JUN 8 2000

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2000-06-08-MA-FEA-Douglas (rest of title in yellow)

FINAL REVISED SUPPLEMENT TO

ENVIRONMENTAL ASSESSMENT

FOR A

RESIDENCE AND FARM DEVELOPMENT

DATED: MARCH 1997

REFERENCE: OCEA FILE NO. 95-481

Hanawana, Makawao, Maui, HI
TMK: (2)2-9-11:Parcel 18

PREPARED FOR

Owners: Mr. & Mrs. Keith Douglas

PREPARED BY

Stephen J. Pitt, P.E.
PITT ENGINEERING
Civil & Structural Engineering
Maui, Hawaii

in conjunction with

Keith S. Douglas

April 25, 2000

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A SUMMARY

Applicant

The applicant filing for a Supplemental Statement for the proposed alteration of existing access and utility easement (L.O.D. No. S-28,000), to TMK:(2)2-9-11:18 over State lands identified as tax map key (2)2-2-9-11 por.08, situated at Hanawana, Makawao, Maui, is Mr. and Mrs. Keith S. Douglas.

Approving Agency

The approving agency is the Board of Land & Natural Resources by its Chairperson, Mr. Timothy E. Johns.

Consulted Parties

Sixteen Federal, State and County agencies are provided draft copies of the draft supplemental statement for review and comment. Three private agencies are invited to comment as well.

General Description

Technical Characteristic: The approval of the slight road alteration is for reasonable improved access to safely allow for construction equipment as well as vehicles to (2)2-9-11-18 which is an ongoing development for a single family residence and farm. The State land affected is located in an agricultural district and is not located within the conservation district. The Douglases are co-leasers of a portion of State land TMK:(2)2-9-11 por.08, on a month to month basis, in which the area of the subject is located.

The area to be affected is approximately 2,000 square feet of State owned land. Hanawana Stream, which is considered a minor stream, is approximately 80 - 100 feet east of the project area with Lo'i terraces located between.

On November 8, 1999 a site visit was conducted by Ms. Cathleen Dagher of the State Historical Preservation Division (SHPD), who was accompanied by Ms. Patty Conte of the Department of Hawaiian Homelands Archeological Survey Team (DHHL). Also present during the site visit was Mr. Louis Wada, Maui Land Agent of the Department of Land & Natural Resources and Mr. Bruce Lee of Newcomer-Lee Land Surveyors, Inc. Mr. Douglas' site visit found no archeological features that would be impacted.

The minor road alteration affecting State land is part of a larger project to allow access to the Douglas property involving crossing Hanawana Stream. The Douglas' original revised environmental assessment dated July 1995 for development of a residence and farm on TMK:(2)-9-11-18 was issued a conservation District Use Permit (CDUP) on August 28, 1997. Reference: OCEA FILE NO. 95-481.

Permits or approvals for culvert construction have been approved by the U.S. Army Corps of Engineers, Department of Business, Economic Development and Tourism, Hawaii Coastal Zone Management (CZM), State of Hawaii Department of Health (SHDH) and the State Historical Preservation Division (SHPD). A SMA minor permit for replacement of culverts has been issued by the County of Maui Department of Planning. Final approval by the DLNR Commission of Resource Management for Stream Channel Alteration Permit (SCAP-MA-281) was granted on December 14, 1999.

Socio-Economic Characteristic

The minor nature of the project, a slight alteration of the existing access and utility easement (L.O.D. No. S-28,000) over State lands is not expected to adversely impact the area nor the County/State facilities nor be contrary to Coastal Zone Management regulations.

Environmental Characteristic

The project site is in a rather remote rural area off Hana Highway. The shoreline is approximately 500 feet away and is rugged and subject to rough waves. There are no County water and waste water systems in this area. While telephone lines are nearby, no electrical power lines are available for service. Domestic water source and wastewater treatment will be handled on site and designed to meet County and health department's regulations. The DLNR (Commission of Water Resource Management issued a permit for a well for domestic use to 2-9-11-18 on July 16, 1998. Well No. 5412-01.

Summary Description of Affected Environment

The project site lies in a V-shaped area with Hanawana Stream as its low central point. The area is dominated by towering Mango trees and described as being a highly disturbed Hala/Hau/Mango forest interspersed with kukui, Christmas berry, royal palm, coconut bamboo and other exotic plants. The 2,000 square foot section in question on State land is limited almost entirely to bamboo, with a small amount of hau bush interspersed. No endangered or threatened species of flora or fauna will be impacted by this project.

No known archaeological sites have been found within the area of subject. A site visit conducted by Ms. Cathleen Dagher of the SHPD, who was accompanied by Ms. Patty Conte of the Department of Hawaiian Homelands Archaeological Survey Team (DHHL), found no archaeological features that would be impacted.

Major Impacts and Mitigation Measures

The major impacts upon the land in question would be the heavy rains which occur infrequently on this windward side of the island. Heavy rains could cause some erosion of the banks.

Soil erosion and any possible water pollution will be mitigated by adhering to the land practices of the Olinda-Kula Soil & Water Conservation District (SWCD) as well as the specific conditions required by the State of Hawaii Department of Health, Department of Land & Natural Resources, Coastal Zone Management (CZM), U.S. Army Corps of Engineers and the County of Maui Department of Planning with regard to issuing a SMA permit and grading permit with regard to culvert construction.

The project as a whole (culvert construction and road alteration) will take place during a reasonably predicted dry period. The banks of the road alteration will be stepped down and replanted in Bamboo immediately after construction is completed.

Alternatives

There are no reasonable alternatives to the minor road realignment affecting State land for access to the Douglas property. Development of 2-9-11-18, farming and access would be difficult, even a hardship. Access by construction equipment at this time without the minor road alteration is totally impractical and in many cases, impossible.

In addition, between the proposed site area and Hanawana Stream are ancient Lo'i terraces which cannot be adversely impacted to be in compliance with the CDUP issued for 2-9-11-18.

Recommended Determination

In view of the minor nature of this project and lack of significant adverse impact upon the environment, a negative declaration is recommended.

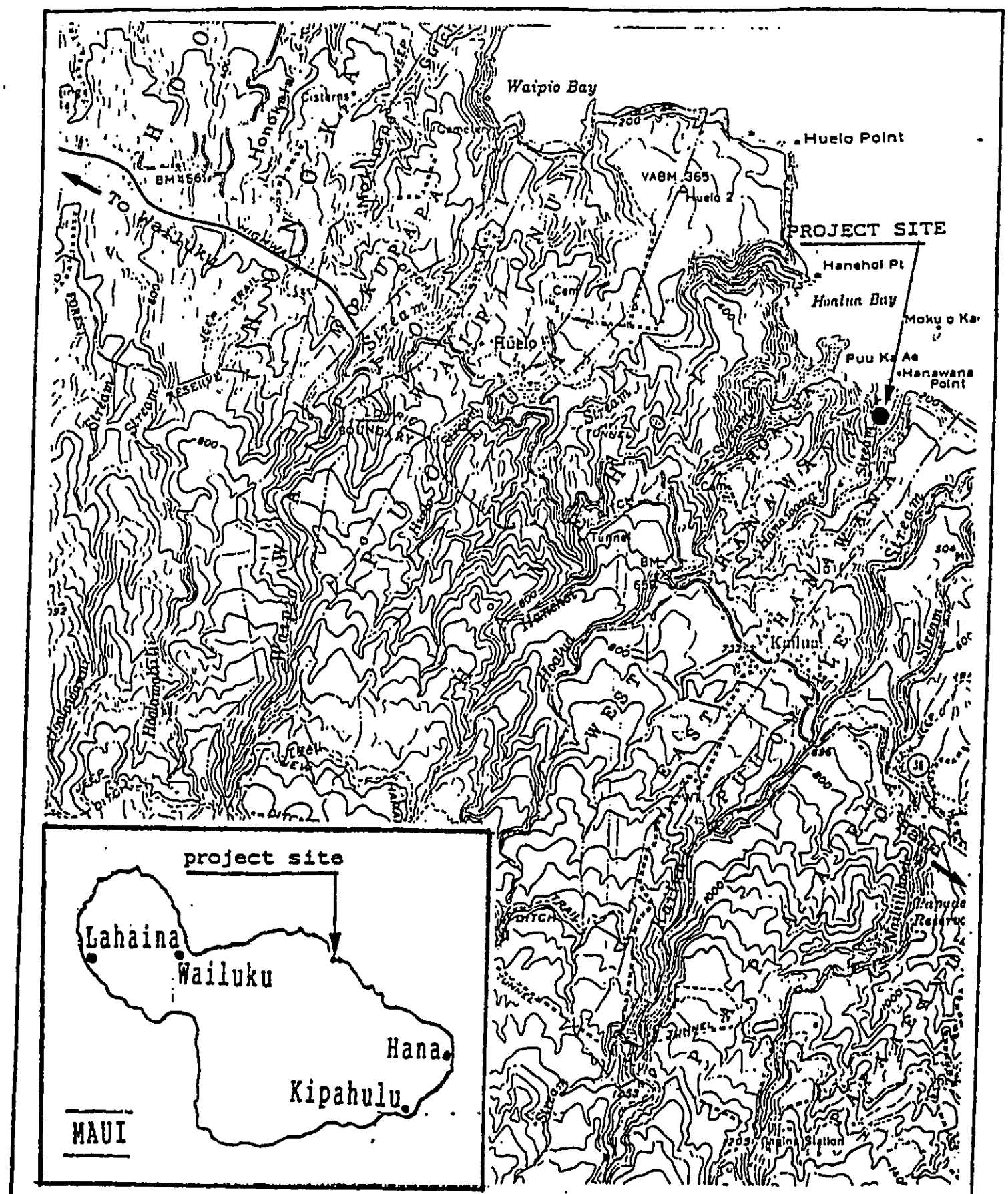
SECTION 1
IDENTIFICATION OF APPLICANT

The applicant who is seeking permission for a proposed alteration of existing access and utility easement (L.O.D. No. S-28,000) to TMK:(2)2-9-11:18 over State lands identified as Tax Map Key (20)2-9-11 por.08, situated at Hanawana, Makawaoa, Maui is:

Mr. and Mrs. Keith Douglas
P.O. Box 11371
Lahaina, Maui, Hawaii 96761

This draft supplemental statement to the original environmental assessment dated March 1997 (reference: OCEA File No. 95-481) is prepared in support of an access road alteration and is in conformity with applicable regulations.

Figure No. 1 shows the general location of the project in Hanawana, district of Makawao, County of Maui.



DOUGLAS: FARM/RESIDENCE

Hanawana, Maui

LOCATION/TOPOGRAPHIC MAP

FIG. 1

SECTION 2
IDENTIFICATION OF APPROVING AGENCY

The approving agency for the existing easement alteration over State lands is the Board of Land & Natural Resources.

Mr. Timothy E. Johns, Chairperson
Board of Land & Natural Resources
Honolulu, HI 96809

Chapter 11-200, Hawaii Administrative Rules, is based substantially on the Environmental Impact Statement Regulations of the Environmental Quality Commission. Subchapter 10 addresses supplemental statements 11-200-26, 11-200-27 and 11-200-28.

The State land in question is controlled by the DLNR State Land Use Commission. The minor alteration is not considered "development" and, as such, no Special Management Area (SMA) permit is required. Prior to alteration of existing access a minor SMA and grading permit will be issued by the County of Maui, Department of Planning if necessary.

Figure No. 2 shows existing access over State land and portion of State land to be affected by minor road alteration, and location of property.

Figure No. 3 shows State land to be affected by minor road alteration for access to 2-9-11-18.

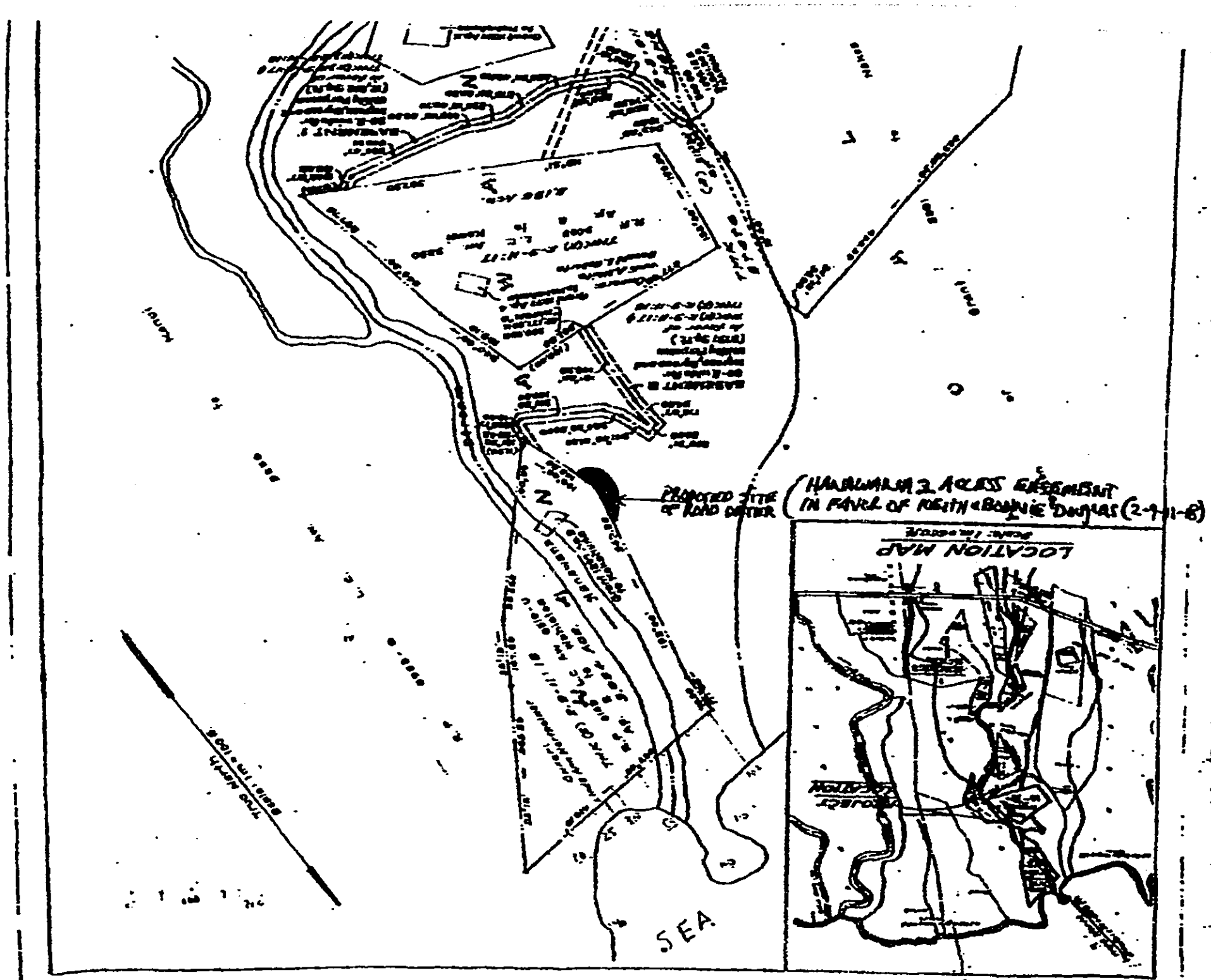
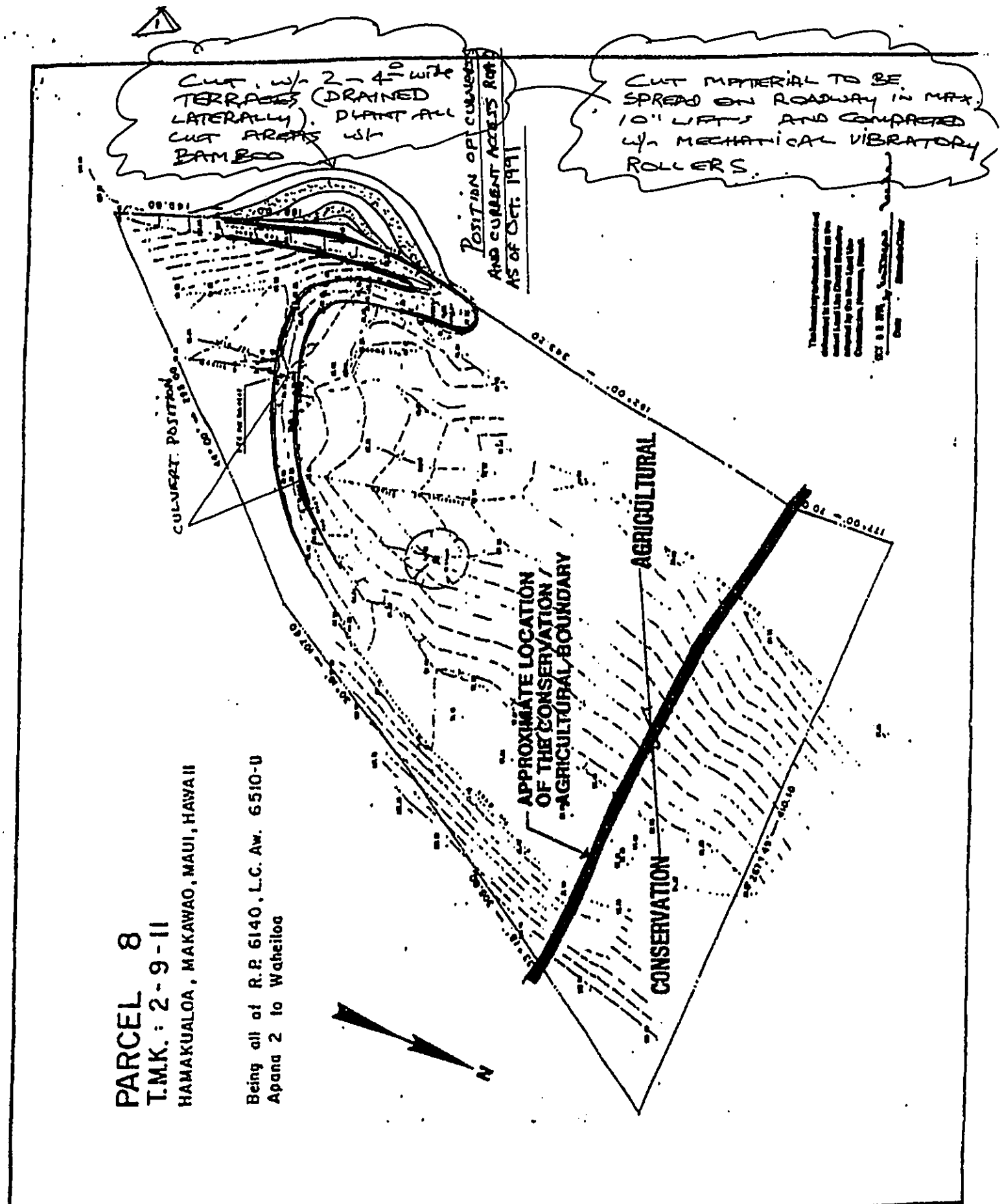

