaluated from a health and safety perspective due to past military and wood treating uses.

Runoff into Pulehu Gulch along the southern boundary may eventually drain into Kealia Pond, a national wildlife refuge. Best Management Practices (BMP) and runoff control measures described in the State Department of Health's Nonpoint Source Management Plan should be followed.

Thank you for the opportunity to review and comment. If you have any questions, please call Joe Chu of our Planning Office at 586-3838.

Warmest aloha,

A handwritten signature in cursive script that reads "Kali Watson".

Kali Watson, Chairman
Hawaiian Homes Commission

4090L14

4937

BENJAMIN J. GAYETANO
GOVERNOR



LORRAINE H. AKIBA
DIRECTOR

DAYTON M. NAKANELUA
DEPUTY DIRECTOR

'96 AUG 21 P12:32

DEPT. OF LABOR AND INDUSTRIAL RELATIONS
RECEIVED

STATE OF HAWAII
DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS
830 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

August 20, 1996

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

Dear Mr. Yoshida:

Thank you for the opportunity to comment on the Environment Assessment for Mokulele Baseyard. We have reviewed the document and have no comments.

If you have any questions or need additional information, please call Naomi Harada, Chief, Research and Statistics Office, at (808) 586-8999.

Very truly yours,

Lorraine H. Akiba
Lorraine H. Akiba
Director

1841
BENJAMIN J. CAYETANO
GOVERNOR



ESTHER UEDA
EXECUTIVE OFFICER

'96 AUG 15 02:44

DEPT. OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
RECEIVED

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
P.O. Box 2359
Honolulu, HI 96804-2359
Telephone: 808-587-3822
Fax: 808-587-3827
August 13, 1996

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

Dear Mr. Blane:

Subject: Application of Environmental Assessment (95/EA-7);
Community Plan Amendment (95/CPA-3); and Change in
Zoning Application (96/CIZ-008)
Mokulele Baseyard
S & F Land Company, Inc.

We have reviewed the subject applications, as transmitted by your memorandum dated July 30, 1996, and have the following comments to offer:

- 1) We confirm that the subject area for the applications, identified as TMK: 3-8-05: por. 1, 19, 22, and 38, is within the State Land Use Agricultural District.
- 2) The subject area for the Application of Environmental Assessment and Community Plan Amendment Applications (approximately 51.946 acres) is also the Petition Area under LUC Docket No. A96-717/C. Earl Stoner, Jr. on behalf of S & F Land Company, Inc.

LUC Docket No. A96-717 requests reclassification of the approximately 51.946 acres from the Agricultural District to the Urban District for expansion of the Central Maui (Mokulele) Baseyard.

A hearing on said LUC docket was held in Wailuku, Maui on July 26, 1996, and is currently pending action by the Commission.

- 3) Based on representations made during the hearing on LUC Docket No. A96-717, it is our understanding that the Change in Zoning Application covers an approximately 40 acre portion of the 51.946 acres.

Mr. David W. Blane, Director
August 13, 1996
Page 2

The approximately 40 acres that is the subject of the Change in Zoning Application consists of Parcel IA and IB of the applicant's phasing plan for expansion. It is our understanding that the applicant intends to keep Parcel IC in its current zoning until such time it is required for expansion of the Central Maui Baseyard, and will file a separate Change in Zoning Application for Parcel IC.

- 4) We wish to note that the current Central Maui Baseyard was established and operated pursuant to a Special Permit approved by the Land Use Commission on February 13, 1994, and subsequently amended on December 17, 1984, August 13, 1987, August 30, 1989, and February 6, 1996.

LUC Docket No. SP83-358/C. Earl Stoner, Jr. on behalf of S & F Land Company consists of approximately 17.52 acres and is identified as TMK: 3-8-05: por. 19.

We have no further comments to offer at this time.

Thank you for the opportunity to provide comments to these applications.

If you should have any questions in regards to this matter, please feel free to contact me or Leo Asuncion of my staff at 587-3822.

Sincerely,



ESTHER UEDA
Executive Officer

EU:la

4461

BENJAMIN J. CAYetano
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

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

DEPUTY
GILBERT COLOMA-AGARAN

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

'96 AUG 22 P12:08

RECEIVED

August 13, 1996

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

LOG NO: 17839 ✓
DOC NO: 9608SC07

Dear Mr. Blane:

SUBJECT: (I.D. 95/EA-7, 95/CPA-3, 96/CIZ-008) Chapter 6E-42 Historic Preservation Review of an Environmental Assessment, Proposed Community Plan Amendment and Change-in-Zoning Request for the Mokulele Baseyard Waikapu, Wailuku District, Maui
TMK: 3-8-05: por. 1, 19, 22 & 38

Thank you for the opportunity to comment on the environmental assessment, and proposed Community Plan Amendment (CPA) and Change-in-Zoning (CIZ) for the Mokulele Baseyard property in Waikapu, Maui. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division. In addition, Ms. Theresa Donham, of our Maui office, made a brief field inspection of the subject area in 1995.

We have no record of historic sites on this parcel. Currently, the subject area includes a baseyard, which has been heavily modified for industrial and commercial use, and surrounding sugar cane fields. Ms. Donham did not observe any indications of historic sites, including WW II structures and features, either within the baseyard or in the surrounding sugar cane fields.

In view of this history of land use and modification, it seems unlikely that any significant historic sites are still present. Therefore, we believe that the proposed CPA and CIZ applications, if approved, will have "no effect" on significant historic sites. This correspondence constitutes our concurrence letter under Chapter 6E-42, Hawaii Revised Statutes.

Should you have any questions, please feel free to call Sara Collins at 587-0013.

Aloha,

DON HIBBARD, Administrator
State Historic Preservation Division

KD:jen



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

REPLY TO
ATTENTION OF

August 22, 1996 '96 AUG 23 P12:30

Planning and Operations Division

DEPT OF THE ARMY
RECEIVED

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

Dear Mr. Yoshida:

Thank you for the opportunity to review and comment on the Environmental Assessment (EA) for the Mokulele Baseyard Project located at Kihei, Maui (TMK 3-8-5: por. 1, 19, 22, and 38). The following comments are provided pursuant to Corps of Engineers authorities to disseminate flood hazard information under the Flood Control Act of 1960 and to issue Department of the Army (DA) permits under the Clean Water Act; the Rivers and Harbors Act of 1899; and the Marine Protection, Research and Sanctuaries Act:

- a. Based on the information provided, a DA permit will not be required for the project.
- b. The flood hazard information provided on page 3 of the EA is correct.

Sincerely,

for Lawrence O. Muraoka
Lawrence O. Muraoka, P.E.
Acting Chief, Planning
and Operations Division



'96 AUG 13 12:20

DEPT. OF PLANNING
COMMUNITY DEVELOPMENT
RECEIVED

August 7, 1996

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

Dear Mr. Blane:

Subject: Mokulele Baseyard
TMK: 3-8-05:portion of 1, 19, 22 and 38
I.D. No.: 95/EA-7, 95/CPA-3, 96/CIZ-008

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

In reviewing the information transmitted and our records, we have no objection to the subject project. If electrical service is required from MECO, we encourage the developer's electrical consultant to meet with us as soon as practical to verify the project's electrical requirements so that service can be provided on a timely basis.

If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

Edward L. Reinhardt
Manager, Engineering

DT:rt



BENJAMIN J. CAYETANO
GOVERNOR



GARY GILL
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL
220 SOUTH KING STREET
FOURTH FLOOR
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-2452

October 18, 1995

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

Dear Mr. Blane,

Subject: Draft Environmental Assessment the Mokulele
Baseyard/Storage

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

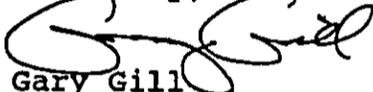
1. This project may require a state land use boundary amendment. Please consult with the State Land Use Commission and the Office of State Planning.
2. Presently, no sewer system serves this property. Please consult with the State Department of Health regarding the proper method for disposing wastewater.
3. The applicant has been unable to determine whether archaeological resources are present. Please consult with the State Historic Preservation Division.
4. In the past, this property was used for waste material storage, concrete batching, and wood treating. Is this site contaminated with any hazardous waste? If so, what is the status of the site with regard to any State and Federal regulations governing hazardous waste?
5. Part of this property is currently developed with construction baseyards. What is the current status of the special use permit for this agriculturally designated land?
6. What are the plans and timeframes for developing the unused portion of this property?

Mr. David Blane
October 18, 1995
Page 2

7. Please provide a map showing the present and future roadway system serving this property. Where is the roadway access to Mokulele Highway and/or Waiko Road located?
8. A new 12 inch water line will replace an existing 6 inch line. What is the source of this water?
9. Runoff from this property drains into an existing stream bed which runs along the southern perimeter of the property. What is the name of the affected stream? What are the features of the stream? What mitigation measures are proposed to minimize non-point source pollution (especially petroleum products) from adversely affecting the stream.
10. Are there any rare plants or animals present on this property?

If you have any questions, please call Jeyan Thirugnanam at 586-4185. Mahalo.

Sincerely,



Gary Gill
Director

c: Earl Stoner, S & F Land Company

S & F LAND COMPANY, INC.
P.O. BOX 806
PUUNENE, MAUI, HAWAII 96784
TELEPHONE (808) 877-3329

October 25, 1995

Mr. Clayton Yoshida
Maui Planning Department
200 S. High Street
Wailuku, HI 96793

Dear Clayton:

As you had indicated, a copy of the response on the draft Environmental Assessment for Central Maui Baseyard was directed to my office by the State of Hawaii Office of Environmental Quality Control. In most cases, answers to the numbered paragraphs in Mr. Gill's letter have been provided in the subsequent preparation of the Community Plan Amendment Request, the Land Use Commission Boundary Amendment Request and the Zoning Change Request for this property. I thought I should at least respond with comments to the numbered paragraphs to your office and if you require additional information or require a direct response from me to the Office of Environmental Quality Control, please so advise.

My response to the numbered paragraphs in the October 18, letter are as follows:

1. We have prepared and are submitting a State Land Use Boundary Amendment Request.
2. We are aware of the situation with respect to sewage disposal for the property and have been in touch with the Department of Health regards any installation that may be required for the future disposal of waste water.
3. We have received information from the State Historic Preservation Division assuring that there are no archeological resources on the site. This was determined prior to our initial request for a State Special Use Permit for the property in 1982.

COM. PLAN
C

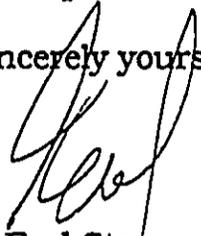
Mr. Clayton Yoshida
October 25, 1995
Page Two

4. There is no contamination of the overall site with hazardous waste, however, a portion of the site, 1.2 acres presently licensed from A & B directly to the Koppers Corporation through its prior subsidiary, Maui Wood Treating is presently being taken through an EPA closure permit. At this time, S & F Land Company has no control over this matter nor does A & B Properties. It is my understanding that the status of this property is that the closure permit requirements have been met and that the licensee is awaiting action by the federal EPA office.
5. As you know, the Special Use Permit has lapsed for this property and has been resubmitted concurrently with the Community Plan Amendment Request.
6. The Plans and time frames for developing the unused portion of this property are approximately ten years for the additional 25 acres, more or less.
7. Maps provided with our Zoning Request on the property will reflect both the present and future roadway systems. We will be forwarding copies of the schematic development plan roadways to you within the next week to ten days. The roadway access to Waiko Road is located approximately 150 feet from Mokulele Highway on the south side of Waiko Road. Waiko Road is then the access to Mokulele Highway which has been developed by the undersigned with left hand turn lanes and appropriate marking.
8. The 12 inch water line which will replace the 6 inch line is sourced by the West Maui aquifer, I believe the Waihee system, however, I do not have accurate information on this. The primary service line that provides water to the site is the 36 inch high pressure main which serves in part both the Wailuku area and also the Kihei/Makena development area.
9. The run off from the subject property is controlled by dammed areas on the run off channels which would keep any major pollutants from draining into the stream. The site is comparatively flat and for that reason, there is a limited amount of run off into the stream, most of the run off for the site is taken by adjacent agricultural fields and the property itself which is in most cases not paved, but covered with dust palliates, such as cinder or untreated base course.

Mr. Clayton Yoshida
October 25, 1995
Page Three

10. An environmental review of the property by the appropriate state agency has resulted in no indication of any rare plants or animals present on site.

Sincerely yours,



C. Earl Stoner, Jr.

/kam

S & F LAND COMPANY, INC.
P O BOX 806
PUUNENE, MAUI, HAWAII 96784
TELEPHONE (808) 877-3329
FAX (808) 877-0648

October 24, 1997

Mr. Clayton Yoshida
Maui Planning Dept.
County of Maui
200 High Street
Wailuku, HI 96793

Dear Clayton:

In addition to the other information provided with this letter, we are providing the following update of my letter of October 25, 1995 which addressed the 10 questions posed by Mr. Gary Gill in his letter of October 18, 1995 from the office of Environment Quality Control, State of Hawaii, directed to David Blane, regarding the draft environment assessment for Central Maui Baseyard at Mokulele Highway and Waiko Road in Puunene, Maui. In large part the information provided in this update letter has been covered in the draft environmental assessment which was updated to respond to the several letters which were later received from various agencies at the time of your letter to them or at the time of the Land Use Boundary Amendment hearing. Our responses are numbered to coincide with the numbers of the questions set forth in Mr. Gill's letter.