PROPOSED SITE OF ROAD DETOUR
(HANAWANA 2 ACCESS EASEMENT IN FAVOR OF KEITH & BONNIE DOUGLAS (2-9-11-8)
LOCATION MAP
SEA

Fig. 2



DOUGLAS: FARM/RESIDENCE

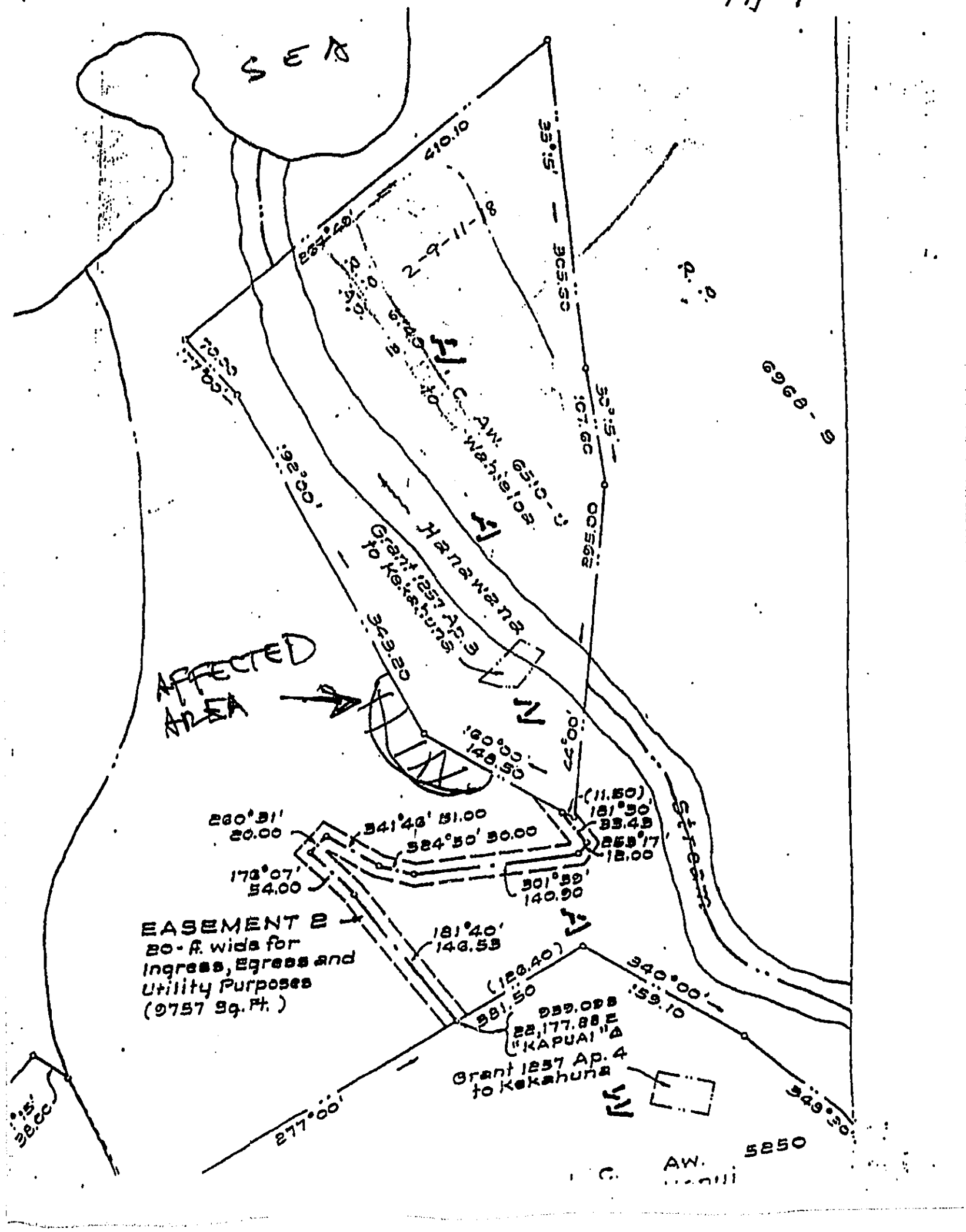
Hanawana, Maui

STATE L.U.C. BDRY MAP

FIG. 3

Rev. 12.6.99

Fig. 4


SEA
410.10
2-9-11-8
6968-9
Hanawana
Grant 1257 Ap. 3 to Kekahuna
AFFECTED AREA
343.20
160°00'
148.50
(11.50)
181°30'
33.43
253°17'
12.00
260°31'
20.00
341°46' 51.00
324°50' 30.00
176°07'
54.00
301°39'
140.90
EASEMENT 2
20-ft. wide for Ingress, Egress and Utility Purposes (9757 Sq. Ft.)
181°40'
146.53
(126.40)
381.50
340°00'
159.10
939.098
22,177.88 E
"KAPUAI" Δ
Grant 1257 Ap. 4 to Kekahuna
277°00'
349°30'
AW. 5250

SECTION 3
IDENTIFICATION OF AGENCIES CONSULTED

Copies of the draft supplemental environmental assessment are being submitted to the following agencies/persons for review and comment prior to preparing this final environmental assessment.

FEDERAL:
- U.S. Geological Survey
- U.S. Fish & Wildlife Service
- U.S. Soil Conservation Service
- U.S. Army Corps of Engineers

STATE:
- Department of Land & Natural Resources
- Department of Health
- Department of Transportation
- Department of Business, Economic Development & Tourism
- Office of State Planning
- State Historical Preservation Division

MAUI COUNTY:
- Department of Planning
- Department of Public Works
- Department of Water Supply
- Ecomonic Development Agency
- Maui Electric Company
- GTE Hawaiian Tel

PRIVATE:
- East Maui Irrigation company
- Audobon Society of Hawaii
- Sierra Club of Hawaii

(See Comments and Responses attached to this Final Revised Supplement to Environmental Assessment.)

SECTION 4
GENERAL DESCRIPTION

TECHNICAL CHARACTERISTIC:

This draft supplemental environmental assessment has been prepared for the minor road alteration of an existing easement over State land to 2-9-11-18. This draft supplemental assessment is for approval for minor access alteration to an existing easement by the Department of Land & Natural Resources and a minor SMA and grading permit if required by the County of Maui, Department of Planning.

The proposed road alteration will allow for the required turning radius necessary for vehicles and large construction equipment to reasonably and safely access the Douglas property for further development. The cut in the bank will be stepped down in terrace like fashion. Cut material to be spread on existing roadway in approximately 10" levels and compacted with vibratory rollers. The total area to be affected is approximately 2,000 square feet.

The proposed minor road alteration to the existing easement is part of a larger project to allow access to the Douglas property which involves reinstallation of former existing culverts within Hanawana Stream to connect an existing roadway across 2-9-11-18 to the proposed house site. The environmental assessment for development of a residence and farm was necessary to allow a Conservation District Use Permit (CDUP) to be issued in favor of 2-9-11-18 on August 28, 1997.

Permits or approvals for culvert construction across Hanawana Stream have been approved by the U.S. Army corps of Engineers, Department of Business, Economic Development & Tourism, Hawaii Coastal Zone Management (CZM), State of Hawaii Department of Health (SHDH) and the State Historical Preservation Division (SHPD). A SMA minor permit for replacement of culverts has been issued by the County of Maui, Department of Planning. Final approval by the DLNR Commission of Resource Management for Stream Channel Alteration Permit (SCAP-MA-281) was granted on December 14, 1999.

Figure No. 1 shows the general location of the project.

Figure No. 2 shows a location map and the area of State land affected as well as the existing easement across State lands.

Figure No. 3 shows a large scale of area to be affected by the road alteration as well as engineer's notes and the State L.U.C. Boundary Map.

Hanawana Stream is approximately 80 - 100 feet from the affected site of the State land area and the alteration is approximately 500 feet from the shoreline. Lo'i terraces are located between the proposed road alteration site and Hanawana Stream. No erosion runoff is expected to reach the stream primarily because of the planted terraces between the site and Hanawana Stream.

SOCIO-ECONOMIC CHARACTERISTIC

The island of Maui has a current population (1987) estimated to be 88,100. The population of Makawao district is around 24,200. The Makawao district had a population of 9,979 in 1970. By 1980, the figure had nearly doubled to 19,005. By 1990, the population had increased to 29,207. The Makawao district includes the towns of Paia, Haiku and Makawao on the east side; the Kula and Pukalani farm and residential areas in the central uplands; and the spectacular Kihei-Wailea resort region on the west side. These latter two areas account for most of the recent growth in the Makawao district.

The Paia-Haiku region supports the sugar and pineapple industries. The present towns were originally plantation villages. While the sugar and pineapple industries have come upon hard times, they are still an economic force in this region. The famous Wailuku-Hana Highway cuts its way through this region. The initial section of the Hana Highway has been improved to Waipio Stream gulch. Beyond this, the narrow winding road to Hana has become a symbol of rural lifestyle. Plans to further extend the improvements to the highway have not received general support from the public. The Hana Highway above the project site remains the narrow, unimproved road with its unique single-lane bridges which call for courtesy on the part of approaching drivers.

There will be minimal impact on the socio-economic status of this area or the County due to the minor nature of this project, a minor road alteration of existing easement in Hanawana, Makawao District. During construction, employment will be created for a building contractor and his associated sub-contractors. Funds will be expended for labor and material purchases. No additional government services other than what is now provided will be required. The project will add a higher value to the property tax of the projects site upon completion of the improvements. The estimated cost of both access realignment and culverts is approximately $80,000.

ENVIRONMENTAL CHARACTERISTIC:

The project site contains approximately 2,000 square feet and is located on the west side of Hanawana Stream, approximately 80 - 100 feet from the stream and approximately 500 feet from the shoreline.

Hanawana Stream is one of the many streams on the windward slopes of Haleakala. It is not a major stream. No records of its flow are available. The East Maui Irrigation Company diverts the water from Hanawana Stream into its ditch system above the proposed project site area. Other scattered kuleana lands are located above the Douglas property. Please refer to Figure No. 2, which is a portion of Tax Map Plat: 2-9-11.

During construction, noise levels will increase in this remote area. Some dust may be generated by the contractor's activity in this wet area should dry weather occur for any lengthy period. The project will entail the use of various size construction equipment and temporarily increase traffic in the general area.

There are no public water systems and no county wastewater system available in this area. Electric power lines are located on the main highway, approximately 3/4 mile away.

SECTION 5
SUMMARY DESCRIPTION OF AFFECTED ENVIRONMENT

FLORA: The vegetation within the project area can be best described as a highly disturbed Hala/Hau/Mango forest, predominated by alien plant species with occasional native species. Trees in the gulch and on steep slopes are mango, hau, hala, kukui Christmas berry, royal palm, guava and bamboo. Plants within the 2,000 square foot area of State land to be affected are bamboo, with small amounts of hau bush. The understory consists of Hilo grass, honohono, ginger, ti, ferns, wedellia, lantana and other noxious weeds and grasses. The previous disturbance of the area: 1) for agricultural use, and 2) for the access road makes it improbable that rare or endangered plants now exist on the site.

Table 1, pages 11 and 12, is a list of the plants located during the site survey.

FAUNA: The birds and mammals observed or possibly present in the projected area, with the exception of a very limited number of native birds and one land mammal, are all forms that have been introduced by humans.

In the project area, it is possible that one endemic mammal classified as "endangered" by the U.S. Fish & Wildlife Service may be found. This is the Hawaiian bat, Lasiurus cinereus semotus. These bats are Hawaii's only native land mammal and are widely distributed throughout the main islands of the Hawaiian archipelago. They have not been reported near the project area but possibly may fly over it.

The only native birds (not introduced by humans) that were seen or may be expected in or flying near the project area are those that are widely distributed through the State. They include the Hawaiian owl, (Pueo), black crowned night heron ('Auku'u), frigate bird ('Iwa) and other species of sea birds; and several species of migratory shore birds. These shore birds winter in Hawaii and leave each spring to fly to Alaska where they nest and rear their young. They then return to Hawaii in early fall. These are the Pacific Golden Plover (Kolea), the Wandering Tattler ('Ulili), and the Ruddy Turnstone ('Akekeke).

More than fifty species of birds that have been brought to Hawaii by humans have become established in the islands. Many of these are present in the project area. All are found elsewhere on Maui and on other islands.

HYDROLOGY: Hanawana Stream is not a major stream. Construction of new culverts will easily handle water volume increased during extreme freshlets. With the minor road alteration to existing easement and culverts construction, year round access to the Douglas property will be afforded. No record of stream flows are kept. The EMP diverts the flow of the Hanawana Stream near the Hana Highway into its ditch system. Except for periods of heavy rain, the water in the stream is clear.

The Federal Flood Insurance Rate (FIRM) map for this area does not indicate any severe flooding. The region is designated "C" minimal flooding can be expected. Existing access and proposed realignment portion has runoff ditches on sides of road to shunt off excess water during heavy rains

ARCHAEOLOGY: There are no archaeological sites on the State land of subject. On November 8, 1999 a site visit was conducted by Ms. Cathleen Dagher of the SHPD, who was accompanied by Ms. Patty Conte of the Department of Hawaiian Homelands Archaeological survey Team (DHHL). Also present during the site visit was Mr. Louis Wada, Maui Land Agent (DLNR) and Mr. Bruce Lee of Newcomer-Lee Land Surveyors, Inc.

Ms. Dagher's site visit found no archaeological features that would be impacted in the 2,000 square feet of State land proposed for the minor access road alteration.

TOPOGRAPHY: The property on the west side of Hanawana Stream is exceedingly steep and, therefore, save for spots, mostly unusable. After construction is completed the terraced stepped down area will be planted in bamboo to lessen any minor erosion that may occur.

RAINFALL: The rainfall in this region ranges from 110 inches along the coast to 300 inches in the upper slopes of Haleakala. This is due to the wet nature of the windward side of Haleakala; this is typical throughout the Hawaiian Islands where the windward areas are exposed to the moisture-laden trade winds. The project site receives an average of 100 to 115 inches of rain per year.

SOILS: Soils in this area are described as being found on rough broken land (rRR soils series, per USDA/UH Agricultural Station Report) which consist of very steep land broken by numerous intermittent drainage channels. In most places it is not stony. It occurs in gulches and on mountainsides on all islands except Oahu. The slope is 40 to 70 percent. Elevations range from nearly sea level to about 8,000 feet. Runoff is rapid, and geologic erosion is active.

These soils are variable. They are 20 to more than 60 inches deep over soft, weathered rock. In most places some weathered rock fragments are mixed with the soil material. Small areas of rock outcrop, stones and soil slips are common. Included in mapping were areas of colluvium and alluvium along gulch bottoms.

The ALISH project did not classify this area; it is not considered important agricultural land. The Land Study Bureau classification shows the area, rRR, as being poor agricultural land untillable by farm machines. Figure 4 verifies this condition as the arable areas are scattered throughout the property.

The land type is used primarily for watershed and wildlife habitat; and also for pasture and woodland. The land capability classification is VIIe: soils are severely limited by risk of erosion.

GEOLOGY: The project site, in East Maui, is located on the northwestern slope of Haleakala Mountain, a shield volcano. The earlier Honomanu volcanic flows of the tertiary period were followed by the Kula volcanic series. Late Kula flows filled the canyons or valleys of the earlier Kula flows in this section of Haleakala. Later volcanic flows were the Hana volcanic series which occurred in the east and southwest sections of Haleakala. The last known eruption occurred on the southwest rift probably around 1750 A.D. Geologically speaking, Maui is a young island. Its age is estimated to be 1.15 - 1.30 for West Maui; and 0.4 - 0.8 for East Maui. measured in millions of years. This means that the Haleakala slopes are slightly over 500,000 years old on the average.

UTILITIES: There are no County water or sewer systems in this area. The electrical power lines are located along the main highway. Telephone service lines are located in this area serving other kuleana residences.

SECTION 6
MAJOR IMPACTS AND MITIGATING MEASURES

The location of the project site within a gulch poses a hazard from storms which could cause erosion. However, this occurrence is infrequent.

As a cooperator of the Olinda-Kula Soil & Water Conservation District, the owner, Keith Douglas, has received professional assistance in developing this area. The cut of the road realignment will be stepped down into terraces. After the construction is completed the terraces will be replanted with bamboo. This action is expected to mitigate soil erosion control and potential water pollution sources. This erosion control strategy has proven feasible and suitable in the immediate vicinity of the project.

The access road which is unpaved is not a public roadway. A locked gate permits entry to residents possessing keys. Road maintenance is sporadic; traffic is light as only local traffic is generated due to the locked gate which prevents public access. No significant adverse traffic impact is foreseen. Traffic to the project site is by 4-wheel drive vehicles. The upper section of the road supports ordinary traffic. No oil or other such treatment is applied to the access road. Road repairs are made by the users which primarily entails gravel in eroded areas. Principal users of the road beside the EMI staff are the kuleana residents.

The project site is approximately three quarters of a mile makai of the Hana Highway and located about 500 feet from the downstream end of Hanawana Stream. As such, any adverse visual impact caused by the minor alteration of the easement road is practically nonexistent. The easement road is hidden by towering gulch sides and trees. It will not be visible from the public highway.

No significant impact on archaeological features will occur. Should any significant archaeological feature be discovered, work will cease and the SHPD officer notified. Work shall resume only after clearance by the SHPD officer.

No significant impact to wildlife will be caused by the proposed project. Introduced birds and mammals plus some native shore birds and sea birds are the primary types of wildlife that may live on or fly near the project site and its environs. The proposed improvements pose no threat to the one endangered species, the Hawaiian bat, that may possibly fly over the area, or to any of the native or introduced birds due to the mobility of the species.

The applicable provisions and conditions of the DLNR Commission of Resource Management for Stream Channel Alteration Permit, County of Maui, Department of Planning SMA minor permit and grading permit, State of Hawaii, Department of Health, State Historical Preservation Division, U.S. Army Corps of Engineers and the Hawaii Coastal Zone Management shall be strictly adhered to.

The goal of the project does not run counter to the Maui General plan. To use the land within the County for the social and economic betterment of the County's residents while preserving and protecting the unique and fragile environmental resources - is the sole objective of this project.

The minor size of the project, minor road alteration of existing easement, will not affect the objectives and policies of the Paia-Haiku Community Plan. No existing land use change is required or requested.

SECTION 7
ALTERNATIVES

No alternatives were considered in view of the location of the existing access road over State land. There are no reasonable alternatives to the minor road realignment affecting a small portion of State lands for access to the Douglas property.

Development of 2-9-11-18, farming and access would be extremely difficult and cause an unnecessary hardship. Access by construction equipment at this time without the minor road alteration is totally impractical and hazardous and in many cases impossible.

In addition, between the proposed site and Hanawana Stream are ancient Lo'i terraces which are not allowed to be adversely impacted with regard to issuance and compliance with the CDUP for 2-9-11-18.

Should the area be left uninhabited, exotic weeds and other such plants will mots likely overrun the site. Further, without erosion control measures such as maintenance of the rock walls and additional plantings, the area will gradually erode into Hanawana Stream. To use the parcel solely for farming would be uneconomical. Without living on the land, valuable time would be wasted on travel to and from the site. Surveillance of the land and its potential produce would not be possible. The chief asset of the site lies in its use for residential purposes and subsistence farming. This is in keeping with the kuleana status of the parcel, similar to other kuleanas in the vicinity.

SECTION 8
RECOMMENDED DETERMINATION

The proposed site of road alteration of existing access across State lands to 2-9-11-18 is well above stream flow and flooding danger is not a factor.

The road realignment will not generate any significant adverse impact to the surrounding area or adversely affect the island of Maui.

In view of the lack of any significant adverse impact, and the uses contemplated can be permitted, a negative declaration is deemed appropriate for this application.

SECTION 9
FINDINGS AND REASONS SUPPORTING DETERMINATION

As stated above, the kuleana status of 2-9-11-18 and the existing access road over State lands, a minor access alteration is consistent with State land use policies. The small amount of land involved, approximately 2,000 square feet, is suitable for such use and will not cause adverse disturbance to the surrounding area.

The main hazard of this project is erosion but the stepping down into terraces of the cut, coupled with the immediate planting of bamboo, should keep erosion to a minimum. A Grading Permit, including a Best Management Practice Plan with regard to erosion control measures, will be obtained from the County of Maui prior to commencement of construction work.

Hanawana Stream at a distance of 80 - 100 feet will not be susceptible to erosion runoff because of the planted terraces located between the stream and the proposed project site.

No significant adverse archaeological, botanical and wildlife impacts are anticipated. The land itself requires care to prevent it from eroding and fouling the nearby ocean waters. The presence of the landowner on the site will enhance the caretaker's aspect of land use.

No adverse socio-economic impact will result. The goal of home ownership will be attained by the property owner. No additional government expenditures for services other than what now exists will be required by this project.