- 1) This project has received State Land Use Boundary Amendment from agricultural to urban use. The date of that amendment was November 13, 1996.
- 2) We have been in contact with the State Department of Health and the County Department of Health with respect to the limited sewer service, which will be necessary some time in the immediate future for this project. The appropriate time for the final determination of this installation will be the time at which the submittal and specifications for engineering and utility improvements are

Mr. Clayton Yoshida
October 24, 1997
Page 2

made which will follow the County Community Plan and Zoning Amendment requests which are presently before the County Planning Department. However, our preliminary investigations assure us that appropriate handling of sewage disposal at this site can be easily taken care of within the confines of present requirements of the Department of Health.

3) The State Historic Preservation Division provided us assurance that there are no archeological resources on this site. This site had been severely disturbed well prior to our occupancy due to agricultural and industrial/agricultural operations at this location which have taken place during the past 50+ years. Obviously if we were to uncover any archeological resources during the course of engineering or building construction, we would contact the State Department of Land and Natural Resources immediately for appropriate action by that department.

4) My October 25, 1995 letter reflected the activity by the Kopper's Corporation or its subsidiaries with respect to the filing of an EPA closure permit for an approximately 1.2 acre site. This closure permit has, as we understand it, now reached the level of public posting and we assume will be acted upon in the immediate future. This matter has been before the EPA for a period of approximately 10 years and every indication that we have is that it is near completion at this time. Neither S&F Land Company nor A&B Properties is in control of the property at this time, the clean up circumstances being the responsibility of Koppers. This will only become a part of the project if and when an appropriate EPA closure permit is issued and the property is provided a clean bill of health.

5) The Land Use Commission Special Use Permit was renewed in November, 1995 for a period of two years which they felt would be reasonable for the filing and approvals of the Land Use Commission and the County of Maui for the Land Use Amendment and Community Plan Zoning Amendments. It would appear at this time, due to the delays, that we may have to

Mr. Clayton Yoshida
October 24, 1997
Page 3

again renew the special use permit, but S&F Land Company has timely filed the requests to the various state and county agencies necessary for the approvals mentioned above and has received the State Land Use Boundary Amendment as of November, 1996. For that reason, we anticipate that if a renewal of the Special Use Permit is again necessary that it will be timely renewed by the Land Use Commission until such time as the Zoning and Community Plan Amendments may be acted upon by the County Planning Commission and the County Council.

6) From the date of inception, the timeframe for the development of the presently undeveloped 25 acre portion of property remains estimated at 10 years with the initial 15 acres to be developed over an approximately 6 to 7 year period with the remaining 10 acres to be developed during the remaining 3 to 4 year period, immediately following.

7) We have previously provided a map showing the present and future roadway system within the property and the access off of Waiko Road, which is presently operational. We are enclosing a second copy of that map with this letter.

8) The source of the 12-inch water line, which is planned for the remaining off site extension of approximately 4,700 lineal feet off of Mokulele Highway, is the Waihee Aquifer. The line is a tributary of the presently existing 36-inch high pressure main which serves the Kihei/Makena development area to the south of the project. We would point of that, historically the water usage costs for this project have averaged between \$750 and \$1,500 per billing period which is the equivalent of between 4 and 8 households. A main consideration of the project during its past 13 years of operation has been the conservation of water resources and wherever possible the reuse or recycling of water used on site.

Mr. Clayton Yoshida
October 24, 1997
Page 4

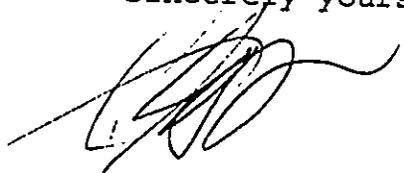
9) The southerly boundary of the site has now been improved with an earth berm for its entire developed perimeter along Pulehu stream, which runs along the southerly boundary of the property. The extension of that earth berm will continue as the property is developed in an easterly and/or westerly direction in the future. Pulehu stream is an extension of a drainage course from the Kula area of Haleakala and except for periods of extremely heavy rainfall the stream is a dry streambed with no flowing water. At this time any tenant that uses petroleum products or users of similar types of toxic materials are required to provide concrete catchment onsite to minimize possible migration of polluted waters to the stream or any adjacent areas. Any storage of petroleum or similar type products is required to be roofed and within covered barrels or other approved containers. Annual environmental audits are conducted on all users of the property to assure that use of toxic materials such as petroleum products is limited to allowable and reasonable uses within the confines of the environmental statutes. The project management (on a monthly basis) completes follow up checks of an environmental nature.

10) A review of the property by the state agency responsible for same has indicated that there is no evidence of endangered animal or plants species on site. As indicated previously, due to prior agricultural and industrial use of the property, the land had been severely disturbed previously with the result that there is no evidence of such rare or endangered plant or animal habitat on the site at this time.

Mr. Clayton Yoshida
October 24, 1997
Page 5

I hope that this satisfactorily responds to the comments of Mr. Gill and updated our prior comments satisfactorily for Mr. Thirugnanam's requirements, if not, kindly contact me immediately. Thank you.

Sincerely yours,

A handwritten signature in black ink, appearing to be "C. Earl Stoner, Jr.", written in a cursive style.

C. Earl Stoner, Jr.

CES/kam

Attachment #1

A list of all permits and approvals required for the Central Maui Baseyard project.

The Central Maui Baseyard project is presently going through land use and zoning action which may at some time in the future result in permitting and/or approval processes with the County of Maui which would involve the installation of grade improvements, including roadways, power, telephone and related utilities, internal and external water improvements and onsite grading and drainage improvements. The present status of the project is that it has received state Land Use Commission approval of a change from agricultural to urban use effective November 13, 1996. A community plan amendment request together with a zoning change request providing for light industrial zoning have been filed with the County of Maui and are presently pending with the County Planning Department.

When and if the project is approved for the community plan amendment and zoning change request, the above-mentioned improvements will be filed with the County of Maui for approval. The approval process will go through the standard permitting for such improvements, which normally requires scrutiny by at least the following agencies:

County Department of Planning
County Department of Public Works/Engineering/Building
County and State Departments of Health
State and County Department of Highways
Public Utilities, including Maui Electric Company and Hawaiian Telephone

These were the departments and/or organizations of record who previously reviewed plans and specifications for existing onsite and offsite improvements for the project which has been operating under a special use permit at this location for a period of 13 years.

Attachment #2

Environmental Assessment Central Maui Baseyard, Mokulele Highway and Waiko Road, Puunene, Maui, Hawaii
TMK 3-8-05: Por. 1, 19, 22 and 38. 52 acres more or less.

The applicant, S&F Land Company for this project of approximately 52 acres must determine whether the action of development of this project will have a significant impact on the environment including all phases of the project, its expected consequences, both primary and secondary, cumulative impact with other projects and short and long term effects. The Department of Health rules 11-200-12 established significant criteria to be used for identifying whether significant environmental impact will occur. The rules provide that an action shall have a significant impact on the environment if it meets or substantially impact any one of the following criteria.

- 1) Involves an irrevocable commitment to loss or destruction of any natural or cultural resources

The project, as proposed, is an expansion of historic uses within the Puunene area which have been in effect continuously since the mid twentieth century. The property is located outside of the County Special Management Area in the center of the Maui isthmus and is two miles distant from the nearest urban development. The visual character of the area will not change appreciably since it is presently buffered from the adjacent highway corridor by substantial landscaping or agricultural facilities. The expansion of the project which will include the development of water and drainage systems, will follow established designs standards to ensure safe conveyance and discharge of storm runoff, appropriate distribution of water and the construction of service roadways to satisfactorily service the project in an environmentally sound manner. The state agency responsible for such information has determined that no specific archeological or historical sites are known to exist within the corridor. The applicant has agreed with the Office of State Planning in the provision of criteria for development of the project which criteria are part and parcel of the Land Use Commission approval of the change

from agricultural to urban land use for the project. These are attached hereto as supporting data.

- 2) Curtails the range of beneficial uses of the environment

The subject property is suitable for agricultural uses. However, as noted previously, the land has historically been in light industrial or quasi-industrial agricultural uses for a period of approximately 50 years. To return the site to a natural environmental condition is not practical from both an environmental or economic perspective.

- 3) 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 proposed development is consistent with the Environmental Policies established in Chapter 344, HRS, and the National Environmental Policy Act.

- 4) Substantially affects the economic or social welfare of the community or state

The proposed project, if anything, will provide an economic contribution to the county by providing a reasonable cost and flexible facility for the construction industry and related users, many of which do not fit economically or from a use standpoint within any existing developed light industrial/commercial areas, particularly those that are located adjacent to the Kahului and Wailuku residential core areas. The project's original development and planned expansion is responding to demand from a significant portion of the Maui County economic base.

- 5) Substantially affects public health

During its past operation under special use permits over the last 13 years, there have been no notable impacts to public health caused by air, noise or water quality impacts. Traffic impacts have been minimal and have been resolved by the construction of left-hand turn lanes and

acceleration/deceleration lanes at the project entrance. The project will be subject to the scrutiny of agencies involved with air, noise, water and traffic quality during the course of its permitting procedure.

- 6) Involves substantial secondary impacts, such as population changes or effects on public facilities.

The proposed project, due to its relatively remote location relative to the urban areas of the island, will have no significant effect on public facilities and will not generate any new population growth. Economic impacts will be beneficial due to both indirect and direct employment with project expansion.

- 7) Involves a substantial degradation of environmental quality

The proposed project will utilize existing vacant agricultural land. Mokulele Highway which is the only traffic corridor fronting the project, will be screened from the project by landscaping a large portion of which is presently installed on the site. Due to surrounding sugar cane lands, the site is substantially blocked from ground level view from all other directions. Thus, its visual impact will be minimal.

- 8) Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions

The development of the project is materially in a direction away from the existing transportation corridor. It is in a relatively flat area and is distant from any oblique views. No vistas will be obstructed by the project nor will it be visually incompatible with the surrounding area.

- 9) Substantially affects a rare, threatened or endangered species or its habitat

During original development of the project under special use permits issued by the State Land Use Commission and the County of Maui, we have had to complete substantial reviews of the project as to its effect on any rare, threatened or

endangered species, habitat, historic improvements or related items. Both state and county agencies responsible for such matters have reviewed the project previously and have found no significant evidence of any endangered plant or animal species on site or any improvements with historic significance on site.

10) Detrimentially affects air or water quality or ambient noise levels

The project has been separated from the adjacent streambed by a substantial earth berm area running the full length of the project site along the north boundary of that streambed. Drainage from the project is therefore confined to onsite areas or adjacent agricultural fields. During 13 years of operation there has been no significant impact on areas adjacent to the project from storm runoff or standing water after major storm systems have passed. Subject to the review by the state and county departments of health, the project will be designed to assure that storm surface runoff is properly channeled and/or retained on site to assure a minimum of impact on adjacent areas. There have been no detrimental affects on air quality or noise levels from the project tenants and since similar uses are planned for the future, no air or noise level problems are anticipated.

11) 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, freshwater, or coastal waters.

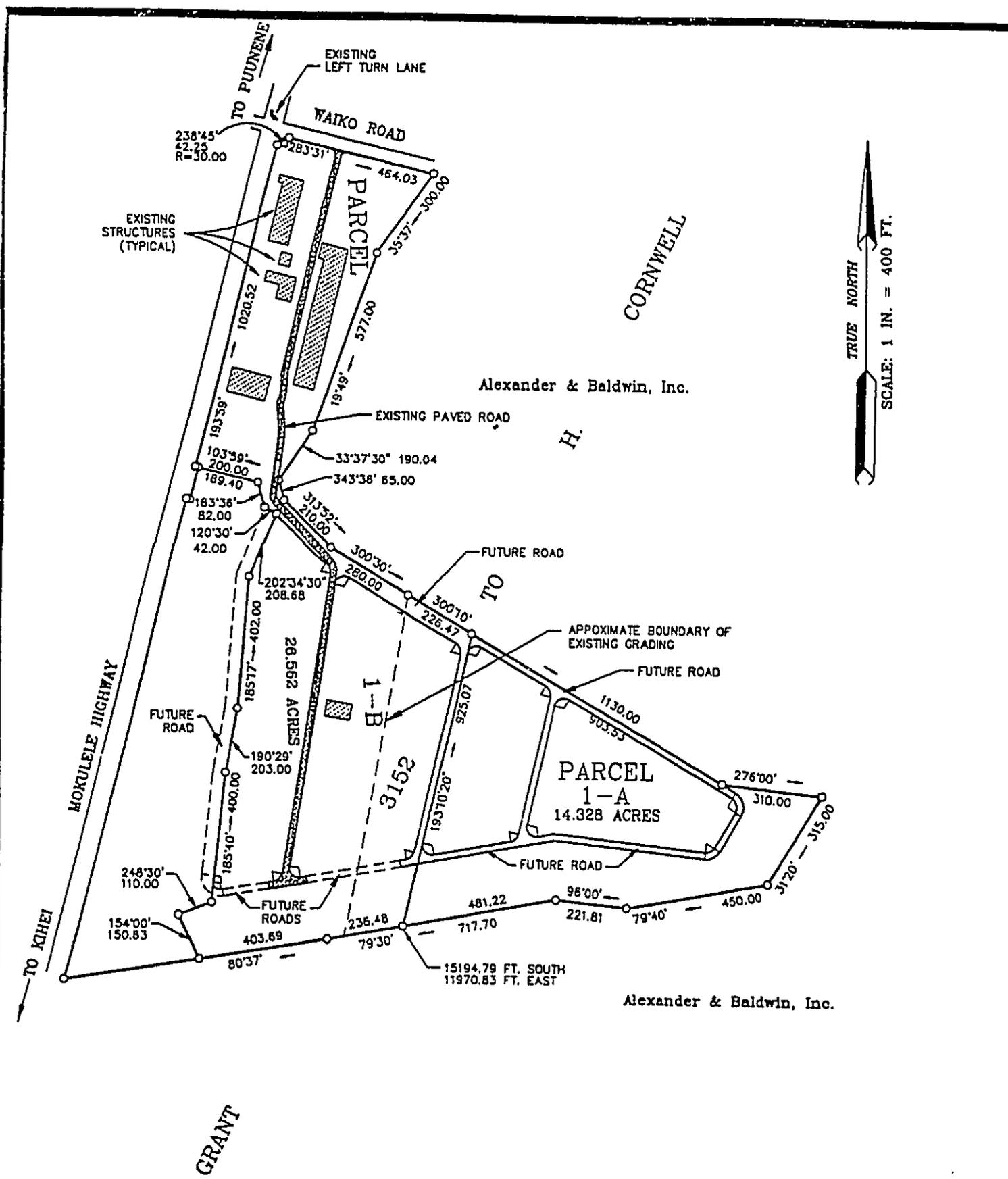
There are no environmentally sensitive areas such as those described associated with the project area. At one time the entire area had been under agricultural activity, both croplands and agricultural/industrial type uses. The disturbance of the land for such uses has resulted in a property which does not reflect a natural environment. Shorelines, valleys, flood plains or ridges will not be impacted by this development. The project is a minimum of four miles from the nearest shoreline.