In view of the lack of any significant adverse impact to the public and the surrounding area, the issuance of a negative declaration is recommended.

REFERENCES

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* * *

This draft supplemental assessment was prepared by Stephen J. Pitt, P.E., Civil Engineering, and Keith S. Douglas, Owner.

COMMENTS AND RESPSONSES

RESPONSES BY TELEPHONE:

Mr. Dave Hopper of the United States Department of the Interior, Fish & Wildlife Service, and Mr. Steve Olive of the Department of Business, Economic Development & Tourism (Coastal Zone Management), responded by phone to Mr. Douglas.

Both Departments had no concerns with the proposed road alteration to the existing easement to 2-9-11-18 concerning State lands. For verification, they may be contacted at:

Mr. Dave Hopper 1-808-541-3441
Mr. Steve Olive 1-808-587-2877

JAMES "TOMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director

COUNTY OF MAUI
DEPARTMENT OF PLANNING

January 11, 2000

Mr. Keith S. Douglas
P. O. Box 11371
Lahaina, Hawaii 96761

Dear Mr. Douglas:

Re: Supplemental Environmental Assessment of a Residence and Farm Development at TMK: 2-9-011:018, Hanawana, Makawao, Island of Maui, Hawaii

The Maui Planning Department has reviewed the Supplemental Environmental Assessment (EA) and finds that the road alteration work is located within the Special Management Area (SMA) of the Island of Maui. An appropriate SMA permit or an amendment of the existing SMA Minor Permit, provided the combined work is less than $125,000.00, will be required prior to construction of the road realignment. The work does not qualify as repair and maintenance within an existing right-of-way.

Thank you for the opportunity to comment. If additional clarification is required, please contact Ms. Colleen Suyama, Staff Planner, of this office at 270-7735.

Very truly yours,

JOHN E. MIN
Planning Director

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
PLANNING DIVISION (808) 270-7735; ZONING DIVISION (808) 270-7253, FACSIMILE (808) 270-7634

JEM:CMS:osy
cc: Clayton Yoshida, AICP, Deputy Planning Director
Aaron Shinmoto, PE, Planning Program Administrator (2)
Colleen Suyama, Staff Planner
Dean Uchida, Department of Land and Natural Resources
LUCA (2)
Project File
General File
(S:\CMS\Hanawa2)

Keith Douglas
P.O. Box 11371
Lahaina, HI 96761
(808) 669-4028

Mr. John Min, Director of Planning
County of Maui, Planning Department
200 South High Street
Wailuku, Maui, HI 96793

February 3, 2000

Dear Mr. Min,

Thank you for your review of the Draft Supplemental Environmental Assessment (EA) for the minor road alteration to the existing easement to TKM 2-9-11-18 involving state land.

In response to your comments and subsequent phone conversation with staff planner, Ms. Colleen Suyama, I would like to state that the combined cost of both culvert replacement and road realignment will be less than $100,000.00. A request for an amendment of the existing SMA minor permit will be requested and obtained prior to construction work commencing.

Your comments have been of help in developing the revised (or final supplemental E.A.).

Respectfully,

JAMES KEO APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

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

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

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

RON R. RISKA, P.E.
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

January 20, 2000

Mr. Keith Douglas
P O Box 11371
Lahaina, Hawaii 96793

Dear Mr. Douglas:

SUBJECT: SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT
DOUGLAS, KEITH
TMK: (2) 2-9-011:018

We reviewed the supplemental environmental assessment and have the following comment:

1. The alteration of the described 2000 square feet of area to improve access to the subject site which is located within the Special Management Area will require issuance of a grading permit prior to construction. A site specific erosion control plan shall be submitted with the construction plans for review and approval prior to the issuance of the grading permit. The erosion control plan shall show the location and details of structural and non-structural Best Management measures.

If you have any questions, please call Howard Hanzawa at 270-7252.

Sincerely,

DAVID GOODE
Deputy Director of Public Works
and Waste Management

DG:msc/mt
cc: Land Use and Codes Administration
S:\LUCA\CZ\douglas.wpd

Keith Douglas
P.O. Box 11371
Lahaina, HI 96761
(808) 669-4028

Mr. David Goode, Deputy Director
Public Works & Waste Management
County of Maui
200 South High Street
Wailuku, Maui, HI 96793

February 3, 2000

Dear Mr. Goode,

Thank you for your review of the Draft Supplemental Environmental Assessment (EA) for the minor road alteration to the existing easement to TKM 2-9-11-18 involving state land.

In response to your comments, I would like to state a grading permit including a best management practice plan with regards to erosion control measures will be obtained prior to the commencement of construction work.

Your comments have been of help in developing the revised (or final supplemental E.A.).

Respectfully,

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

January 31, 2000

Mr. Keith Douglas
P.O. Box 11371
Lahaina, HI 96761

Re: I.D.: OCEA File No. 95-481
TMK: 2-9-11:018
Project Name: Supplemental Environmental Assessment For A Residence and Farm Dwelling

Dear Mr. Douglas,

We apologize for our delay to your 12/20/99 letter to our office. We have no comments on the subject EA.

This project borders the Waikamoi and Honopou Aquifer Systems. In order to protect these aquifers, DWS recommends that the applicant utilize Best Management Practices (BMPs) designed to minimize infiltration from all construction, processing and vehicle operations. We have attached sample BMPs for principle operations for reference. Additional information is available from the State Department of Health.

Should you have any further comments, please contact our Water Resources & Planning Division at 243-7199.

Sincerely,

David R. Craddick
Director
rs

attachments:
1.) Selected BMPs from "The Massachusetts - Nonpoint Source Management Manual." Commonwealth of Massachusetts
2.) Selected BMPs from "Guidance Specifying Management Measures For Sources of Nonpoint Pollution In Coastal Waters." U.S. EPA.

Keith Douglas
P.O. Box 11371
Lahaina, HI 96761
(808) 669-4028

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

February 1, 2000

Dear Mr. Craddick,

Thank you for your review of the Draft Supplemental Environmental Assessment (EA) for the minor road alteration to the existing easement to TMK 2-9-11-11 involving state land.

In response to your comments, I would like to state that the road alteration is part of a larger project that involves replacement of previously existing culverts in Hanawana stream.

Both the State Department of Health and the State of Hawaii Department of Business, Economic Development and Tourism (Coastal Zone Management Program) have approved the culvert replacement under specified conditions. These specific conditions with regards to submitted Best Management Practice Plans (BMPs) will be strictly complied with during the entire construction project.

Your comments have been of help in developing the revised (or final supplemental E.A.).

Respectfully,

JAMES "KIMO" APANA
Mayor

ROSALYN HESTER BAKER
Economic Development Coordinator

OFFICE OF ECONOMIC DEVELOPMENT
COUNTY OF MAUI
200 SOUTH HIGH STREET, 6TH FLOOR, WAILUKU, MAUI, HAWAII 96793, USA
Telephone: (808) 270-7710 • Facsimile: (808) 270-7995 • Email: info@mauicountyoed.com

December 30, 1999

Mr. Keith Douglas
PO Box 11371
Lahaina, HI 96761

Dear Mr. Douglas:

Our office has received the copy of the supplemental environmental assessment for a residence and farm development regarding a minor road alteration of an existing easement over state lands to access TMK (2) 2-9-11: Parcel 18 located in Hanawana, Makawao, Maui which you forwarded to us.

We have reviewed the document and have no objection to the finding of no significant impact or negative declaration with regard to the environmental impact of this minor road alteration project.

Best wishes for the successful completion of your project.

Sincerely yours,

Rosalyn H. Baker
Economic Development Coordinator

Maui Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96733-6898 • (808) 871-8461

Monday, January 3, 2000

Mr. Keith Douglas
P.O. Box 11371
Lahaina, HI 96761

Dear Mr. Douglas:

Subject: Draft Supplement to Environmental Assessment For A Residence and Farm Development
OCEA File No. 95-481
(TMK: (2)2-9-11:Parcel 18)

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

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

MECO encourages that the project's consultant meet with us as soon as practical so that we may plan for the project's electrical requirements.

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

Sincerely,

Edward L. Reinhardt

Edward Reinhardt
Manager, Energy Delivery

ER/fo:lkh

USDA

United States
Department of
Agriculture

Natural
Resources
Conservation
Service

210 Imi Kala St.
Suite 209
Wailuku, HI 96793

Our People...Our Islands...In Harmony

DATE: January 3, 2000

Mr. Keith Douglas
P.O. Box 11371
Lahaina, Hawaii 96761

Dear Mr. Douglas,

SUBJECT: Environmental Assessment; TMK: 2-9-011: 18
OCEA File No. 95-481

We have reviewed your supplemental environmental assessment and since all of your permits have been granted, we have no comment pertaining to the assessment.

Please feel free to call upon us for future technical assistance.

Sincerely,

Neal S. Fujiwara
District Conservationist

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

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

BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

In reply, please refer to:
File:

January 26, 2000

95-040C/epo

Mr. Keith Douglas
P. O. Box 11371
Lahaina, Hawaii 96761

Dear Mr. Douglas:

Subject: Supplemental Environmental Assessment
(OCEA File No. 95-481)
Minor Road Alteration of an Existing Easement
Over State Lands
Hanawana, Makawao, Maui
TMK: 2-9-11: 18

Thank you for allowing us to review and comment on the subject assessment. We do not have any comments to offer at this time.

Sincerely,

GARY GILL
Deputy Director for
Environmental Health

United States Department of the Interior

U.S. GEOLOGICAL SURVEY
WATER RESOURCES DIVISION
677 Ala Moana Boulevard, Suite 415
Honolulu, Hawaii 96813

January 27, 2000

Mr. Keith Douglas
P.O. Box 11371
Lahaina, HI 96761

Dear Mr. Keith Douglas:

Subject: Draft Supplement to Environmental Assessment for a Residence and Farm Development
Dated: March 1997, Reference: OCEA File No. 95-481, Hanawana, Makawao, Maui, HI
TMK: (2)2-9-11:Parcel 18

Thank you for forwarding the subject Draft Supplement for review and comment by the staff of the U.S. Geological Survey, Water Resources Division, Hawaii District Office. We regret however, that due to prior commitments and lack of available staff, we are unable to review this document and are returning it for your future use.

We appreciate the opportunity to participate in the review process.

Sincerely,

Gordon W. Tribble
District Chief

Enclosure

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

Regulatory Branch

February 1, 2000

Mr. Keith Douglas
P.O. Box 11371
Lahaina, Hawaii 96761

Dear Mr. Douglas:

Thank you for your letter dated January 8, 2000 clarifying the location of the proposed alteration to the easement for your access road. Because the new alignment is in the uplands, and will not effect the stream crossings, no modification to your Department of the Army permit will be required.

If you have any questions concerning this matter, please contact Mr. William Lennan of my staff at 438-6986 and reference File No. 990000208.

Sincerely,

George P. Young, P.E.
Chief, Regulatory Branch

BENJAMIN J. CAYETANO
GOVERNOR

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAAI
GLENN M. OKIMOTO

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

IN REPLY REFER TO:
HWY-PS
2.7065

FEB 2 2000

Mr. Keith Douglas
P. O. Box 11371
Lahaina, Hawaii 96761

Dear Mr. Douglas:

Subject: Draft Supplement to Environmental Assessment for a Residence and Farm Development, Makawao, Maui, TMK: 2-9-11: parcel 18, Owner: M/M Keith Douglas

Thank you for your transmittal of December 20, 1999, requesting our review and comments on the subject document.

The project Environmental Assessment is satisfactory. The proposed road alteration of an existing access will not adversely impact Hana Highway.

Very truly yours,

KAZU HAYASHIDA
Director of Transportation

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES
JANET E. KAWELO
LINNEL NISHIOKA

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

January 25, 2000

Mr. Keith S. Douglas
P.O. Box 11371
Lahaina, Hawaii 96761

LOG NO: 24779 ✓
DOC NO: 0001CD33

Dear Mr. Douglas,

SUBJECT: Chapter 6E-42 Historic Preservation Review of a Draft Supplemental Environmental Assessment for the Douglas Property for a Residence and Farm Development Hanawana Ahupua'a, Makawao District, Island of Maui TMK: 2-9-11:018

Thank you for the opportunity to comment on your letter of December 27, 1999.

From the submitted document, we understand the proposed undertaking entails minor road alteration of an existing easement over State land. The proposed undertaking is part of a larger project involving the installation of new culverts in the access road which crosses Hanawana Stream.

We have previously commented on various permits/applications for this property [June 1995 Draft EIS (Log 14792); October 1995 CDUA for Residence and Farm Development (Log 15682); February 1996 State Land Disposition for Agricultural Permit (Log 16199); June 1996 State Land Disposition for Agriculture Permit (Log 16199); August 1997 CDUA for Residence and Farm Development (Log 193970; May 1999 DLNR Stream Channel Alteration/Stream Diversion Works Construction (Log 23463), and July 1999 Section 106 National Historic Preservation Compliance of a Request for Authorization to Replace Formerly Existing Culverts (Log 23708)]. During a 1995 field inspection of this parcel, conducted by Theresa Donham (former SHPD Maui Archaeologist), a significant historic site (4153, irrigated kalo fields and possible habitations, was identified.

A site inspection of the subject area was conducted on November 8, 1999, by Ms. Cathleen Dagher, SHPD Assistant Maui Archaeologist, and Ms. Patty Jo Conte, State Historic Preservation Division Inter-agency Archaeologist. During this investigation, no historic sites were identified in the vicinity of the proposed road alteration. In addition, it was determined that site 4153 would not be impacted by this undertaking.

Given the above information, we believe that this project will have "no effect" on significant historic sites.

Please call Cathleen Dagher at 692-8023 if you have any questions.

Aloha,

Don Hibbard, Administrator
State Historic Preservation Division

CD:jen

c: Mr. John E. Min, Director, Maui County Planning Division (fax: 270-7634)

FILE COPY

BENJAMIN J. CAYETANO
GOVERNOR

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

April 5, 2000

Mr. Tim Johns, Chair
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Johns:

Subject: Draft Supplemental Environmental Assessment for the Douglas Residence, Hanawana , Makawao, Maui (TMK (2)2-9-11: por. 08)

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

1. Please include in the final environmental assessment copies of all the permits and approvals received from the various regulatory agencies for all the activities associated with property.

2. Please discuss the findings and reasons for supporting the FONSI determination based on all 13 significant criteria listed in §11-200-12 of the EIS rules. Please see the enclosed example.

3. Please provide plans that show the entire alignment of the proposed road. In particular, we are interested in details about the road crossing over Hanawana Stream and the associated culverts.

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

Sincerely,

Genevieve Salmonson
Director

provided previous EA & permits. all! JT.

c: Stephen Pitt

3/5/2000

~~DEAR~~ MR./MS. THIRLLGNANAM

ENCLOSED ARE THE ORIGINAL COPIES OF THE E.A. REQUESTED. ALSO INCLUDED IS ADDITION INFORMATION THAT MAY BE OF HELP.

IF THERE IS ANYTHING ELSE NEEDED PLEASE CALL AT YOUR EARLIEST POSSIBLE CONVIENCE

RESPECTFULLY,

KEITH DOUGLAS
P.O.BOX 11371
LAHAINA, HI 96761
PH # 808-669-4028
FAX # 808-669-4028

RECEIVED
'00 MAR -8 P1:09
OFC. OF ENVIRONMENTAL QUALITY CONTROL

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

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

Ref.:PB:SL

AUG 28 1997

RECEIVED
'00 MAR -8 P1:10
OFC. OF ENVIRONMENTAL QUALITY CONTROL

Mr. Keith Douglass
P.O. Box 11371
Lahaina, Maui 96761

Dear Mr. Douglass:

This is to inform you that the Chairperson of the Department of Land and Natural Resources (DLNR), under the authority of Section 13-5(30-33) of the Department's Administrative Rules, approved your request for an agricultural use, but denied your request for a multipurpose pool within the Conservation District, Limited Subzone at Hanawana, Makawao, Maui (TMK: 2-9-11:18), subject to the following conditions:

1. The applicant shall comply with all applicable statutes, ordinances, rules, and regulations of the federal, state, and county governments, and applicable parts of Chapter 13-5, HAR;

2. The applicant, its successors and assigns, shall indemnify and hold the State of Hawaii harmless from and against any loss, liability, claim, or demand for property damage, personal injury, and death arising out of any-act or omission of the applicant, its successors, assigns, officers, employees, contractors, and agents under this permit or relating to or connected with the granting of this permit;

3. The applicant shall comply with all applicable Department of Health administrative rules;

4. The applicant obtain an approved Conservation Plan through the applicable Soil and Water Conservation District prior to the initiation of farming activity. A copy of the plan shall be filed with the Department of Land and Natural Resources, Land Division office;

5. Grading/contouring of the property shall be kept to a minimum;

A copy of the staff report and Administrative Rules are included for your review and use.

Please acknowledge receipt of this approval, with the above noted conditions, in the space provided below. Please sign two copies, retain one, and return the other within thirty (30) days.

Should you have any questions on any of these conditions, please feel free to contact Sam Lemmo of our Planning and Technical Services staff, at 587-0381.

Sincerely,

Dean Y. Uchida, Administrator
Land Division

Attachments

Receipt acknowledged

Applicant's Signature

Date 11/18/97

cc: Chairman's Office
Maui Board Member
Maui Land Agent
County of Maui Dept. of Planning
DOH/OEQC
W.Y. Thompson
Army Corps

6. The applicant shall obtain the approval of the Water Commission for any additional stream diversions;

7. Any work or construction to be done on the land shall be initiated within one year of the approval of such use, in accordance with the Conservation Plan on file with the Department;

8. All representations relative to mitigation set forth in the accepted environmental assessment for the proposed use are incorporated as conditions of the permit;

9. In issuing the permit, the department and board have relied on the information and data which the applicant has provided in connection with the permit application. If, subsequent to the issuance of the permit such information and data prove to be false, incomplete, or inaccurate, this permit may be modified, suspended, or revoked, in whole or in part, and the department may, in addition, institute appropriate legal proceedings;

10. Prior to the authorization of the Conservation Plan for the agricultural use, an archaeological inventory survey shall be conducted by a qualified archaeologist to determine if significant historic sites are present. Findings must be submitted to the Department of Land and Natural Resources, Historic Preservation Division for review in a report format which needs to include: 1) maps showing testing locations, 2) stratigraphic profiles of the test excavations, 3) photographs, 4) documentation of the nature an age of any sites, and 5) an initial significance evaluation of all sites (if any are found). If significant sites are present, then we would work with the applicant to determine an acceptable mitigation plan, and we would recommend an appropriate course of action to the Land Division.

11. Other terms and conditions as prescribed by the chairperson; and

12. Failure to comply with any of these conditions shall render this permit null and void.

SEP-13-93 WED 16:29 P.02
P.01

CROCKETT LINGLE
Mayor

GEORGE N. KAYA
Director

CHARLES JENCKS
Deputy Director

ON SHINMOTO, P.E.
Chief Staff Engineer

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

PASSIE MILLER, P.E.
Wastewater Reclamation Division

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

DAVID WITSMAR, P.E.
Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

September 9, 1993

Ms. Linda Welch
P. O. Box 1743
Makawao, Hawaii 96768

SUBJECT: Hanawana 2 Access Easements
TMK: (2) 2-9-11:8, LUCA File #2.2142

Dear Ms. Welch:

Final approval of the above subdivision was granted on September 9, 1993.

We are sending a copy of the approved map to the City and County of Honolulu, Tax Map Branch. Enclosed for your file is a copy of the approved plat.

Please call Glen Ueno of our Land Use and Codes Administration at 243-7373, if you need further information.