- 12) Substantially affects scenic vistas and view planes identified in county or state plans or studies;

The project is in a relatively flat plain area surrounded by landscape buffers or sugar cane croplands. In large part the proposed project is not visible for any significant distance even from higher elevation lands which are located several miles to the east and west. The planned development of the project will in no way affect scenic vistas and view planes identified in county or state plans or studies.

- 13) Requires substantial energy consumption.

Due to its proposed type of use, light industrial, the project will have some energy consumption. However, it would not be described as substantial and has not been an excessive energy user during its historic period of operation. The expansion of the project which will result in approximately 25 additional acres being developed over a period of 10 years, is planned for uses similar to historic uses of the property and therefore, will not be a substantial energy consumer.



All azimuths and record coordinates refer to Government Survey Triangulation Station "LUKE". Δ

TMK: (2) 3-8-005: 022 & PORTIONS 001, 019

TOTAL AREA = 40.890 ACRES

PLAT SHOWING EXISTING AND FUTURE PLANNED DEVELOPMENT

APPROVED: <div style="text-align: center; border-top: 1px solid black; width: 80%; margin: 0 auto;"> COUNTY CLERK </div>	PUBLIC HEARING: ADOPTED-COUNCIL: ADOPTED-MAYOR: ORDINANCE NO: DATE:
APPROVED: <div style="text-align: center; border-top: 1px solid black; width: 80%; margin: 0 auto;"> PLANNING DIRECTOR </div>	SCALE: 1" = 400'

OFFICE OF THE COUNTY CLERK
200 S HIGH STREET WAILUKU, HAWAII 96793

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDED ON 02/19/97 IN THE BUREAU OF CONVEYANCES OF THE STATE OF HAWAII AS DOC# 97-021806

BY: Joan M. Johnson

FIRST AMERICAN TITLE CO. OF HAWAII, JNC.

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*

AFTER RECORDATION RETURN BY:
MAIL TO () PICKUP ()

C. Earl Stoner, Jr.
S & F Land Company
P.O. 806
Puunene, HI 96784

This document
contains 12 pages



Ag 2652

TYPE OF DOCUMENT: Document Listing Conditions To Reclassification of Land

GRANTOR (S) NAME: S & F Land Company, Inc.
P.O. Box 806
Puunene, HI 96784

GRANTEE (S) NAME AND ADDRESS: n/a

TAX MAP KEY: 3-8-05: Por. 1, 19, 22 and 38

THIS INSTRUMENT FILED FOR RECORD BY FIRST AMERICAN TITLE CO. OF HAWAII, INC. ON 02/19/97. EXECUTION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of)	Docket No. A96-717
)	
C. Earl Stoner, Jr. on behalf of)	
S&F Land Company, Inc.)	
)	
To Amend the Agricultural Land Use)	
District Boundary for the approximately)	
51.946 Acres Into the Urban Land)	
Use District at Waikapu, Wailuku,)	
Maui, State of Hawai'i, Tax Map)	
Key: 3-8-05: Por. 1, 19, 22, and 38)	

DOCUMENT LISTING CONDITIONS
TO RECLASSIFICATION OF LAND

KNOW ALL PERSONS BY THESE PRESENTS:

In compliance with Hawaii Revised Statutes § 205-4(g) and 15-15-92 of the State of Hawaii Land Use Commission Rules, S&F Land Co., Inc., a Hawaii corporation (hereinafter referred to as "Petitioner"), hereby records the following conditions which were imposed by the Land Use Commission of the State of Hawaii (hereinafter referred to as the "Commission") in its Findings of Fact, Conclusions of Law, and Decision and Order (hereinafter referred to as the "Decision and Order") filed on November 13, 1996, in Docket No. A96-717, Land Use Commission, State of Hawaii. Said Findings of Fact, Conclusions of Law, and Decision and Order reclassified the subject property consisting of approximately 51.946 acres of land situated at Waikapu, Wailuku, Island of Maui, State of Hawaii, more particularly

identified as Maui Tax Map Key Nos. 3-8-05: Por. of 1, 19, 22 and 38, (hereinafter referred to as the "Petition Area" or the "Property"). The Petition Area is as outlined in Exhibit "A", attached hereto and made a part hereof and more particularly described in Exhibit "B", attached hereto and made a part hereof. The Land Use Commission has reclassified the Petition Area from the Agricultural District to the Urban District, subject to the following conditions:

1. Petitioner shall obtain a Community Plan Amendment and a Change in Zoning from the County of Maui.

2. Petitioner shall cause to be verified that areas adjoining the former wood treatment facility site Tax Map Key No. 3-8-05: 22, are free of soil contamination due to migration of contaminants from wood treatment activities. Petitioner and/or landowner shall ensure that future use of the wood treatment facility site complies with the hazardous waste facility closure and postclosure plans for the site as approved by the State Department of Health or such other agencies as may be responsible for such approval.

3. Petitioner shall consult with the State Department of Transportation (DOT) during the processing of zoning and subdivision requests for the Property. Landowner may be required to provide dedication of land for rights of way or setbacks for the widening of Mokulele Highway, subject to the requirements of the Department of Transportation.

4. Petitioner shall quantify existing water use and project future demand, and shall work with the County of Water Supply to incorporate this project in the County Water Use and Development Plan.

5. Petitioner shall design and construct necessary on-and off-site improvements to the project's fire protection system to meet County Department of Water Supply standards during the planned expansion of the project.

6. Petitioner shall consult with the State Department of Health and, if necessary, prepare a wastewater plan which shall conform to the State Department of Health's Administrative Rules, Chapter 11-62, "Wastewater Systems". Such plan will be subject to review and approval by the Department of Health.

7. Petitioner shall require its tenants who utilize such materials to establish appropriate systems to contain spills and prevent materials associated with light industrial uses (such as petroleum products, chemicals or other pollutants) from leaching or draining into above ground or subsurface storm drainage collection areas. Petitioner will use and/or cause to be used best management practices to minimize non-point source pollution into the irrigation ditches and Pulehu Gulch. Petitioner shall consult with the State Department of Health and County of Public Works and Waste Management and obtain any permits required or construct improvements required for storm water discharge on the Property.

8. Petitioner shall require all tenants of the property to implement best management practices to minimize possible subsurface and ground water contamination from activities on the Property. This shall include all activity including delivery, removal, storage, use and handling of industrial agents on tenant or common areas of the Property.

9. Petitioner shall require all tenants of the property to implement best management practices to minimize possible subsurface and ground water contamination from activities on the Property. This shall include all activity including delivery, removal, storage, use and handling of industrial agents on tenant or common areas of the Property.

10. Petitioner and/or landowner shall limit disturbance of the natural drainage features of Pulehu Gulch, and shall consult with the Army Corps of Engineers should any activity be proposed that would impact Pulehu Gulch.

11. Storage and/or disposal of hazardous wastes shall be approved by the applicable Federal, State, and/or County agencies prior to their establishment on the Property.

12. Petitioner shall maintain a buffer of undisturbed kiawe and vegetative cover on the Property along Pulehu Gulch to minimize disturbance to native bird habitat provided by Pulehu Gulch.

13. Petitioner shall fund and construct adequate civil defense measures as may be required by the State Civil Defense and County civil defense agency.

14. Petitioner shall cooperate with the State Department of Health and the County Department of Public Works and Waste Management to conform to the program goals and objectives of the Integrated Solid Waste Management Act, Chapter 342G, Hawaii Revised Statutes.

15. Petitioner shall participate in an air quality monitoring program as determined by the State Department of Health.

16. Petitioner shall ensure that the proposed project will not negatively impact the use of cane haul roads and irrigation ditches or otherwise interfere with continued agricultural operation of adjoining sugar cane cultivation areas.

17. Should any human burials or any historic artifacts, such as charcoal deposits, stone platforms, pavings or walls be found, Petitioner shall stop work in the immediate vicinity and contact the State Historic Preservation Division (SHPD). The significance of these finds shall then be determined and approved by the SHPD, and an acceptable mitigation plan shall be approved by the SHPD. The SHPD must verify that the fieldwork portion of the mitigation plan has been successfully executed prior to work proceeding in the immediate vicinity of the find. Burials must be treated under specific provisions of Chapter 6E, HRS.

18. Petitioner shall implement effective soil erosion and dust control methods during and after construction in compliance with the rules and regulations of the State Department of Health and the County of Maui.

19. Petitioner shall inform prospective tenants and shall include in all tenant license agreements language informing tenants of possible odor, noise, and dust pollution resulting from surrounding Agricultural District lands, and the Hawai'i Right-To-Farm Act, chapter 165, Hawai'i Revised Statutes, limits the circumstances under which pre-existing farming activities may be deemed a nuisance.

20. The property subject of the Petition will be subject to incremental redistricting and Parcel 1C totaling 11.056 acres more or less shall be withheld from formal redistricting until (a) substantial completion of improvements for parcels 1A and 1B; (b) submittal by Petitioner to Maui County for a Zoning Change from agricultural to light industrial for Parcel 1C; and (c) approval from the County Department of Land Use and Codes for processing of said change by the Planning Department.

21. Petitioner and/or landowner shall develop the Property in substantial compliance with the representations made to the Commission and the conditions imposed herein by the Commission. Failure to so develop the Property may result in reversion of the Property to its former classification, or change to a more appropriate classification.

22. Petitioner shall give notice to the Land Use Commission of any intent to sell, lease, assign, place in trust or otherwise voluntarily alter its interest in the Property covered by the approved Petition, prior to development of the Property.

23. Petitioner shall provide without any prior notice, annual reports to the Commission, the Office of Planning, and the County of Maui Planning Department in connection with the status of the subject Project and Petitioner's progress in complying with the conditions imposed herein. The annual report shall include any supporting documentation from State and/or County agencies related to progress in complying with said conditions. The annual report shall be submitted in a form prescribed by the Executive Officer of the Commission.

24. Within seven (7) days of the issuance of the Commission's Decision and Order for the subject reclassification, Petitioner and/or landowner shall (a) record with the Bureau of Conveyances a statement that the Property is subject to conditions imposed herein by the Land Use Commission in the reclassification of the Property; and (b) shall file a copy of such recorded statement with the Commission.

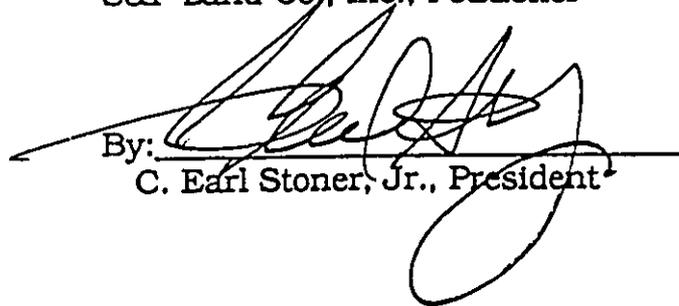
25. Petitioner and/or landowner shall record the conditions imposed herein by the Commission with the Land Court of the State of Hawai'i and/or the Bureau of Conveyances, as applicable, pursuant to Hawai'i Administrative Rules section 15-15-92.

26. The Commission may fully or partially release these conditions as to all or any portion of the Property upon timely motion and upon the provisions of adequate assurance of satisfaction of these conditions by the Petitioner and/or landowner.

This Document Listing Conditions to Reclassification of Land fulfills the recording requirements with respect to the November 13, 1996, Findings of Facts, Conclusions of Law, and Decision and Order.

Dated: Kahului, Hawaii, February 10, 1997.