Very truly yours,

GEORGE N. KAYA
Director of Public Works
and Waste Management

jm

xc: City & County of Honolulu, Tax Map Branch
Building Permit Section
Engineering Division
Water Supply SD 92-118
Maui Electric Company
State Dept. of Health
Dept. of Land & Natural Resources

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

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administrat
EARSIE MILLER, P.E.
Wastewater Reclamation Divisio
LLOYD P.C.W. LEE, P.E.
Engineering Division
DAVID WISSMAR, P.E.
Solid Waste Division
BRIAN HASHIRO, P.E.
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

October 21, 1993

Ms. Linda Wertheimer
Post Office Box 1743
Makawao, Hawaii 96768

SUBJECT: HAHAWANA 2 ACCESS EASEMENTS, L.U.C.A. FILE #2.2142
TMK (II)2-9-011-018

Dear Ms. Wertheimer:

This is in response to your October 12, 1993 submittal of access easement documents.

Our Engineering Division reviewed your submittal and has concluded that your access easements do provide a continuous route to the subject property. Based on this review and for building permit purposes, we acknowledge that you do have documented access to your property.

To help facilitate issuance of your building permit, please submit a copy of this letter with your building permit application.

As requested, we are returning your access easement documents.

If you have any questions regarding this letter, please call me at 243-7379.

Very truly yours,

Ralph N. Nagamine

RALPH N. NAGAMINE

enclosures
RMN
s:Wertheimer.so

REVISED ENVIRONMENTAL ASSESSMENT

FOR

THE CONSTRUCTION OF A RESIDENCE
and FARM DEVELOPMENT

HANAWANA, MAKAWAO, MAUI, HAWAII
TMK: 2-9-11: 18

OWNERS: MR. & MRS. KEITH S. DOUGLAS

March 1995
Revised: July 1995

RECEIVED
'00 MAR -8 P1:10
OFC. OF ENVIRONMENTAL
QUALITY CONTROL

Prepared by:
W.Y. Thompson, P.E. * 98-1051 Kahapili Street * Aiea, HI 96701
Phone: (808) 488-388

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FIGURES

Figure No. 1: General Location & Topographic Map (USGS)

Figure No. 2: Site Location Map (Tax Map Plat)

Figure No. 3: State LUC District Boundary Map

Figure No. 4: Contour Map and Plot Plan

Figure No. 5: Sketch of House Plan

A SUMMARY

Applicant

The applicant filing the Conservation District Use Application (CDUA) for a residence/farm at Hanawana, Maui, HI, is Mr. & Mrs. Keith S. Douglas.

Approving Agency

The approving agency is the Board of Land & Natural Resources by its Chairperson, Michael D. Wilson.

Consulted Parties

Thirteen Federal, State, and County agencies were provided draft copies of the draft EA (DEA) for review and comment. Five private agencies were invited to comment as well.

General Description

Technical Characteristic: The approval of the CDUA is for a single family residence and farm. The 3.094-acre lot is divided by the Agricultural/Conservation District boundary line which runs in an east to west direction. The house will be a 3-bedroom dwelling of about 3,200 square feet in size. A portion of the house, a multi-purpose pool and a small portion of the farm acreage will lie within the Conservation District. The major portion of the house, and farm will be located in the Agricultural District. Hanawana Stream runs across the property in a south to north direction. Streamflow will be used for irrigating the farm. Access to the property is by an unpaved (gravel) road. Permits from the State Commission on Water Resource Management and the Department of Army (Corps of Engineers) will will required for stream diversion. Such stream diversion was previously in place. Crops such as taro, banana, papaya and flowers will be grown.

Socio-Economic Characteristic: The minor nature of the project, a single family residence and farm, is not expected to adversely impact the area nor the County/State facilities nor be contrary to Coastal Zone Management regulations.

Environmental Characteristic: The project site is in a rather remote rural area off the Hana Highway. The nearby shoreline is rugged and subjected to rough waves. There are no County water and wastewater systems in this area. While telephone lines are nearby, no electrical powerlines are available for service. Domestic water source and wastewater treatment will be handled on site and designed to meet County and Health departments regulations.

Summary Description of Affected Environment

The project site lies in a vee-shaped area with Hanawana Stream as its low central point. The area is dominated by towering mango trees and described as being a highly disturbed *Hala/Hau/*Mango forest interspiced with *kukui*, Christmas berry, royal palm and other exotic plants. The

understory is made up of a wide variety of weeds, grasses and plants. No endangered or threatened species of flora or fauna will be impacted by this project. Hanawana Stream is not considered a major stream or water source.

No known archaelogical sites have been found. However, remnants of rock terraces, attesting to previous agricultural use of the site exists. Records do not indicate any significant historic site on this property.

The soils in this area are described as being rough broken rock land with soils of varying depth.

Major Impacts and Mitigation Measures

The major impacts upon the land would be the heavy rains which occur infrequently on this windward side of the island. In such instance, passage on the unpaved roadway becomes impassable, for several hours, until the rainfall eases. Heavy rains could also cause erosion of the steep banks of the property.

The owner plans to become a member of the Olinda-Kula Soil & Water Conservation District (SWCD). As such, soil erosion and water pollution will be mitigated by adhering to the land practices of the SWCD.

Alternatives

Alternatives to the land uses of the property were not considered as a single family residence and farm operation are identified uses. Without a residence on this remote site, farming would become difficult, even a hardship. The location for the residence was dictated chiefly by the topography of the site. The house site straddles the LUC district boundaries. Constraints imposed by steep slopes limited the choices for a house site. Further, retention of suitable farming areas had to be considered. This forced the owner to locate a portion of the house in the Conservation District to make best use of the property.

Recommended Determination

In view of the minor nature of this project and lack of significant adverse impact upon the environment, a negative declaration is recommended.

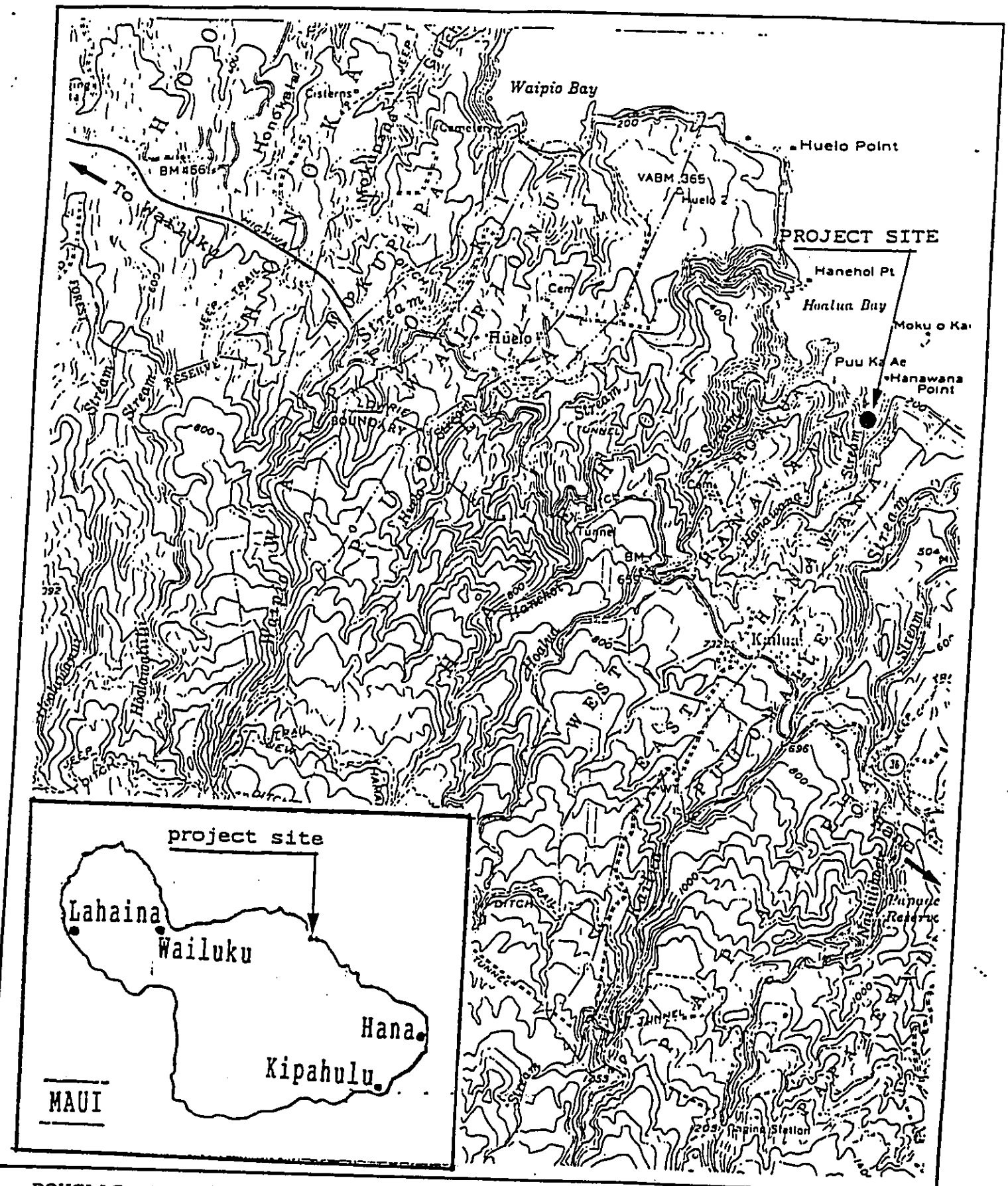
SECTION 1
IDENTIFICATION OF APPLICANT

The applicant seeking permission to develop a single family home and farm is:

Mr. & Mrs. Keith S. Douglas
P.O. Box 11371
Lahaina, Maui, HI 96761

This environmental assessment has been prepared in support of a Conservation District Use Application (CDUA) in conformity with applicable regulations.

Figure No.1 shows the general location of the property in Hanawana, district of Makawao, County of Maui.



DOUGLAS: FARM/RESIDENCE

Hanawana, Maui

LOCATION/TOPOGRAPHIC MAP

FIG. 1

SECTION 2
IDENTIFICATION OF APPROVING AGENCY

The approving agency for the Conservation District Use Application is the Board of Land & Natural Resources.

Michael Wilson, Chairperson
Board of Land & Natural Resources
P.O. Box 621
Honolulu, HI 96809

Under Chapter 183-41, HRS, administration of the State Conservation Districts is under the Department of Land & Natural Resources.

Since the project site is traversed by the Conservation/Agricultural District Boundary of the State Land Use Commission, that portion of the property within the Agricultural District is regulated by the Maui County zoning regulations. Further, the parcel is within the SMA boundary. However, a single-family residence and the use of land for farming purposes are not considered "development" and as such, no special Management Area (SMA) permit is required.

Figure No. 2, a portion of TMK: 2-9-11, shows the location of the property. Figure No. 3 is a reduced copy of the certified State Land Use Commission map delineating the Agricultural and Conservation boundary.

SECTION 3
IDENTIFICATION OF AGENCIES CONSULTED

Copies of the draft environmental assessment were submitted to the following agencies/persons for review and comment prior to preparing this final environmental assessment:

FEDERAL:
- U.S. Geological Survey
- U.S. Fish & Wildlife Service
- U.S. Soil Conservation Service
- U.S. Army Corps of Engineers

STATE:
- Department of Land & Natural Resources
- Department of Health
- Department of Transportation
- Department of Business, Economic Development & Tourism
- Office of State Planning

MAUI COUNTY:
- Department of Planning
- Department of Public Works
- Department of Water Supply
- Economic Development Agency
- Maui Electric Company
- GTE Hawaiian tel

PRIVATE:
- East Maui Irrigation Company
- Audubon Society of Hawaii
- Sierra Club of Hawaii (Maui)
- John White

(See attached COMMENTS AND RESPONSES attached to this Environmental Assessment)

SECTION 4
GENERAL DESCRIPTION

TECHNICAL CHARACTERISTIC:

This assessment has been prepared for the construction of a single family residence and subsistence farm on a *kuleana* parcel. Since the property lies in both the Agricultural and Conservation districts, approvals are required from the State Department of Land and Natural Resources as well as from the County of Maui Planning Department. This assessment is in support of an CDUA application to the Department of Land & Natural Resources; and SMA approval from Maui County. A single family dwelling and farming are permitted on *kuleana* lands by both jurisdictions; subject, of course, to applicable rules and regulations.

According to the regulations governing the Conservation District, Chapter 13-5, agriculture and/or a single family residence *"kuleana"* lands are identified land uses uses in all sub-zones of the Conservation Districts and requiring permits. As described in the regulations, *"kuleana"* lands:

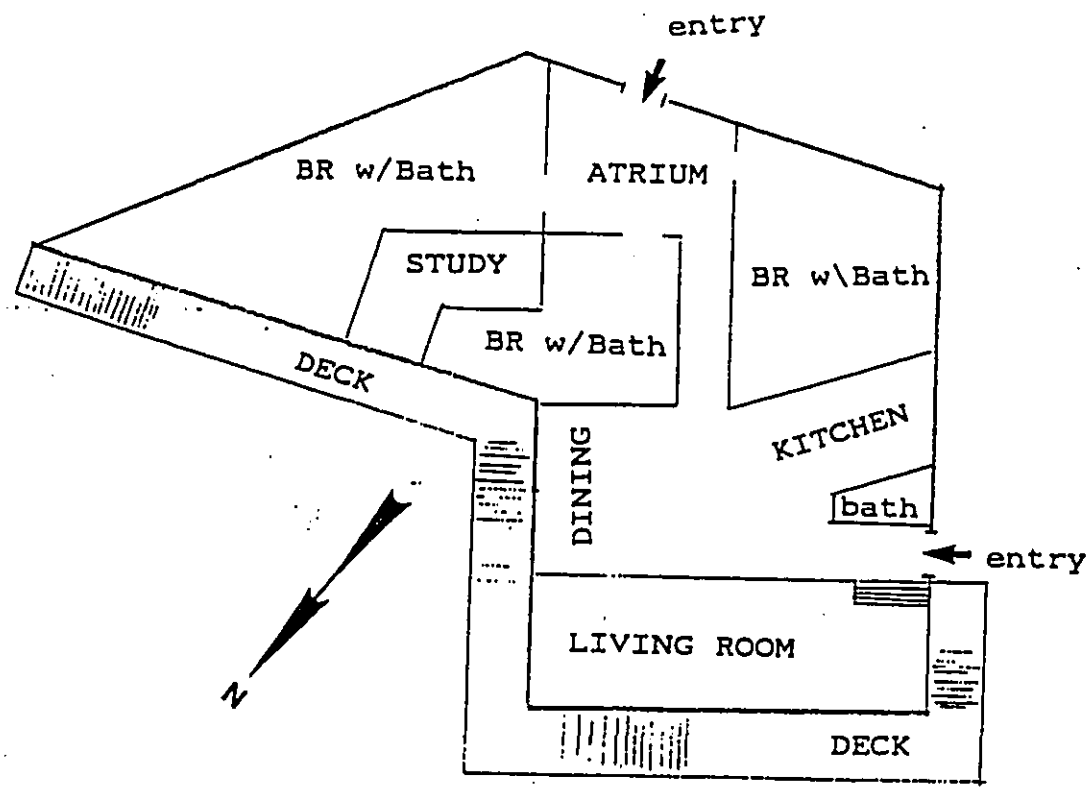
> *Means those lands granted to native tenants pursuant to L. 1850, p. 202 entitled "An Act Confirming Certain Resolutions of the King and Privy Council, Passed on the 21st Day of December, A.D. 1849, Granting to the Common People Allocial Titles for Their Own lands and House Lots, and Certain Other Privileges," as originally enacted and amended.*

A check with the Division of Land Management confirms the *kuleana* status of the site: R.P. 6140, L.C. Award 6510-U, Apana 2 to Waheiloa.

Since a large portion of the property lies within the Agricultural District, approval from the County of Maui will be required for all work performed therein- such as permits for building, grading, waste disposal, etc.

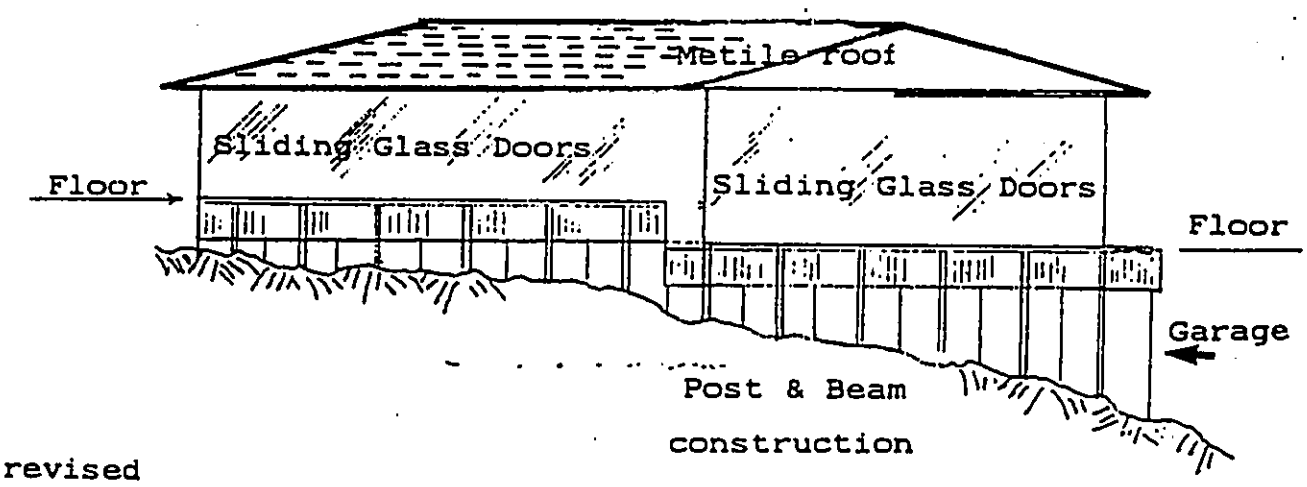
The proposed residence to be constructed by the land owners will be a single family split-level dwelling. Figure No. 5 shows a preliminary sketch of the floor plan and typical elevation view. Final construction drawings will be prepared after approval for use of the site for the dwelling/farm project is approved.

The proposed structure will be a one story home on posts, approximately 3200 square feet, exclusive of outdoor deck. The dwelling site has been selected so as to preserve a larger portion of the relatively flat area for farming purposes. As shown on the sketch plan, the building will include: a living room (on a split level), 3 bedrooms with baths, ½ bathroom, a



SKETCH

PLAN & ELEVATION



revised

DOUGLAS: FARM/RESIDENCE Hanawana, Maui

SKETCH OF HOUSE PLAN FIG. 5

kitchen, a dining room, and study. There will be no separate garage building; cars will be parked under the building so as not to encroach upon areas suitable for cultivation.

The house will be painted an earth color (i.e., shades of brown or green). The former owners of the property had placed a small portable wooden shed on the property. This shed will serve as temporary storage facility for tools, equipment and other materials. It will be removed or relocated when construction has been completed.

Since this parcel is at a distance from the main road and fire protection facilities, a multi-purpose pool will be constructed. This will serve as water storage for fire protection and recreation; to wit, swimming. Roof catchment will be used to replenish the pool.

Figure No. 1 shows the general location of the project in the Makawao District of Maui. Access to the property will be over a 20-foot utility easement as shown on Figure No. 2. The roadway is unpaved. Maintenance of the roadway is by the users of the easement. The County Department of Water Supply has no water system in this area. The owner of parcel 18 will use roof catchment for domestic use and storage for fire-fighting purposes. An existing private water supply may also be used to augment the domestic water supply if arrangements can be made with the present users. Water from the stream will be used for crop irrigation purposes. A stream use declaration is on file with the State Water Commission for this property. In addition to the State Commission on Water Resource Management use permit for stream diversion, a Department of Army permit will also be required.

Figure No. 3 is a certified copy of the State Land Use Commission boundary map showing the project site in relation to the land use boundary. The project site is situated partly in the Conservation District, and in the Limited ("L") subzone according to State LUC district maps. Less than than 1 acre (approximately 2/3-acre) is in the Conservation District. The balance, over 2 acres, lies within the Agricultural District.