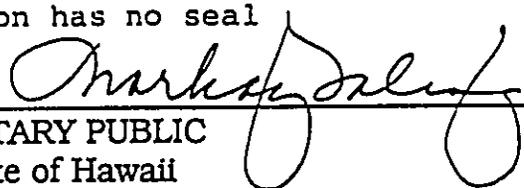
S&F Land Co., Inc., Petitioner

By: 
C. Earl Stoner, Jr., President

STATE OF HAWAII)
) ss.
COUNTY OF MAUI)

On this 5 day of February, 1997, before me appeared C. Earl Stoner, Jr. of S & F Land Co., Inc., to me personally known, who, being by me duly sworn did say he is C. Earl Stoner, Jr. respectively, of S & F Land Co., Inc., P.O. Box 806, Puunene, HI 96784; ~~that the seal affixed to the foregoing instrument is the corporate seal of said~~ ~~corporation;~~ that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors; and said C. Earl Stoner, Jr. acknowledged said instrument to be the free act and deed of said corporation. * Corporation has no seal

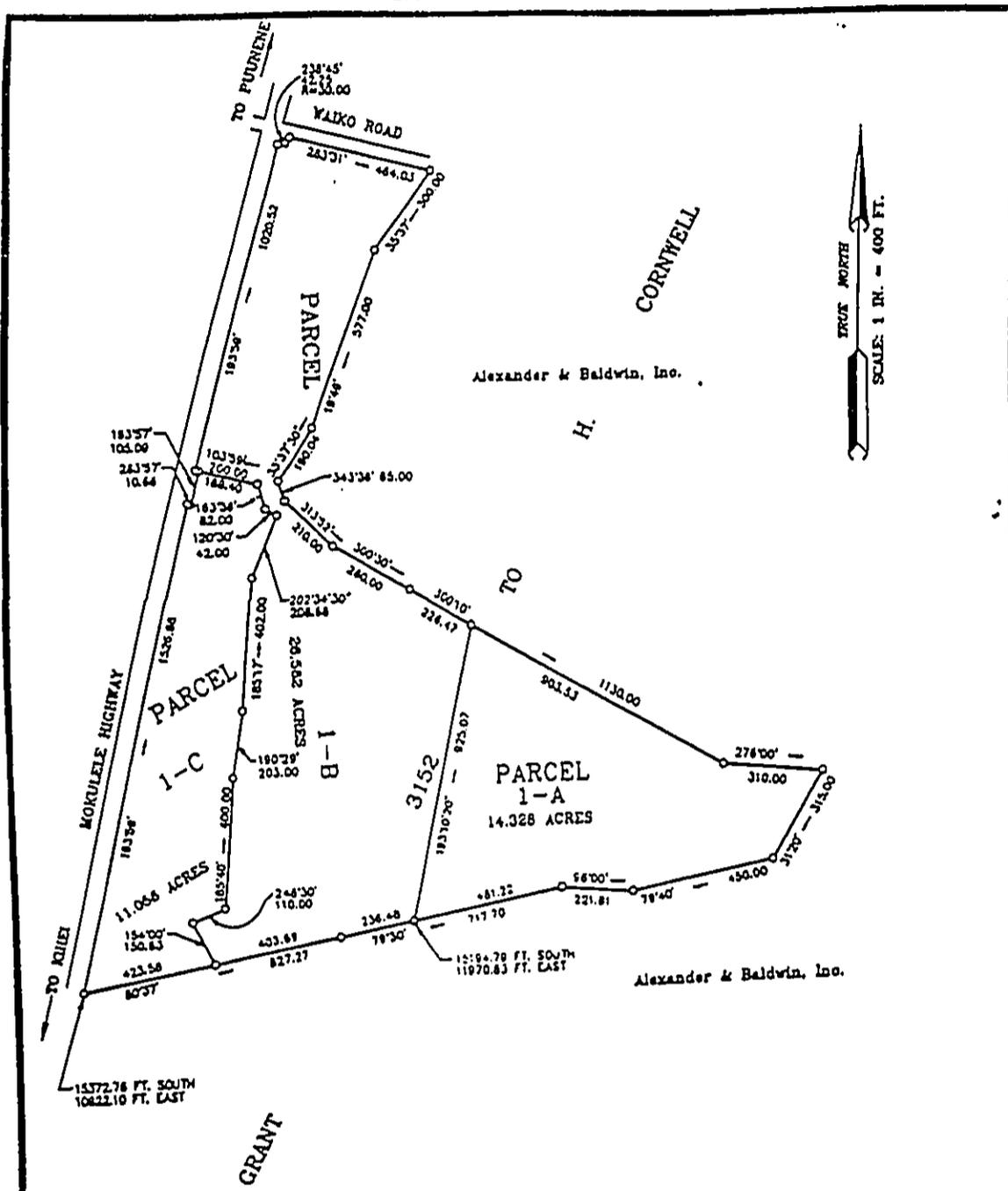
ms



NOTARY PUBLIC
State of Hawaii

My commission expires: 6-21-2000

LS



All azimuths and record coordinates refer to Government Survey Triangulation Station "LUNA" Δ
 TMK 2; 3-8-05 PORTION : 19 22 :-

TOTAL AREA = 51.946 ACRES

LAND USE DISTRICT BOUNDARY AMENDMENT MAP NO.

FROM: AGRICULTURAL
 TO: URBAN

APPROVED:	_____ COUNTY CLERK	PUBLIC HEARING:	ADOPTED-COUNCIL:
APPROVED:	_____ PLANNING DIRECTOR	ADOPTED-MAYOR:	ORDINANCE NO:
		DATE	SCALE: 1" = 400'

OFFICE OF THE COUNTY CLERK
 200 S HIGH ST HONOLULU HAWAII 96793

DESCRIPTION
PARCEL 1-A
COMMUNITY PLAN AMENDMENT
TAX MAP KEY: (2) 3-8-005; PORTION 001

All of that certain parcel of land, being Parcel 1-A (Community Plan Amendment), being a portion of Parcel 1 of Tax Map Key: (2) 3-8-005, being also a portion of Grant 3152 to H. Cornwell, situated at Waikapu, Wailuku, Island and County of Maui, State of Hawaii and being more particularly described as follows:

Beginning at the Southwest corner of this parcel of land, said point being also the Southeast corner of Parcel 1-B (Community Plan Amendment), the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

15,194.79 feet South
11,970.83 feet East

and running by azimuths measured clockwise from true South:

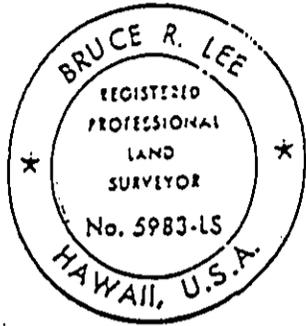
1. 193° 10' 20" 925.07 feet along said Parcel 1-B (Community Plan Amendment) and along the remainder of said Grant 3152 to H. Cornwell;
2. 300° 10' 00" 903.53 feet along the remainder of said Grant 3152 to H. Cornwell;
3. 276° 00' 00" 310.00 feet along same;
4. 31° 20' 00" 315.00 feet along same;
5. 79° 40' 00" 450.00 feet along same;
6. 96° 00' 00" 221.81 feet along same;
7. 79° 30' 00" 481.22 feet along same to the point of beginning and containing an area of 14.328 Acres, more or less.

Page 1 of 2

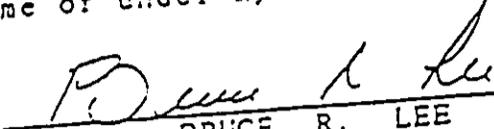
Exhibit B
1 of 7

Prepared by:

NEWCOMER-LEE
LAND SURVEYORS, INC., a Hawaii Corporation



This description was prepared by
me or under my direct supervision.