The areas to be devoted for farming, the growing of crops such as taro, banana, papaya and flowers, are shown on Figure No. 4. Even though the ruggedness of the site does not make it a prime arable land, the land can be utilized to some extent for the indicated crops without much disturbance to the land. As mentioned earlier, rock terraces will be re-built and used for farming purposes as did previous owners. Water diversion will be made at the top or highest point of the property. A small concrete diversion dam, acceptable to the State Water Management Commission, will be constructed. A Department of Army permit

CORRECTION

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

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administered by the Army Corps of Engineers will also be required. Irrigation water use will be as the stream flow dictates, no agricultural water storage will be built. Since this property will be the last to utilize the Hanawana Stream flow, the amount of water to be diverted will vary depending on the season and the use of others above the property. Still, if 10 or 20 gpm is diverted, 14,000 to 28,000 gallons per day will be available, as an example. While not planned at this time, water from the multi-purpose pool may be used if necessary.

The owner of parcel 18, Keith Douglas, will become a cooperator of the Olinda-Kula Soil & Water Conservation District.

SOCIO-ECONOMIC CHARACTERISTIC:

The island of Maui has a current population (1987) estimated to be 88,100. The population of the Makawao district is around 24,200. The Makawao district had a population of 9,979 in 1970. By 1980, the figure had nearly doubled to 19,005. By 1990, the population had increased to 29,207. The Makawao district includes the towns of Paia, Haiku and Makawao on the east side; the Kula and Pukalani farm and residential areas in the central uplands; and the spectacular Kihei-Wailea resort region on the west side. These latter two areas account for most of the recent growth in the Makawao district.

The Paia-Haiku region supports the sugar and pineapple industries. The present towns were originally plantation villages. While the sugar and pineapple industries have come upon hard times, they are still are an economic force in this region. The famous Wailuku-Hana Highway cuts its way through this region. The initial section of the Hana Highway has been improved to Waipio Stream gulch. Beyond this, the narrow winding road to Hana has become a symbol of rural lifestyle. Plans to further extend the improvements to the highway has not received general support from the public. The Hana Highway above the project site remains the narrow unimproved road with its unique single-lane bridges which calls for courtesy on the part of approaching drivers.

There will be minimal impact on the socio-economic status of this area or the County due to the minor nature of this project, a single-family residence at Hanawana, Makawao District. During construction, employment will be created for a building contractor and his associated sub-contractors. Funds will be expended for labor and material purchases. No additional government services other than what is now provided will be required. The project will add a higher value to the property tax of the project site upon completion of the improvements. The estimated cost of the new residence is $350,000 to $450,000,more

or less.

ENVIRONMENTAL CHARACTERISTIC:

The project site contains 3.094 acres and is located near the mouth of Hanawana Stream which runs through the property. Approximately two thirds of the property lies west of Hanawana Stream while the remaining one third is on the east side. The homesite will be on the larger portion west of the stream as noted on Figure No. 4.

The Hanawana Stream is one of the many streams on the windard slopes of Haleakalä. It is not a major stream. No records of its flow are available. The East Maui Irrigation Company diverts water from Hanawana Stream into its ditch system. Such diversion has been reported to the State Water Commission.

The areas on both side of Hanawana Stream gulch are mostly owned or leased by East Maui Irrigation Company. These are in pasture use leased to others. Other scattered kuleana lands are located above the Douglas property. Please refer to Figure No. 2 which is a portion of Tax Map Plat: 2-9-11.

During construction, noise levels will increase in this remote area. Some dust may be generated by the contractor's activity in this wet area should dry weather occur for any lengthy period. The project will entail the use of nominal size construction trucks and temporarily increase traffic in the general area.

There are no public water system and no County wastewater system available in this area. The closest public water system is on the west side of Kapiki Gulch, a distance of about 2 miles. Domestic water will be by roof catchment and a filter system. Approximately 200 to 400 gpd will be required for domestic use. Waste disposal will be by an individual waste system (IWS) meeting the requirements of the County and the Department of Health.

Electric power lines are located on the main highway, approximately 3/4-mile away. At this time, no extension will be sought. Solar power supplemented by a generator will be used to provide electricity. Telephone service is available and application for connection will be made at a suitable time.

SECTION 5
SUMMARY DESCRIPTION OF AFFECTED ENVIRONMENT

FLORA: The vegetation within the project area can be best described as a highly disturbed *Hala/Hau/*Mango forest, predominated by alien plant species with occasional native species. Trees in the gulch and on steep slopes are mango, *hau, hala, kukui,* Christmas berry, royal palm, guava and bamboo. The understory consists of Hilo grass, *honohono,* ginger, *ti,* ferns, wedellia, lantana and other noxious weeds and grasses. The previous disturbance of the area: 1) for agricultural use, and 2) for the access road makes it improbable that rare or endangered plants now exists on the site.

Table 1, pages 11 and 12, is a list of the plants located during the site survey.

FAUNA: The birds and mamals observed or possibly present in the project area, with the exception of a very limited number of native birds and one land mammal, are all forms that have been introduced by humans.

In the project area, it is possible that one endemic mammal classified as "endangered" by the US Fish & Wildlife Service may be found. This is the Hawaiian bat, *Lasiurus cinereus semotus*. These bats are Hawaii's only native land mammal and are widely distributed throughout the main islands of the Hawaiian archipelago. They have not been reported near the project area but possibly may fly over it.

The only native birds (not introduced by humans) that were seen or may be expected in or flying near the project area are those that are widely distributed through the state. They include the Hawaiian owl (Pueo), black crowned night heron ('Auku'u), frigate bird ('Iwa) and other species of seabirds; and several species of migratory shore birds. These shore birds winter in Hawaii and leave each spring to fly to Alaska where they nest and rear their young. They then return to Hawaii in early fall. These are the Pacific Golden Plover (Kolea), the Wandering Tattler ('Ulili), and the Ruddy Turnstone ('Akekeke).

More than fifty species of birds that have been brought to Hawaii by humans have become established in the islands. Many of these are present in the project area. All are found elsewhere on Maui and on other islands.

HYDROLOGY: Hanawana Stream is not a major stream. However, during heavy rains the access road to the property is blocked by heavy stream flows. At such times the 24-inch PVC culvert becomes inundated making the stream crossing hazardous. This occurs on the average about 3 times a year. The usual practice

is to wait out the heavy stream flow until the road becomes passable once again, usually in 3 to 4 hours. It is a way of life for these homeowners in remote areas. No record of stream flows are kept. The EMI diverts the flow of the Hanawana Stream near the Hana Highway into its ditch system. Except for periods of heavy rain, the water in the stream is clear.

The Federal Flood Insurance Rate (FIRM) map for this area does not indicate any severe flooding. The region is designated "C", minimal flooding can be expected.

ARCHAEOLOGY: There are no archaeological sites of importance on the project site according to available records. Outside of the rock terraces which has been in continuous use for many years, no other Hawaiian archaeological feature is visible or thought to exist on the property. The rock terraces are disturbed or run-down in many places.

TOPOGRAPHY: The lower end of the property is approximately 40 feet from the shoreline at the nearest point. The coastline is characterized by a steep pali and access to the general shoreline area is difficult and hazardous. Figure No. 1 which is a section of the USGS quad map for this area shows the precipitous features of the coastline.

The 3.094-acre property is divided by Hanawana Stream. As such, the property is mostly on sloping gulch walls except for a section on the east side of the stream which has relatively flat areas and suitable for a house site and limited agriculture. Large mango trees located on the property provide the site's most prominent feature. The terrace walls are located over a wide area of the property. This attests to the past agricultural use of the site though somewhat limited due to the relatively steep character of the terrain. The property on the west side of Hanawana Stream is exceedingly steep and, therefore, save for spots, mostly un-useable. Future plan is to maintain the existing vegetation to lessen erosion effects.

RAINFALL: The rainfall in this region ranges from 110 inches along the coast to 300 inches in the upper slopes of Haleakala. This is due to the wet nature of the windard side of Haleakala; this is typical throughout the Hawaiian Islands where the windard areas are exposed to the moisture-laden trade winds. The project site receives an average of 110 to 115 inches of rain per year.

SOILS: Soils in this area are described as being found on rough broken land (rRR soils series, per USDA/ UH Agricultural Station Report) which consist of very steep land broken by numerous intermittent drainage channels. In most places it is not stony. It occurs in gulches and on mountainsides on all

islands except Oahu. The slope is 40 to 70 percent. Elevations range from nearly sea level to about 8,000 feet. Runoff is rapid, and geologic erosion is active.

These soils are variable. They are 20 to more than 60 inches deep over soft, weathered rock. In most places some weathered rock fragments are mixed with the soil material. Small areas of rock outcrop, stones, and soil slips are common. Included in mapping were areas of colluvium and alluvium along gulch bottoms.

The ALISH project did not classify this area; it is not considered important agricultural land. The Land Study Bureau classification shows the area, rRR, as being poor agricultural land untillable by farm machines. Figure 4 verifies this condition as the arable areas are scattered throughout the property.

The land type is used primarily for watershed and wildlife habitat; and also for pasture and woodland. The land capability classification is VIIe: soils are severely limited by risk of erosion.

GEOLOGY: The project site, in East Maui, is located on the northwestern slope of Haleakala Mountain, a shield volcano. The earlier Honomanu volcanic flows of the tertiary period were followed by the Kula volcanic series. Late Kula flows filled the canyons or valleys of the earlier Kula flows in this section of Haleakala. Later volcanic flows were the Hana volcanic series which occurred in the east and southwest sections of Haleakala. The last known eruption occurred on the southwest rift probably around 1750 A.D. Geologically speaking, Maui is a young island. Its age is estimated to be 1.15 - 1.30 for West Maui; and 0.4 - 0.8 for East Maui measured in million of years. This means that the Haleakala slopes are slightly over 500,000 years old on the average.

UTILITIES: There are no County water or sewer systems in this area. The electrical power lines are located along the main highway. Telephone service lines are located in this area serving other kuleana residences.

TABLE 1
PLANT LIST

I = Indigenous P = Polyneasian Introduction X = Exotic

FAMILY & TAXA	COMMON NAME	STATUS
Polypodiaceae		
Microsorium scolopendia (Burm.)	Laua'e	X
Nephrolepis sp.	Sword fern	I
Sphenomeris chusana (L.) Copel	Pala'a	I
Microlepia setosa (Sm.) Alston	Palapalai	I
Gramineae		
Paspalum conjugatum Berg.	Hilo grass	X
Paspalum orbiculare Forst. f.	Rice grass	X
Sporobolus indicus (L.) R. Br.	W. Indian Dropseed	X
Coix lacryma - jobi L.	Jobs Tears	X
Cynodon dactylon (L.) Pers.	Manienie	X
Digitaria sanguinalis (L.) Scop.	Large crab grass	X
Melines minutiflora Beauv.	Molasses grass	X
Setaria palmifolia (Koen.) Stapf.	Palm grass	X
Setaria verticillata (L.) Beauv.	Bristly foxtail	X
Schizostachyum sp.	Bamboo	X
Cyperaceae		
Cyperus sp.	Cypress	I
Cyperus esculentus L.	Yellow nutsedge	X
Cyperus brevifolius (Rottb.) Hassk	Kyllinga	X
Commelinaceae		
Commelina diffusa Burm. f.	Honohoho	X
Liliaceae		
Cordyline terminalis (L) Kunth	Ti	P
Cordyline sp.	Ti	X
Compositae		
Eupatorium sp.	Pamakani	X
Pluchea indica (L.) Less.	Indian fleabane	X
Sonchus oleraceus L.	Sow thistle	X
Wedelia trilobata (L.) Hitchc.	Wedelia	X
Erechtites hieracifolia (L.) Raf.	Fireweed	X
Araceae		
Alocasia macrorrhiza (L.) Schott	'Ape	I
Zingiberaceae		
Hedychium coronarium Koeing in Retz	White ginger	X

TABLE 1 (CONT'D)

Umbelliferae		
Centella asiatica (L.) Urban	Asiatic pennywort	X
Euphorbiaceae		
Aleurites moluccana (L.) Willd.	Kukui	I
Mimosoideae		
Mimosa pudica L.	Sensitive plant	X
Pandanaceae		
Pandamus odoratissimus L.f.	Hala	I
Palmae		
Roystonea regia (HBK.) Cook	Royal palm	X
Cocos nucifera	Coconut	X
Musaceae		
Musa sp.	Banana	X
Papilionatae		
Mucuna urens (L.) DC.	Sheeps-eye	X
Canavalia cathartica Thou.	Mauna Loa	X
Rosaceae		
Rubus rosaefolius Sm.	Thimbleberry	X
Convolvulaceae		
Ipomoea sp.	Morning glory	X
Anacardiaceae		
Mangifera indica L.	Mango	X
Schinus terebinthifolius Raddi	Christmas berry	X
Myrtaceae		
Psidium guajava L.	Guava	X
Verbenaceae		
Lantana camara L.	Lantana	X
Malvaceae		
Hibiscus tiliaceus	Hau	X

SECTION 6
MAJOR IMPACTS AND MITIGATION MEASURES

The location of the project site within a gulch poses a hazard from storms which may inundate the existing road crossing. However, this occurence is infrequent and the normal practice is to wait out the storm-induced stream flow. This waiting period is usually only a matter of 3 to 4 hours; rarely does high stream flows make crossing impassable for a longer time based on the experience of residents in this area.

The steep slope of the gulch does not lend itself readily to development. However, the large area of the property, 3 acres, includes a section which is gently sloping and suitable for home construction. The slopes of the gulch are subject to erosion. The retention and additional planting of vegetation are planned to reduce such occurrence. The existing rock terraces will be retained, repaired where necessary, and kept in good condition not only for crop production but as an erosion control measure. The house site will be about 20 feet, more or less, above the streambed eliminating possibility of flooding.

The slopes of the gulch are susceptible to erosion if left untended. The presence of a homeowner on the site makes it feasible to maintain an erosion control strategy. Without an erosion program, the resulting silt will flow down into the stream and immediately enter the nearby ocean.

As a cooperator of the Olinda-Kula Soil & Water Conservation District, the owner, Keith Douglas, will receive professional assistance in developing his farm project plans. This action is expected to mitigate soil erosion and potential water pollution sources.

The access road which is unpaved is not a public roadway. A locked gate permits entry to residents possessing keys. Road maintenance is sporadic; traffic is light as only local traffic is generated due to the locked gate which prevents public access. No significant adverse traffic impact is foreseen. Traffic to the project site is by 4-wheel drive vehicles. The upper section of the road supports ordinary traffic. No oil or other such treatment is applied to the access road. Road repairs are made by the users which primarily entails placing gravel in eroded areas. Principal users of the road beside the EMI staff are the kuleana residents.

The remote location of the property may be difficult to reach in an emergency. This is not unusual for a rural community and its scattered residents. However, since telephone service will be extended to the proposed residence, this peril is mitigated to some extent.

The project site is approximately three-quarters of a mile makai of the Hana Highway and located at the downstream end of Hanawana Stream. As such, any adverse visual impact of a residence rising in a remote area is practically non-existent. The residence, hidden by the towering gulch sides and trees, will not be visible from the public highway.

Domestic waste will be disposed by an Individual Wastewater System (IWS) in compliance with applicable regulations. Such an IWS will be designed by a professional engineer. All wastewater disposal plans must conform wot aplicable provisions of the DOH's Administrative Rules, Chapter 11-62, "Wastewater Systems", and these plans shall be submitted for review and approval to the Maui District Health Office (MDHO), Wailuku, Maui, prior to any construction. In addition, any discharge of hydrotesting water during the construction of the swimming pool will be cleared with the MDHO.

No significant impact on archaeological features are anticipated. The existing rock terraces which are disturbed and run-down, will be restored for agricultural use once again and also serve as erosion control structures. Should any significant archaeological feature be discovered, work will cease and the State Historic Preservation Officer notified. Work shall resume only after clearance by the State Historic Preservation Officer.

No significant impact to wildlife will be caused by the proposed project. Introduced birds and mammals plus some native shore birds and seabirds are the primary types of wildlife that may live on or fly near project site and its environs. The proposed improvements pose no threat to the one endangered species, the Hawaiian bat, that may possibly fly over the area, or to any of the native or introduced birds due to the mobility of the species.

The area is highly disturbed by exotic plants, especially weeds. The few existing native plants, *hau, ti, kukui* and ferns, will be nutured and expanded. Whenever possible, native plant species will be replanted in the area to maintain the island character of the site.

The goal of the project does not run counter to the Maui General Plan: <u>To use the land within the County for the social and economic betterment of the County's residents while preserving and protecting the unique and fragile environmental resources</u>- is the sole objective of this project.

The minor size of the project, a single family dwelling, will not affect the objectives and policies of the Paia-Haiku Community Plan. No existing land use change is required or requested.

The applicable provisions of the Department of Land and Natural Resources contained in the Section 13-5-42: Standard Conditions shall be adhered to for work within the Conservation District.

SECTION 7
ALTERNATIVES

No alternatives were considered in view of the suitability of the site for the construction of a residence. If the land is not placed into use, the owner will be deprived of gaining any value or profit from his property. Further, the uses requested by the owners for the 3-acre parcel- development of a single family residence and farm- are identified land uses under current statutes and regulations. While access to the site is inconvenient at times, other features of the property- scenic views, privacy, farming potential- provide a positive aspect.

As mentioned earlier, the house could be placed entirely within the Agricultural District. However, this would entail added difficulty in constructing the house. Further, this would reduce the arable land proposed for farming. Since only a portion of the house protrudes into the Conservation District, its location should not pose any threat to the environment. Less than 1,500 sq. ft. of the house area will protrude into the Conservation District. The pool, to be located within the Conservation District, is a practical feature for the purposes intended. A roof catchment system will replenish the pool.

Should the area be left uninhabitated, exotic weeds and other such plants will most likely overrun the site. Further, without erosion control measures such as maintenance of the rock walls and additional plantings, the area will gradually erode into Hanawana Stream. To use the parcel solely for farming would be uneconomical. Without living on the land, valuable time would be wasted on travel to and from this the site. Surveillance of the land and its potential produce would not be possible. The chief asset of the site lies in its use for residential purposes and subsistence farming. This is in keeping with the kuleana status of the parcel, similar to other kuleanas in the vicinity.

SECTION 8
RECOMMENDED DETERMINATION

The proposed use of the site is an identified land use on *kuleana* lands. The site is suitable for residential and farm use. While the location of the site poses some hazard with regards to accessibility, others established in the same general area share the same difficulty. The proposed house site is well above the stream flow and danger of flooding is not a factor.

The construction of a single family residence in this area will not generate any significant adverse impact to the surrounding area or adversely affect the island of Maui. The goal of home ownership will become a reality to the property owners.

In view of the lack of any significant adverse impact, and the uses contemplated can be permitted, a negative declaration is deemed appropriate for this application.

SECTION 9
FINDINGS AND REASONS SUPPORTING DETERMINATION

As stated above, the use requested is a identified land use according to applicable regulations based on the *kuleana* status of the parcel. The proposed site for the residence, a small portion of the 3.094-acre sized lot, is suitable for such use without extensive disturbance of the site which is in the Conservation District.

The use is also in conformity with County zoning regulations and SMA provisions.

The two hazards which appear to affect this project involve erosion and the occasional flooding of the access road. With the construction of a single family home, the land can be more properly managed to prevent or minimize erosion of this fairly steep gulch land. The house itself will be well above the stream bed and not subject to floods. The access road to the site may be imperiled by high stream flow during an occasional heavy rain storm. However, such infrequent conditions are not unusual in remote rural areas. The stream is not a major tributary and severe flooding is not foreseen based on the experience of residents in this area. The stream flooding, while hazardous to traffic at times, is more of an inconvenience. It is a way of life in rural areas such as this.

No significant adverse archaeological, botanical, and wildlife impacts are anticipated. The land itself requires care to prevent it from eroding and fouling the nearby ocean waters. The presence of the landowner on the site will enhance the caretakers's aspect of land use.

No adverse socio-economic impact will result. The goal of home ownership will be attained by the property owner. No additional government expenditures for services other than what now exists will be required by this project.

In view of the lack of any significant adverse impact to the public and the surrounding area, the issuance of a negative declaration is recommended.

REFERENCES

Berger, Andrew J., Hawaiian Birdlife, University Press of Hawaii, 1972.

Hawaii Audubon Society, Hawaii's Birds, 1981.

Hirano, Robert T., Handbook of Hawaiian Weeds, Originally edited by E. L. Haselwood and G. G. Motter, University of Hawaii Press, 1983.

Lamoureux, Charles H., Trailside Plants of Hawaii's National Parks, Hawaii Natural History Association, 1976.

MacDonald, Gordon A., and Abbot, Agatin T., Volcanoes in the Sea, University Press of Hawaii, 1970.

Maui County, The General Plan of the County of Maui, June 24, 1980.

----------, Paia-Haiku Community Development Plan, 1981

Neal, Marie C., In Gardens of Hawaii, Revised Edition, Bishop Museum Press, 1965.

State of Hawaii, Department of Business, Economic Development and Tourism, Data Book - 1990, November 1990.

State of Hawaii, Department of Land and Natural Resources, Median Rainfall, Circular C88, Division of Water and Land Development, June 1982.

U. S. Department of Agriculture, Soil Conservation Service and the U.H. Agricultural Experiment Station, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, August 1972.

This assessment was prepared by W.Y. Thompson, P.E., with the assistance of Paul Breese, Wildlife Biologist; and Tom Tagawa, Forester.

COMMENTS AND RESPONSES

United States Department of the Interior

U.S. GEOLOGICAL SURVEY

WATER RESOURCES DIVISION
677 Ala Moana Boulevard, Suite 415
Honolulu, Hawaii 96813

April 7, 1995

Mr. W. Y. Thompson, P.E.
98-1051 Kahapili St.
Aiea, Hawaii 96701

Dear Mr. Thompson:

Subject: Draft Environmental Assessment for Review
Residence/Farm, Hanawana, Maui, Hawaii
TMK: 2-9-11: 18

The staff of the U.S. Geological Survey, Water Resources Division, Hawaii District, has reviewed the subject Draft Environmental Assessment (DEA), and we have no comments to offer at this time.

We are returning the DEA to you for your future use.

Thank you for allowing us to review this report.

Sincerely,

William Meyer
District Chief

Enc.

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

William Meyer, District Chief
U.S.G.S., Water Resources Division
677 Ala Moana Blvd, Suite 415
Honolulu, HI 96813

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI. Your prompt response is sincerely appreciated.

Aloha,

(sgd) W. Y. Thompson

cc: Keith Douglas

DEPARTMENT OF THE ARMY
U S ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

REPLY TO ATTENTION OF

April 19, 1995

Planning Division

Mr. W. Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

Dear Mr. Thompson:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Hanawana Farm and Residence, Hanawana, Maui (TMK 2-9-11: 18). 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. A DA permit may be required for work in waters of the U.S. including wetlands. Because wetland plant species were identified in your document, further information and a possible field site visit will be required. Please contact Ms. Terrell Kelley of our Regulatory Branch for further information at 438-9258 (extension 13).

b. The flood hazard information provided on page 9 of the environmental assessment is correct.

Sincerely,

Ray H. Jyo, P.E.
Director of Engineering

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

Ray H. Jyo, Director of Engineering
U.S. Corps of Engineers
Fort Shafter, Honolulu, HI 96858-5440

Attn: Planning Division

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI.

As noted in your letter, a Department of Army (DA) permit under the Clean Water Act may be required for this project. As such, before any work starts, application will be submitted to your office together with required environmental information for your approval. A statement to this effect will be included in the final EA.

After consulting the State Department of Health, we have decided that household water uses will be by extension of an approved water source or by roof catchment. Stream water will not be used for domestic purposes.

We appreciated the helpful and detailed information provided by Ms. Terrell Kelley of your staff.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

Maui Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96732-0398 • (808) 871-8461

April 25, 1995

Mr. W. Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, HI 96701

Dear Mr. Thompson:

Subject: Draft Environmental Assessment for Review
Residence/Farm, Hanawana, Maui, Hawaii
(TMK: 2-9-11:18)

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

In reviewing the information transmitted and our records, Maui Electric Company (MECO) at this time has no comments on the proposed project.

This project will not require electrical connection to MECO and is designed for solar power supplemented by a generator. However, if electrical service from MECO is required in the future, MECO encourages the project's consultant to meet with us as soon as practical so that we may plan for the project's electrical requirements.

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

Sincerely,

Edward L. Reinhardt

Edward L. Reinhardt
Manager, Engineering

FO:rt

An HEI Company

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

Edward L. Reinhardt, Manager, Engineering
Maui Electric Company
P.O. Box 398
Kahului, HI 96732-0398

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanwana, Maui, HI. As noted in the DEA, at the present time power for the project will be by solar power generation. In the event that electrical power from MECO is desired, consultation with your company staff will be arranged as you have suggested.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

BENJAMIN CAYETANO
GOVERNOR

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
SAM CALLEJO
GLENN M. OKIMOTO

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

April 24, 1995

IN REPLY REFER TO:
HWY-PS
2.5382

Mr. W. Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

Dear Mr. Thompson:

Subject: Draft Environmental Assessment for
Residence/Farm, (Mr. and Mrs. Keith S. Douglas)
Hanawana, Maui; TMK: 2-9-11: 18

The proposed development of a residence and farm on about 3 acres of land will not impact our State highway facilities.

Very truly yours,

HUGH Y. ONO
Administrator
Highways Division

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

Hugh Ono, Administrator, Highways Division
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813-5097

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18
(Your Reference: HWY-PS 2.5382)

Thank you for your review of the DEA for aresidence/farm project at Hanawana, Maui, HI. We are pleased to learn that this project will not impact the State highway facilities.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

LINDA CROCKETT LINGLE
Mayor

BRIAN W. MISKAE
Director

GWEN Y. OHASHI
Deputy Director

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

May 5, 1995

Mr. W. Y. Thompson, P. E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

Dear Mr. Thompson:

Re: Draft Environmental Assessment for Residence/Farm at Hanawana, Maui, Hawaii
TMK: 2-9-11:18

Thank you for allowing us to comment on the above-referenced project.

Pursuant to Hawaii Revised Statutes, Chapter 205A-22(B), a "Development", does not include the following:

(i) Construction of a single-family residence that is not part of a larger development;

(viii) The use of any land for the purpose of cultivating, planting, growing, and harvesting of plants, crops, trees, and other agricultural, horticultural, or forestry products or animal husbandry, or aquaculture or mariculture of plants or animals, or other agricultural purposes subject to review by the authority in accordance with subparagraph (c);

Based on the above, the proposed project, as described in the Draft Environmental Assessment, is deemed not a "Development". As such, a Special Management Area Use permit is not required.

Should you require further clarification, please contact Mr. Joseph Alueta of this office.

Yours truly,

BRIAN MISKAE
Director of Planning

BWM:JWA:osy

cc: Colleen Suyama, Planning Department Land Use Manager
Joseph Alueta, Staff Planner
Project File

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

Brian Miskae, Director
Planning Department
250 South High Street
Wailuku, HI 96793

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI.

We appreciate your clarification of the Special Management Area Use Permit for the project. Since a single-family residence and the agricultural activities are not considered as development and, hence, do not require a SMA permit, references to this in the DEA will be deleted.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

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

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration
EASSIE MILLER, P.E.
Wastewater Reclamation Division
LLOYD P.C.W. LEE, P.E.
Engineering Division
DAVID WISSMAR, P.E.
Solid Waste Division
BRIAN HASHIRO, P.E.
Highways Division

May 5, 1995

Mr. W. Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

SUBJECT: Draft Environmental Assessment
MR. & MRS. KEITH DOUGLAS - RESIDENCE/FARM, HANAWANA, MAUI
TMK: (2)2-9-011:018

Dear Mr. Thompson:

We reviewed the subject draft environmental assessment and have the following comments:

1. Comments from the Engineering Division:

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

2. Comments from the Solid Waste Division:

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

   b. Contact the Central Maui Sanitary Landfill Operations Supervisor at 877-7596 or 877-5319 for instructions on the disposal of clearing and grubbing material.

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

3. Comments from the Land Use and Codes Administration:

   a. The subject parcel appears to be landlocked. The owner will be required to document their access rights prior to obtaining building permits. Newly created easements will be required to be subdivided in accordance to Title 18 of the Maui County Code.

The applicant is requested to contact the Land Use and Codes Administration at 243-7373 for additional information.

If you have any questions regarding this letter, please call me at 243-7845.

Very truly yours,

CHARLES JENCKS
Director of Public Works & Waste Management

ey
xc: Engineering Division
Solid Waste Division

g:\lucalt\czm\douglas.doc

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

Charles Jencks, Deputy Director
Department of Public Works & Waste Management
250 South High Street
Wailuku, HI 96793

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI.

As to the comments from the Solid Waste Division, we will include a statement in the final EA relating to a solid waste reduction, re-use and recycling program.

As to the comments from the Land Use & Codes Administration, we will include a map in the final EA showing the existing easement (right of way) to the project site. A copy of this right-of-way map is included for your information. The owner will, of course, contact the Land Use & Codes Administration prior to obtaining the building permit.

Your assistance is appreciated.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

United States Department of the Interior

FISH AND WILDLIFE SERVICE
PACIFIC ISLANDS OFFICE
500 ALA MOANA BLVD, SUITE 3-580
HONOLULU, HI 96813
tel:(808) 541-3441 fax:(808) 541-3470

In Reply Refer To: CAW

W.Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, HI 96701

MAY 12 1995

Re: Review of Draft Environmental Assessment for the proposed Residence/Farm, Hanawana, Maui, Hawaii

Dear Mr. Thompson:

The U.S. Fish and Wildlife Service (Service) has reviewed the Draft Environmental Assessment for the proposed Residence/Farm, Hanawana, Maui, Hawaii. The proposed project involves construction of a one story home on posts (approximately 3,200 square feet) and a small concrete diversion dam that will provide 1,000 to 2,300 gallons of water per day for use on the farm and residence.

The Service does not anticipate adverse impacts to fish and wildlife resources to result from the proposed project. Therefore, the Service will not object to the issuance of Conservation District Use Application and Special Management Area permits. We appreciate the opportunity to comment on the proposed project. If you have questions regarding these comments, please contact Fish and Wildlife Biologist Christine Willis at 808/541-3441.

Sincerely,

for Brooks Harper
Field Supervisor
Ecological Services

cc: DAR, Hawaii
DLNR, Hawaii
CZMP, Hawaii
CWB, Hawaii

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

Brooks Harper, Field Supervisor
Fish & Wildlife Service
Pacific Islands Office
500 Ala Moana Blvd, Suite 3-580

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm, Hanawana, Maui, HI
TMK: 2-9-11: 18

Your review of the DEA for the residence/farm project at Hanawana, Maui, HI, is deeply appreciated. We are pleased to learn that your agency does not anticipate adverse impacts to fish and wildlife resources from this project.

May I extend my personal thanks for the assistance provided me by your staff member, Ms. Christine Willis. Her analytical comments will be of help to the owner during the development of this project.

Aloha,

(sgd) W. Y. Thompson

cc: Keith Douglas

BOARD OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109

May 8, 1995

W. Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

Aloha:

Re: Proposed 3200 s.f. single-family residence; pool, catchment and private fire protection system; and private water system at TMK: 2-9-11:18, Hanawana; Request of comment on Draft Environmental Assessment on behalf of Mr. and Mrs. Keith S. Douglas

Mahalo for providing the Board of Water Supply with the materials and opportunity to review the subject assessment. We suggest no additions or corrections to the draft assessment.

You can reach me at ph. 243-7816, or, staff, Ellen Kraftsow and Dana De Sors at ph. 243-7835, if you'd like further assistance.

Sincerely,

MAUI BOARD OF WATER SUPPLY

David R. Craddick, Director

DDS

"By Water All Things Find Life"

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

David R. Craddick, Director
Board of Water Supply
P.O. Box 1109
Wailuku, HI 96793-7109

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm, Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI.. We are pleased to learn that the Board of Water Supply does not require any additions or correction to the DEA as it applies to your agency.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM

BENJAMIN J. CAYETANO
GOVERNOR
SEIJI F. NAYA
DIRECTOR
RICK EGGED
DEPUTY DIRECTOR

Central Pacific Plaza 220 South King Street 11th Floor Honolulu, Hawaii 96813
Mailing Address P.O. Box 2359, Honolulu, Hawaii 96804

Telephone (808) 586-2355
Fax (808) 586-2377

May 10, 1995

MEMORANDUM

TO: W.Y. THOMPSON, P.E.

FROM: Shelley M. Mark

SUBJECT: Draft Environmental Assessment for Review Residence/Farm
Hanawana, Maui, HI

This Department and the State Land Use Commission offer the attached comments on the above project.

Thank you for the opportunity to comment.

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, HI 96804

SUBJECT: Draft Environmental Assesssment for Review
Residence/Farm, Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI. We appreciate your forwarding the comments of the Land Use Commission for our consideration. Based on this, we have clarified our statement regarding the conservation subzone for the project.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

BENJAMIN J. CAYETANO
GOVERNOR

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

ESTHER UEDA
EXECUTIVE OFFICER

April 11, 1995

SUBJECT: Director's Referral No. 95-044-J
Draft Environmental Assessment (DEA) for Residence/
Farm, TMK No.: 2-9-11: 18, Hanawana, Maui, Hawaii

We have reviewed the DEA for the subject project, and confirm that the subject parcel is located within the State Land Use Conservation and Agricultural Districts, as determined by Boundary Interpretation No. 91-31 dated October 8, 1991.

We would like to clarify that the State Land Use Commission's official maps represent only the State land use districts, and not the subzones within the Conservation District, as stated on page 5 of the DEA. We would also like to point out that the district boundary delineated on the interpretation was only approximate, and did not determine the acreage within each respective district.

We have no further comments to offer at this time.

EU:BS:th

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701
Phone: (808) 487-3811

May 15, 1995

Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, HI 96813

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm, Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI. We will clarify the statement relating to the subzone of the project site as shown on page 5 of the DEA.

> *"Figure No. 3, Boundary Interpretation No. 91-31, is a copy of the certified map from the Land Use Commisssion. The map shows the project site in relation the land use boundary. The project site is situated partly in the State Conservation District; that portion within the Conservation District is in the Limited ("L") subzone as noted on the subzone map at the Department of Land & Natural Resources. Less than ...."*

We appreciate your comments.

Aloha,

(sgd) *w. y. thompson*

cc: Keith Douglas

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

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

LAWRENCE MIIKE
DIRECTOR OF HEALTH

In reply, please refer to

May 31, 1995

95-040/epo

Mr. W. Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

Dear Mr. Thompson:

Subject: Environmental Assessment

Residence and Farm Development for
Mr. and Mrs. Keith S. Douglas
Hanawana, Maui
TMK: 2-9-11: 18

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

Wastewater

The project proposes the development of a single family home and farm by Mr. and Mrs. Keith S. Douglas. 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.

As there is no existing sewer system in the area, the Department of Health (DOH) recommends the minimum use of a treatment individual wastewater system (IWS) for the disposal of domestic wastewater.

All wastewater disposal plans must conform to applicable provisions of the DOH's Administrative Rules, Chapter 11-62, "Wastewater Systems", and these plans must be submitted for review and approval to the Maui District Health Office (MDHO), Wailuku, Maui, prior to any construction.

Water Pollution

Any work in Hanawana Stream may require approval from the Army Corps of Engineers (COE). The applicant should contact the COE to identify whether a federal permit is required. A DOH Section 401 Water Quality Certification is required when a federal permit is required.

An NPDES Permit may be required for the discharge of hydrotesting water during the construction of the swimming pool. Check with the MDHO.

Drinking Water

Regarding the use of the drinking water from the private line, the MDHO requires the following information:

a. The source and ownership of the water.
b. Total number of service connections.
c. Total number of people served.
d. Quality of the water.
e. A detailed plan showing the collection, treatment, storage and distribution facilities.

If you have any questions, please contact Mr. Herbert Matsubayashi, Chief Sanitarian, Maui District Health Office at 243-5255.

Sincerely,

Bruce S. Anderson
for Lawrence Miike
Director of Health

c: WWB
MDHO

JUN - 6 1995

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

June 20, 1995

Your Reference: 95-040/epo

Dr. Lawrence Miike, Director
Department of Health
P.O.Box 3378
Honolulu, HI 96801

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project by Mr. and Mrs. Keith Douglas at Hanawana, Maui, HI. Your comments are appreciated and will assist the Douglases' in complying with regulations of the Department of Health.

With regards to wastewater, as stated in Section 6: Major Impacts and Mitigation Measures, an IWS will be designed by a professional engineer. For clarity, we have added your comments to the statement in Section 6:

> *All wastewater disposal plans must conform to applicable provisions of the DOH's Administrative Rules, Chapter 11-62, "Wastewater Systems", and these plans shall be submitted for review and approval to the Maui District Health Office (MDHO), Wailuku, Maui, prior to any construction. In addition, any discharge of hydrotesting water during the construction of the swimming pool will be cleared with the MDHO.*

With regards to water pollution, your reference to a permit from the Corps of Engineers has been included in our final Environmental Assessssment,(EA). Any discharge from the swimming/fire storage water pool will be cleared with the MDHO; a statement has been added to the final EA as noted above.

The final EA has been amended to read that the source of domestic water will be from roof catchment. The possible use of a private domestic line is only an alternative. Any use of the private waterline will be after clearance with the MDHO with submission of information listed in your letter.

Your detailed analysis will be helpful in working with the MDHO.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

OFFICE OF STATE PLANNING

Office of the Governor

MAILING ADDRESS P.O. BOX 3540 HONOLULU HAWAII 96811-3540
STREET ADDRESS 250 SOUTH HOTEL STREET, 4TH FLOOR
TELEPHONE (808) 587-2846, 587-2880

BENJAMIN J. CAYETANO, Governor

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

Ref. No. C-1272

June 6, 1995

Mr. W.Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

Dear Mr. Thompson:

Subject: Environmental Assessment for the Residence/Farm at Hanawana, Maui, in Support of a Conservation District Use Application and a Special Management Area Application.

We have reviewed the Environmental Assessment (EA) and have the following comments.

Nonpoint source pollution, water quality degradation, and water diversion are important Coastal Zones Management (CZM) programs concerns.

According to the Environmental Protection Agency, runoff from agricultural activities is the greatest source of coastal water quality degradation. Thus, the project and its proximity to the shoreline magnifies this concern. The EA does not adequately address the potential sources of pollution, the significance of their impacts, nor possible mitigation measures. This information is needed to assess the project's conformance with the relevant CZM objectives and policies. This compliance is a prerequisite to the issuance of state and county permits and approvals.

In addition, the water diversion dam may require a CZM federal consistency, for concurrence from our office, if a Department of the Army permit is needed.

If there are any questions, please call our CZM program at 587-2876.

Sincerely,

Gregory G.Y. Pai, Ph.D.
Director

cc: DLNR
OCEA
County of Maui, Planning Department

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

June 15, 1995

Dr. Gregory G.Y. Pai, Director
Office of State Planning
P.O. Box 3540
Honolulu, HI 96811-3540

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the draft EA for a residence/farm project at Hanawana, Maui, HI. In response to the CZM concerns regarding probable sources of pollution, their impacts, and possible mitigation measures, I am happy to report that the property owner will become a cooperator of the Olinda-Kula Soil and Water Conservation District. This will ensure that his plans for farming adhere to the SWCD provisions and, thereby, mitigate soil erosion and pollution of water sources.

This statement relating to the SWCD will added to the final EA under SECTION 4: TECHNICAL CHARACTERISTIC, and SECTION 6: MAJOR IMPACTS AND MITIGATION MEASURES.

Water diversion, as you pointed out, will require a Department of Army permit; this is in addition to approval from the State Commission on Water Resource Management.