BRUCE R. LEE
Licensed Professional Land
Surveyor Certificate No. 5983-LS

6/2/95
S&F LAND
File 95-3629
431/S&F-11.771

Page 2 of 2

EXHIBIT B
2 of 7

1

DESCRIPTION
PARCEL 1-B
COMMUNITY PLAN AMENDMENT
TAX MAP KEY: (2) 3-8-005:019, 022 AND PORTION 001

All of that certain parcel of land, being Parcel 1-B (Community Plan Amendment), being all of Parcels 19 and 22 and portion of Parcel 1 of Tax Map Key: (2) 3-8-005, being also a portion of Grant 3152 to H. Cornwell, situated at Waikapu, Wailuku, Island and County of Maui, State of Hawaii and being more particularly described as follows:

Beginning at the Southeast corner of this parcel of land, said point being also the Southwest corner of Parcel 1-A (Community Plan Amendment), the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

15,194.79 feet South
11,970.83 feet East

and running by azimuths measured clockwise from true South:

1. 79° 30' 00" 236.48 feet along the remainder of said Grant 3152 to H. Cornwell;
2. 80° 37' 00" 404.69 feet along same to at the Southeast corner of Parcel 1-C (Community Plan Amendment);
3. 154° 00' 00" 150.63 feet along said Parcel 1-C (Community Plan Amendment) and along the remainder of said Grant 3152 to H. Cornwell;
4. 248° 30' 00" 110.00 feet along same;
5. 185° 40' 00" 400.00 feet along same;
6. 190° 29' 00" 203.00 feet along same;
7. 185° 17' 00" 402.00 feet along same;

Page 1 of 3

EXHIBIT B
3 of 7

- 8. 202° 34' 30" 208.68 feet along same;
- 9. 120° 30' 00" 42.00 feet along same;
- 10. 163° 36' 00" 82.00 feet along same;
- 11. 103° 59' 00" 200.00 feet along same to a point on the Easterly side of Mokulele Highway;
- 12. 193° 59' 00" 1020.52 feet along said Easterly side of Mokulele Highway;

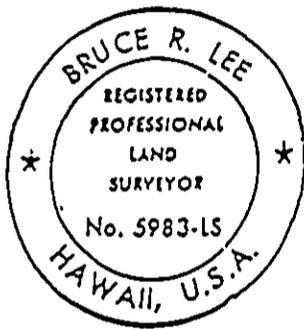
Thence along the Southeasterly corner of the intersection of Mokulele Highway and Waiko Road, on the arc of a curve to the right, concave Southeasterly with a radius of 30.00 feet, the chord azimuth and distance being:

- 13. 238° 45' 00" 42.25 feet;
- 14. 283° 31' 00" 464.03 feet along the Southerly side of said Waiko Road;
- 15. 35° 37' 00" 300.00 feet along the remainder of said Grant 3152 to H. Cornwell;
- 16. 19° 49' 00" 577.00 feet along same;
- 17. 33° 37' 30" 190.04 feet along same;
- 18. 343° 36' 00" 65.00 feet along same;
- 19. 313° 52' 00" 210.00 feet along same;
- 20. 300° 30' 00" 280.00 feet along same;
- 21. 300° 10' 00" 226.47 feet along same to the Northwest corner of said Parcel 1-A (Community Plan Amendment);

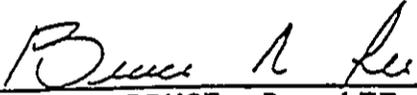
22. 13° 10' 20" 925.07 feet along said Parcel 1-A
(Community Plan Amendment) and
along the remainder of said Grant
3152 to H. Cornwell to the point
of beginning and containing an
area of 26.562 Acres, more or
less.

Prepared by:

NEWCOWER-LEE
LAND SURVEYORS, INC., a Hawaii Corporation



This description was prepared by
me or under my direct supervision.



BRUCE R. LEE
Licensed Professional Land
Surveyor Certificate No. 5983-LS

6/2/95
S&F LAND
File 95-3629
d31/S&F-18.vpt

Page 3 of 3

EXHIBIT B
5 of 7

611

DESCRIPTION
PARCEL 1-C
COMMUNITY PLAN AMENDMENT
TAX MAP KEY: (2) 3-8-005; PORTION 001

All of that certain parcel of land, being Parcel 1-C (Community Plan Amendment), being a portion of Parcel 1 of Tax Map Key: (2) 3-8-005, being also a portion of Grant 3152 to H. Cornwell, situated at Waikapu, Wailuku, Island and County of Maui, State of Hawaii and being more particularly described as follows:

Beginning at the Southwest corner of this parcel of land, on the Easterly side of Mokulele Highway, the coordinates of said point of beginning referred to Government Survey Triangulation Station "LUKE" being:

15,372.76 feet South
10,922.10 feet East

and running by azimuths measured clockwise from true South:

1. 193° 59' 00" 1526.98 feet along said Easterly side of Mokulele Highway;
2. 283° 57' 00" 10.66 feet along same;
3. 193° 57' 00" 105.09 feet along same to a point on the Southerly boundary of Parcel 1-B (Community Plan Amendment);
4. 283° 59' 00" 189.40 feet along said Parcel 1-B (Community Plan Amendment) and along the remainder of said Grant 3152 to H. Cornwell;
5. 343° 36' 00" 82.00 feet along same;
6. 300° 30' 00" 42.00 feet along same;
7. 22° 34' 30" 208.68 feet along same;
8. 5° 17' 00" 402.00 feet along same;

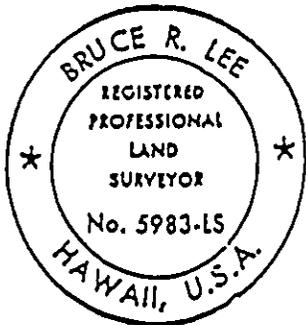
Page 1 of 2

EXHIBIT B
6 of 7

9. 10° 29' 00" 203.00 feet along same;
10. 5° 40' 00" 400.00 feet along same;
11. 68° 30' 00" 110.00 feet along same;
12. 334° 00' 00" 150.63 feet along same to the Southwest corner of said Parcel 1-B (Community Plan Amendment);
13. 80° 37' 00" 423.58 feet along the remainder of said Grant 3152 to H. Cornwell to the point of beginning and containing an area of 11.056 Acres, more or less.

Prepared by:

NEWCOMER-LEE
LAND SURVEYORS, INC., a Hawaii Corporation



This description was prepared by me or under my direct supervision.

Bruce R. Lee

 BRUCE R. LEE
 Licensed Professional Land
 Surveyor Certificate No. 5983-LS

6/2/95
S&F LAND
File 95-3629
6/1/95-IC.rpt

Page 2 of 2

EXHIBIT B
7 of 7