Aloha,

(sgd) W. Y. Thompson

ALEXANDER & BALDWIN, INC.

MEREDITH J. CHING
Vice President

June 7, 1995

Mr. W. Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

Dear Mr. Thompson:

Thank you for providing to us with a copy of the draft environmental assessment (EA) for the proposed Douglas residence in Hanawana, Maui.

We have reviewed the draft document as amended and offer one comment regarding your statement on page 5 concerning domestic water to the property.

The existing private water system is currently operated by Ohanui Corporation, an A&B-Hawaii Inc. subsidiary. Please be advised that at this time, we cannot guarantee our continued operation of the system which was initially established to service plantation housing. We have initiated discussions with the County Department of Water Supply regarding future water service in this area.

Thank you for this opportunity to comment.

Yours very truly,

Meredith J. Ching

822 BISHOP STREET • P.O. BOX 3440 • HONOLULU, HAWAII 96801 • TELEPHONE (808) 525-6669 • FAX (808) 525-6677

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

June 15, 1995

Ms. Meredith J. Ching, Vice President
Alexander & Baldwin, Inc.
P.O. Box 3440
Honolulu, HI 96801

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI. As to the use of the existing private waterline, we have amended the paragraph on page 5 to read:

> *Figure No. 1 shows the general location of the project in the Makawao District of Maui. Access to the property will be over a 20-foot utility easement as shown on Figure No. 2. The roadway is unpaved. Maintenance of the roadway is by the users of the easement. The County Department of Water Supply has no water system in this area. The owner of parcel 18 will use roof catchment as his primary source of water supply for domestic use, and storage for fire-fighting purposes. An existing private water supply may also be used to augment the domestic water supply if arrangements can be made with the present users. Water from the stream will be used for crop irrigation purposes. A stream use declaration is on file with the State Commission on Water Resource Management. In addition to the State Commission on Water Resource Management use permit for stream diversion, a Department of Army permit will also be required.*

Your assistance in review of the DEA is appreciated.

Aloha,

(sgd) W. Y. Thompson

BENJAMIN J. CAYETANO
Governor of Hawaii

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. Box 621
Honolulu, Hawaii 96809

Chairperson
MICHAEL D. WILSON
Board of Land and Natural Resources

Deputy Director
GILBERT COLOMA-AGARAN

Aquaculture Development
Aquatic Resources
Boating and Ocean Recreation
Bureau of Conveyances
Conservation and Environmental Affairs
Conservation and Resources Enforcement
Forestry and Wildlife
Historic Preservation
Land Management
State Parks
Water and Land Development

REF:OCEA:TES

FILE NO.: 95-481

Mr. W.Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

JUN 22 1995

Dear Mr. Thompson:

SUBJECT: Draft Environmental Assessment (DEA): For a Single Family Residence and Farm Development by Keith S. Douglas, Hanawana, Makawao, Maui; TMK: 2-9-11: 18

We have reviewed the DEA for upcoming Conservation District Use Application (CDUA) transmitted by your letter dated April 3, 1995, and apologize for the delayed response. The following are our comments and concerns which should be addressed prior to the filing of the CDUA:

Commission on Water Resource Management

The Commission on Water Resource Management's (CWRM) staff comments that page 5 of the DEA indicates a proposal to divert water from Hanawana Stream for agricultural, fire protection and recreational purposes; and acknowledges the CWRM's authority over the proposed stream diversion.

CWRM recommends that the applicant provide a description of the proposed diversion to determine the types of approvals which must be obtained before the project can proceed.

Division of Aquatic Resources

The Division of Aquatic Resources (DAR) comments that the DEA is inadequate because it does not describe the nature of the recreational activities associated with the artificial pond in the Conservation District; nor the amount of water required which would be diverted from the Hanawana Stream at the proposed dam site. Additional problems could occur if there is an introduction of exotic fish species into the pond. Also, chlorination of the pond, if it is unlined, could adversely affect aquatic resource values in the vicinity.

Although significant long-term impacts adverse to aquatic resource values are not expected from the farming activities proposed, additional or undescribed construction or landscape modifications within the Conservation District shall be subject to Departmental review.

DAR further comments that precautions shall be taken during construction to prevent debris, landscaping chemicals, eroded soil, petroleum products and other potential contaminants from flowing, blowing or leaching into the Hanawana Stream and coastal waters.

Office of Conservation and Environmental Affairs

The Office of Conservation and Environmental Affairs (OCEA) strongly suggests that the applicant reconsider their proposal for a single family residence which straddles the Conservation District. Such a proposal could result in a situation, should the CDUA be approved, where only the rear portion of the residence (ie. one bedroom, living room and lanai) would be subject to the conditions imposed by the Board of Land and Natural Resources (Board).

OCEA points out that the numerous standard and site specific conditions imposed on a "successful" CDUA will "run with the land," and must be recorded against its deed instrument, including the standard "non-rental" restriction. Consequently, what would result is restrictions which would apply to only the rear portions of the residence, and not the front. OCEA considers such a situation as untenable and undesirable, both for the applicant, as well as the Board.

Relative to the DEA, OCEA points out the following:

1) Single family residences (SFR) are an "identified" land use within the Conservation District. Page 4 and 15, 16 state that SFRs are "permitted" uses, incorrectly implying that such approvals are ministerial. OCEA also points out that Act 59, SLH 1992, removed the "non-conforming" definition for parcels under ten (10) acres for which property taxes were paid.

2) The DEA should detail the proposed development actions to be conducted specifically within the Conservation District portion of the parcel, including estimates of the area to be developed and/or the amount of soils (cu./yds.) which would be graded/landscaped.

3) The DEA should elaborate on statements made on p.13, as to how the "presence of the homeowner on the site makes it feasible to maintain an erosion control strategy." and on p.17 as to how, through the construction of the residence, "the land can be more properly managed to prevent or minimize erosion of this fairly steep gulch land." OCEA notes that the area is presently described as a "Hala/Hau/Mango forest." The DEA does not detail how the construction of a residence will mitigate the fact that the "soils are severely limited by risk of erosion." (p.10)

4) The soils description on page 9, should clarify the actual soils series identified by the Natural Resources Conservation Service (fka. Soil Conservation Service "SCS"), Land Study Bureau classification, as well as the ALISH classification of area, if any.

5) Page 2 should be revised to properly cite Chapter 183C, HRS, as that statutory authority of the Board of Land and Natural Resources administration over the State Conservation District.

Our Historic Preservation Division comments will be forwarded as soon as they become available.

We have no other comments to offer at this time. Please feel free to call Steve Tagawa of our Office of Conservation and Environmental Affairs at 587-0377, should you have any questions.

Aloha,

MICHAEL D. WILSON

ST:tes

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

July 5, 1995

Michael D. Wilson, Chairperson
Board of Land & Natural Resources
P.O. Box 621
Honolulu, HI 96809

Attn: Office of Conservation and Environmental Affairs

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18
OCEA File No. 95-481

Thank you for the review of the DEA for the residence/farm project of Mr. & Mrs. Keith S. Douglas at Hanawana, Maui, HI. In response to your comments we wish to state the following:

Commission on Water Resource Management (CWRM)

As noted in the DEA, there is on file with the CWRM a water declaration use for the Douglases' kuleana parcel. Prior to any diversion of the stream water, an application will be filed with the CWRM together with drawings of the proposed diversion work which will be through a 2-inch irrigation pipeline. A Department of Army (Corps of Engineers) permit application will also be filed.

In reviewing the project after receiving comments from various agencies, the Douglases have decided to use water from the stream solely for crop and plant irrrigation. No use of the streamflow will be made for domestic or recreational purposes. This change will be reflected in the final EA.

Division of Aquatic Resources (DAR)

The concerns expressed about the recreational activities associated with the artificial pond have been eliminated as stated in the response to the CWRM comments: no portion of the streamflow will be used for domestic or recreational purposes. As to the pond proposed in the DEA, it was described as a pool for dual purpose: storage for firefighting and recreation. The intended recreational activity, swimming, will be noted in the final EA. Tropical fishes and/or pond plants will not be introduced into the environment as being incompatible with the uses intended for the pool.

The concerns expressed on construction activities and

contaminants from operations of the residence/farm will be taken care of or mitigated by Soil & Water Conservation District practices. The Douglases will become a member of the Olinda-Kula SWCD to ensure compliance with environmental regulations dealing with erosion, pollution of water sources and contaminants.

Office of Conservation and Environmental Affairs (OCEA)

The following corrections or additions have been made to the DEA:

"Permitted uses" have been changed to read "identified land uses";

The reference to property taxes has been deleted since it is a superfluous statement; and

The reference to Chapter 183-41 has been amended to read Chapter 183C.

With regards to altering the plans relating to the location of the residence, this matter was pursued by the land owner during the preparation of the DEA. SECTION 7: ALTERNATIVES explains the reason for the house straddling the Conservation-Agriculture district boundary. Due to the vee-shaped topography of the area (as shown in figures no. 1 and no.4), the choice of the house site with consideration of retaining as much useable land for agricultural purposes became a comprise. The practical area for siting the house is limited by the topography of the parcel. While the LUC district boundary splits the lot, it is still one lot of record and, we trust, will be considered as such to allow the owner to derive a beneficial use of his property. If the land owner is compelled to relocate his house entirely within the Agricultural District, it can be done- but with hardship. The location of the LUC district boundary was not a matter of choice for the land owner. A prudent decision by the Board of Land & Natural Resources in alleviating hardship to the land owner is respectfully requested.

The house portion, the recreation/firefighting storage pool and other uses authorized by the Board of Land & Natural Resources within the Conservation District will come under applicable provisions of the regulations administered by DLNR; this has been noted in the last paragraph of SECTION 6. The land owner is fully aware of the significance of this action and will be able to cope with such mandated conditions and does not concur that it is an untenable situation.

The description of the soils of the area was based on the Soil Conservation Service & UH Agricultural Experiment Station report noted in the reference. As suggested, the ALISH report has been

reviewed with the assistance of the Department of Agriculture staff and its reference to the soils of the area added to the final EA. As to erosion concerns and related mitigation measures, the land owner will become a cooperator of the Olinda-Kula Soil & Water Conservation District. The plans formulated with the assistance of the SWCA officials will, of course, be forwarded to the Department of Land & Natural Resources for review and approval in compliance with applicable regulations. These plans will also be submitted to the Maui County Department of Public Works/Land Use & Codes Administration. This action by the land owner in becoming a cooperator of the SWCA has been added to the final EA under SECTION 6: MAJOR IMPACTS & MITIGATION MEASURES.

Your comments has been of help in developing the revised (or final) EA.

Aloha,

(sgd) w. g. thompson

cc: Keith Douglas

BENJAMIN J. CAYETANO
Governor of Hawaii

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. Box 621
Honolulu, Hawaii 96809

Chairperson
MICHAEL D. WILSON
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Aquaculture Development
Aquatic Resources
Boating and Ocean Recreation
Bureau of Conveyances
Conservation and Environmental Affairs
Conservation and Resources Enforcement
Forestry and Wildlife
Historic Preservation
Land Management
State Parks
Water and Land Development

REF:OCEA:KRH

FILE NO.: 95-481a

Mr. W.Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

JUL 3 1995

Dear Mr. Thompson:

SUBJECT: Draft Environmental Assessment (DEA): For a Single Family Residence and Farm Development by Keith S. Douglas, Hanawana, Makawao, Maui; TMK: 2-9-11:18

The following are our additional comments on the subject project which supplement those previously forwarded by our letter dated June 22, 1995:

Historic Preservation Division

Our Historic Preservation Division (HPD) comments that part of the proposed dwelling and the pool will be located within the Conservation District. The property comprises the entirety of Land Commission Award 6510-U:2, and is located along both sides of Hanawana Stream.

According to the DEA, "There are no archaeological sites of importance on the project site according to available records" (p. 9). It is stated, however, that rock terraces are present, and have been in continuous use for many years.

There are no records of known historic sites on the subject property; but this parcel has not been subjected to an archaeological survey or inspection. Given the location of the parcel in relation to Hanawana Stream, it may be expected that remains of irrigated taro lo'i are present. Such sites have been found along Hanawana Stream to the west of this property. The rock terraces described in the DEA may be remains of taro lo'i. These sites are likely to be significant, particularly if they are part of an intact agricultural complex which covers an entire section of a stream valley.

In order for HPD to adequately comment on the impacts this project may have on significant historic sites, HPD will need additional information regarding the number, location, and nature of the terraces. They also will need to ensure that no other

sites, such as habitation or burials, are present.

Therefore HPD requests that action on this project is deferred until the HPD has had an opportunity to inspect the site and discuss the building/cleaning plans with the landowner. After the site visit, HPD will then provide additional recommendations regarding inventory, data recovery, and/or preservation measures.

Thank you for the opportunity to comment on this matter.

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

Aloha,

Gilbert S. Coloma-Agaran
for MICHAEL D. WILSON

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

July 6, 1995

Michael D. Wilson, Chairperson
Board of Land & Natural Resources
P.O. Box 621
Honolulu, HI 96809

Attn: Office of Conservation and Environmental Affairs

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18
OCEA File No.: 95-481a

Thank you for forwarding the comments of the Historic Preservation Division of the Department of Land & Natural Resources.

As to the points raised in the letter, we concur that previous habitation of the site for agricultural use is obvious given the *kuleana* status of the lot. The previous owner(s) have used the site and some changes to the area are apparent; e.g., gravel roadway, shaping of the hillside on the eastside slope, and rebuilding of rock terraces.

We welcome a site inspection by the State archaeological staff. Any regulatory provision pertaining to the archaeological nature of the proposed uses for the site will be included in the final development plans. A previous owner of parcel 18, Jeff White, is the also the owner of the lot (*kuleana*), TMK: 2-9-11: 17, which lies above parcel 18. He is willing to escort the State staff to the site and explain the activities that were carried out. I will be happy to make the necessary arrangements. There were several owners of parcel 18, including Jeff White; Keith S. Douglas is just the latest.

We respectfully request that the inspection of the project site should not halt the processing of the CDUA (and other permits) since it will take months before approvals can be obtained. Any information or stipulation by the archaeological staff can be incorporated in the final approval of the CDUA or included in the final development plans. Thank you for your consideration.

Aloha,

(Sgd) W. Y. Thompson

cc: Keith S. Douglas
Jeff White

JUN 8 2000

FILE COPY

PITT ENGINEERING

2000-06-08-MA-FEA-Douglas (rest of title in yellow)

FINAL REVISED SUPPLEMENT TO

ENVIRONMENTAL ASSESSMENT

FOR A

RESIDENCE AND FARM DEVELOPMENT

DATED: MARCH 1997

REFERENCE: OCEA FILE NO. 95-481

Hanawana, Makawao, Maui, HI
TMK: (2)2-9-11:Parcel 18

PREPARED FOR

Owners: Mr. & Mrs. Keith Douglas

PREPARED BY

Stephen J. Pitt, P.E.
PITT ENGINEERING
Civil & Structural Engineering
Maui, Hawaii

in conjunction with

Keith S. Douglas

April 25, 2000

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FIGURES

Figure No. 1: General Location and Topographic Map (USGS)

Figure No. 2: Site Location Map (Tax Map Plat)

Figure No. 3: State LUC District Boundary Map/Site of Road Alteration and Engineer's Notes/Contour Map

Figure No. 4: Plot Plan Show Site of State Lands Affected

A SUMMARY

Applicant

The applicant filing for a Supplemental Statement for the proposed alteration of existing access and utility easement (L.O.D. No. S-28,000), to TMK:(2)2-9-11:18 over State lands identified as tax map key (2)2-2-9-11 por.08, situated at Hanawana, Makawao, Maui, is Mr. and Mrs. Keith S. Douglas.

Approving Agency

The approving agency is the Board of Land & Natural Resources by its Chairperson, Mr. Timothy E. Johns.

Consulted Parties

Sixteen Federal, State and County agencies are provided draft copies of the draft supplemental statement for review and comment. Three private agencies are invited to comment as well.

General Description

Technical Characteristic: The approval of the slight road alteration is for reasonable improved access to safely allow for construction equipment as well as vehicles to (2)2-9-11-18 which is an ongoing development for a single family residence and farm. The State land affected is located in an agricultural district and is not located within the conservation district. The Douglases are co-leasers of a portion of State land TMK:(2)2-9-11 por.08, on a month to month basis, in which the area of the subject is located.

The area to be affected is approximately 2,000 square feet of State owned land. Hanawana Stream, which is considered a minor stream, is approximately 80 - 100 feet east of the project area with Lo'i terraces located between.

On November 8, 1999 a site visit was conducted by Ms. Cathleen Dagher of the State Historical Preservation Division (SHPD), who was accompanied by Ms. Patty Conte of the Department of Hawaiian Homelands Archeological Survey Team (DHHL). Also present during the site visit was Mr. Louis Wada, Maui Land Agent of the Department of Land & Natural Resources and Mr. Bruce Lee of Newcomer-Lee Land Surveyors, Inc. Mr. Douglas' site visit found no archeological features that would be impacted.

The minor road alteration affecting State land is part of a larger project to allow access to the Douglas property involving crossing Hanawana Stream. The Douglas' original revised environmental assessment dated July 1995 for development of a residence and farm on TMK:(2)-9-11-18 was issued a conservation District Use Permit (CDUP) on August 28, 1997. Reference: OCEA FILE NO. 95-481.

Permits or approvals for culvert construction have been approved by the U.S. Army Corps of Engineers, Department of Business, Economic Development and Tourism, Hawaii Coastal Zone Management (CZM), State of Hawaii Department of Health (SHDH) and the State Historical Preservation Division (SHPD). A SMA minor permit for replacement of culverts has been issued by the County of Maui Department of Planning. Final approval by the DLNR Commission of Resource Management for Stream Channel Alteration Permit (SCAP-MA-281) was granted on December 14, 1999.

Socio-Economic Characteristic

The minor nature of the project, a slight alteration of the existing access and utility easement (L.O.D. No. S-28,000) over State lands is not expected to adversely impact the area nor the County/State facilities nor be contrary to Coastal Zone Management regulations.

Environmental Characteristic

The project site is in a rather remote rural area off Hana Highway. The shoreline is approximately 500 feet away and is rugged and subject to rough waves. There are no County water and waste water systems in this area. While telephone lines are nearby, no electrical power lines are available for service. Domestic water source and wastewater treatment will be handled on site and designed to meet County and health department's regulations. The DLNR (Commission of Water Resource Management issued a permit for a well for domestic use to 2-9-11-18 on July 16, 1998. Well No. 5412-01.

Summary Description of Affected Environment

The project site lies in a V-shaped area with Hanawana Stream as its low central point. The area is dominated by towering Mango trees and described as being a highly disturbed Hala/Hau/Mango forest interspersed with kukui, Christmas berry, royal palm, coconut bamboo and other exotic plants. The 2,000 square foot section in question on State land is limited almost entirely to bamboo, with a small amount of hau bush interspersed. No endangered or threatened species of flora or fauna will be impacted by this project.

No known archaeological sites have been found within the area of subject. A site visit conducted by Ms. Cathleen Dagher of the SHPD, who was accompanied by Ms. Patty Conte of the Department of Hawaiian Homelands Archaeological Survey Team (DHHL), found no archaeological features that would be impacted.

Major Impacts and Mitigation Measures

The major impacts upon the land in question would be the heavy rains which occur infrequently on this windward side of the island. Heavy rains could cause some erosion of the banks.

Soil erosion and any possible water pollution will be mitigated by adhering to the land practices of the Olinda-Kula Soil & Water Conservation District (SWCD) as well as the specific conditions required by the State of Hawaii Department of Health, Department of Land & Natural Resources, Coastal Zone Management (CZM), U.S. Army Corps of Engineers and the County of Maui Department of Planning with regard to issuing a SMA permit and grading permit with regard to culvert construction.

The project as a whole (culvert construction and road alteration) will take place during a reasonably predicted dry period. The banks of the road alteration will be stepped down and replanted in Bamboo immediately after construction is completed.

Alternatives

There are no reasonable alternatives to the minor road realignment affecting State land for access to the Douglas property. Development of 2-9-11-18, farming and access would be difficult, even a hardship. Access by construction equipment at this time without the minor road alteration is totally impractical and in many cases, impossible.

In addition, between the proposed site area and Hanawana Stream are ancient Lo'i terraces which cannot be adversely impacted to be in compliance with the CDUP issued for 2-9-11-18.

Recommended Determination

In view of the minor nature of this project and lack of significant adverse impact upon the environment, a negative declaration is recommended.

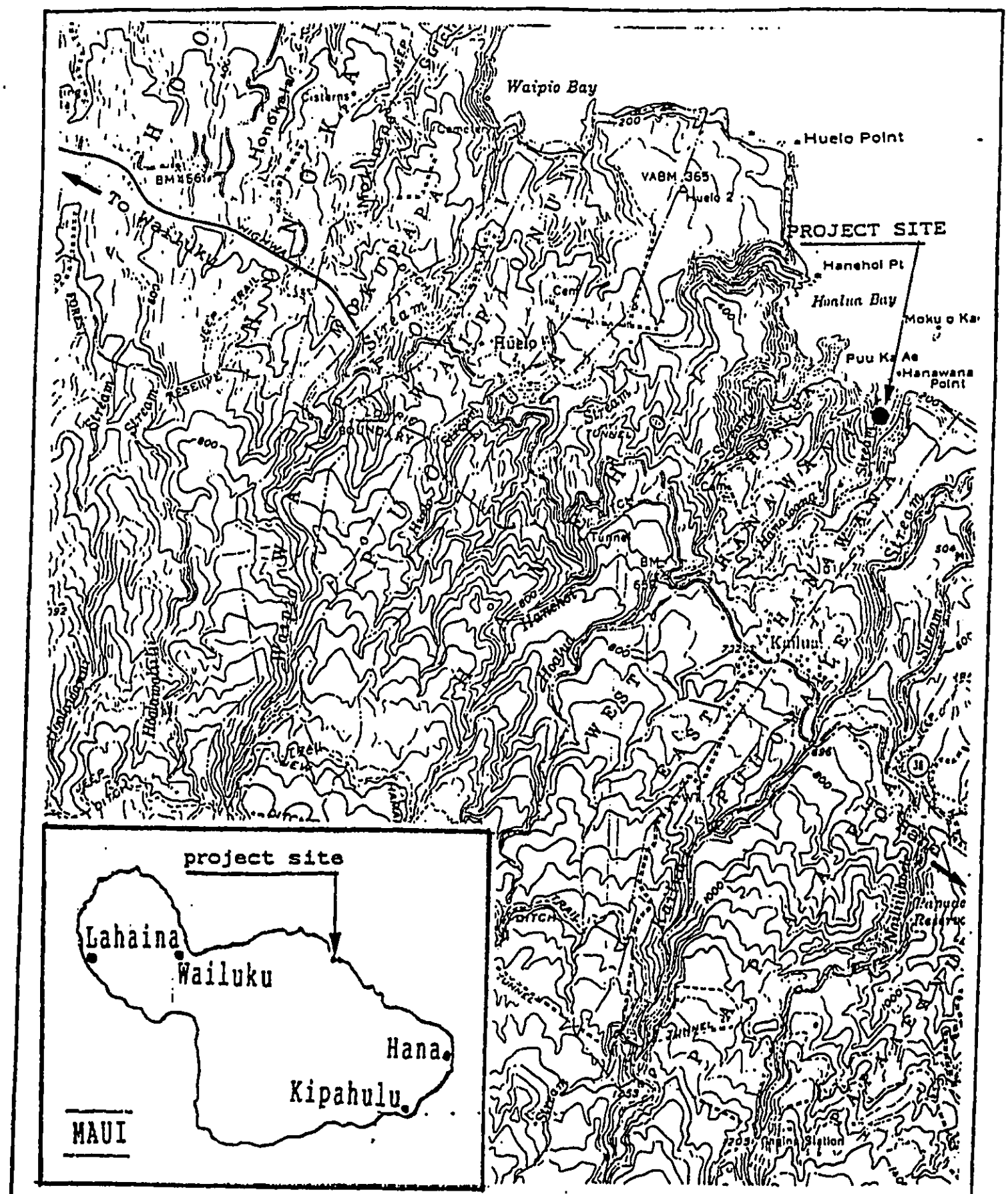
SECTION 1
IDENTIFICATION OF APPLICANT

The applicant who is seeking permission for a proposed alteration of existing access and utility easement (L.O.D. No. S-28,000) to TMK:(2)2-9-11:18 over State lands identified as Tax Map Key (20)2-9-11 por.08, situated at Hanawana, Makawaoa, Maui is:

Mr. and Mrs. Keith Douglas
P.O. Box 11371
Lahaina, Maui, Hawaii 96761

This draft supplemental statement to the original environmental assessment dated March 1997 (reference: OCEA File No. 95-481) is prepared in support of an access road alteration and is in conformity with applicable regulations.

Figure No. 1 shows the general location of the project in Hanawana, district of Makawao, County of Maui.



DOUGLAS: FARM/RESIDENCE

Hanawana, Maui

LOCATION/TOPOGRAPHIC MAP

FIG. 1

SECTION 2
IDENTIFICATION OF APPROVING AGENCY

The approving agency for the existing easement alteration over State lands is the Board of Land & Natural Resources.

Mr. Timothy E. Johns, Chairperson
Board of Land & Natural Resources
Honolulu, HI 96809

Chapter 11-200, Hawaii Administrative Rules, is based substantially on the Environmental Impact Statement Regulations of the Environmental Quality Commission. Subchapter 10 addresses supplemental statements 11-200-26, 11-200-27 and 11-200-28.

The State land in question is controlled by the DLNR State Land Use Commission. The minor alteration is not considered "development" and, as such, no Special Management Area (SMA) permit is required. Prior to alteration of existing access a minor SMA and grading permit will be issued by the County of Maui, Department of Planning if necessary.

Figure No. 2 shows existing access over State land and portion of State land to be affected by minor road alteration, and location of property.

Figure No. 3 shows State land to be affected by minor road alteration for access to 2-9-11-18.

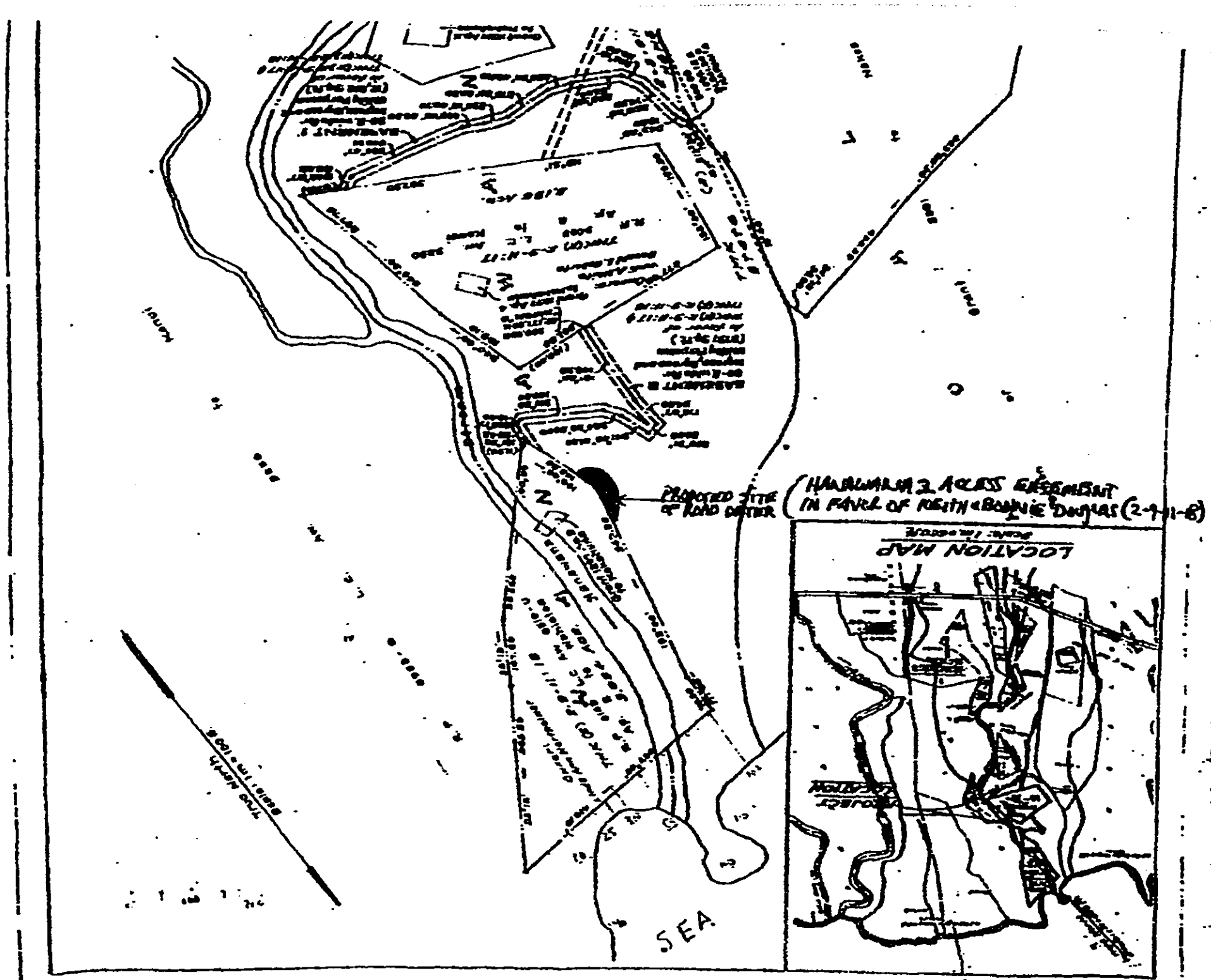
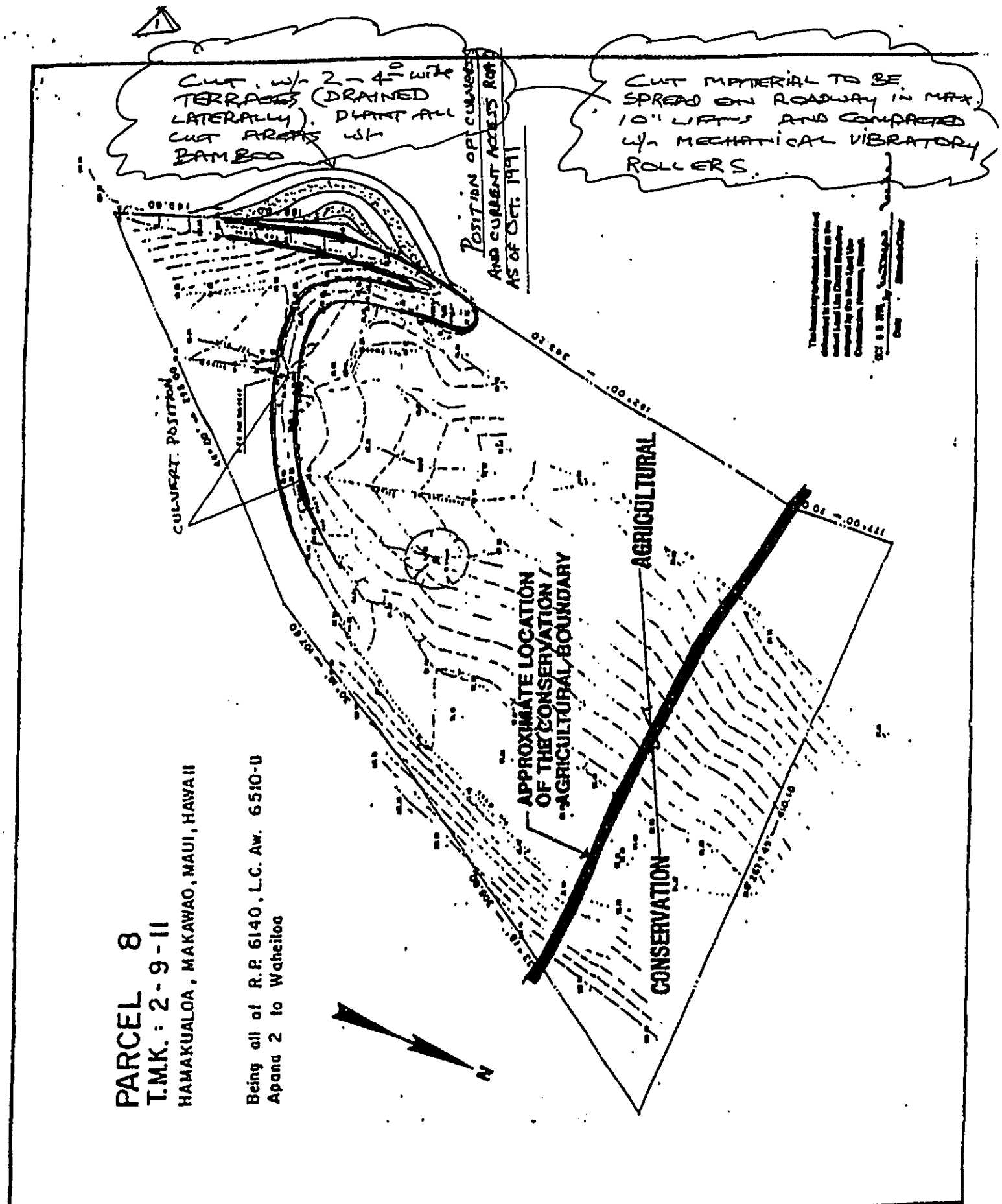

PROPOSED SITE OF ROAD DETOUR
(HANAWANA 2 ACCESS EASEMENT IN FAVOR OF KEITH & BONNIE DOUGLAS (2-9-11-8)
LOCATION MAP
SEA

Fig. 2



DOUGLAS: FARM/RESIDENCE

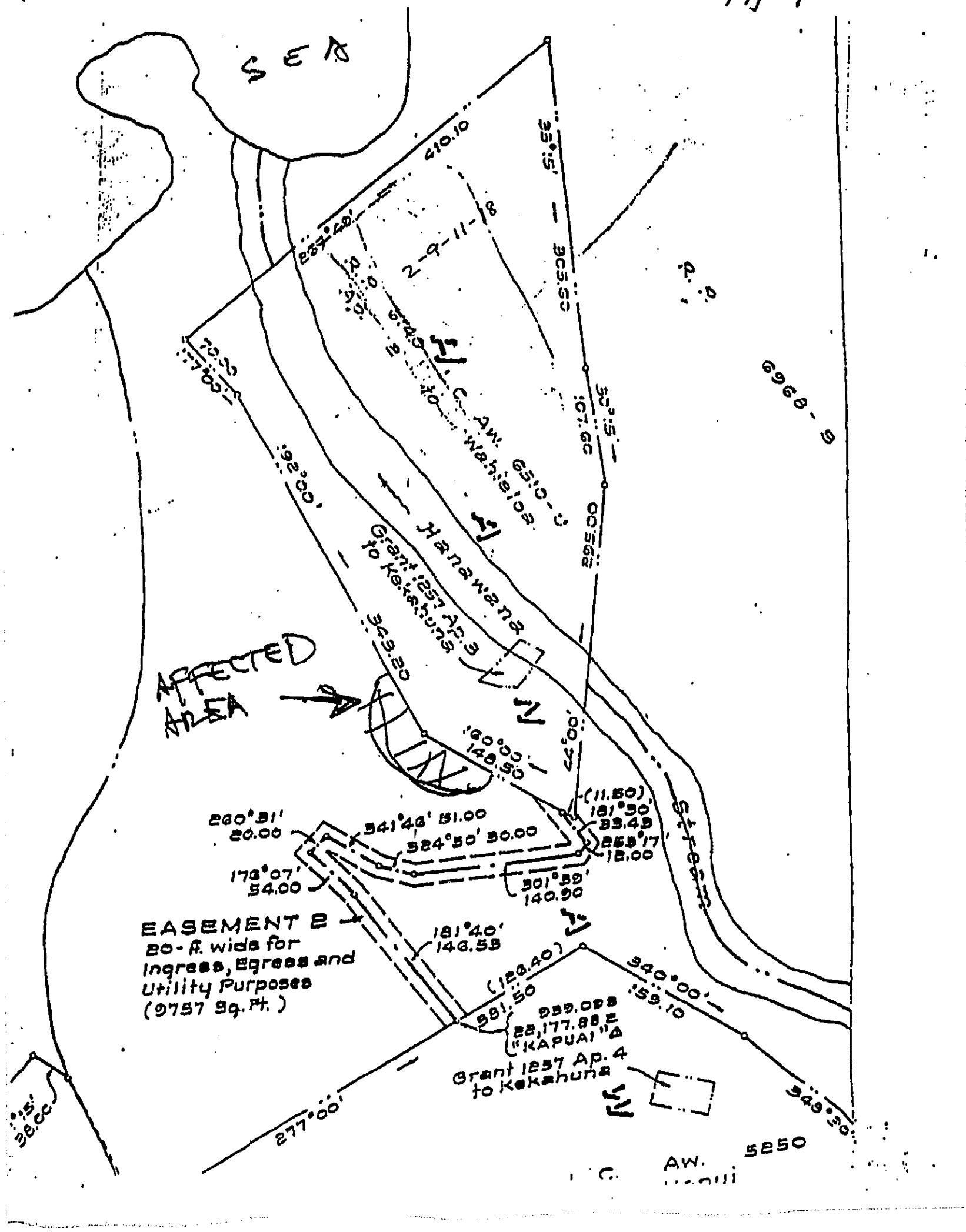
Hanawana, Maui

STATE L.U.C. BDRY MAP

FIG. 3

Rev. 12.6.99

Fig. 4


SEA
410.10
2-9-11-8
6968-9
Hanawana
Grant 1257 Ap. 3 to Kekahuna
AFFECTED AREA
343.20
160°00'
148.50
(11.50)
181°30'
33.43
253°17'
12.00
260°31'
20.00
341°46' 51.00
324°50' 30.00
176°07'
54.00
301°39'
140.90
EASEMENT 2
20-ft. wide for Ingress, Egress and Utility Purposes (9757 Sq. Ft.)
181°40'
146.53
(126.40)
381.50
340°00'
159.10
939.098
22,177.88 E
"KAPUAI" Δ
Grant 1257 Ap. 4 to Kekahuna
277°00'
349°30'
AW. 5250

SECTION 3
IDENTIFICATION OF AGENCIES CONSULTED

Copies of the draft supplemental environmental assessment are being submitted to the following agencies/persons for review and comment prior to preparing this final environmental assessment.

FEDERAL:
- U.S. Geological Survey
- U.S. Fish & Wildlife Service
- U.S. Soil Conservation Service
- U.S. Army Corps of Engineers

STATE:
- Department of Land & Natural Resources
- Department of Health
- Department of Transportation
- Department of Business, Economic Development & Tourism
- Office of State Planning
- State Historical Preservation Division

MAUI COUNTY:
- Department of Planning
- Department of Public Works
- Department of Water Supply
- Ecomonic Development Agency
- Maui Electric Company
- GTE Hawaiian Tel

PRIVATE:
- East Maui Irrigation company
- Audobon Society of Hawaii
- Sierra Club of Hawaii

(See Comments and Responses attached to this Final Revised Supplement to Environmental Assessment.)

SECTION 4
GENERAL DESCRIPTION

TECHNICAL CHARACTERISTIC:

This draft supplemental environmental assessment has been prepared for the minor road alteration of an existing easement over State land to 2-9-11-18. This draft supplemental assessment is for approval for minor access alteration to an existing easement by the Department of Land & Natural Resources and a minor SMA and grading permit if required by the County of Maui, Department of Planning.

The proposed road alteration will allow for the required turning radius necessary for vehicles and large construction equipment to reasonably and safely access the Douglas property for further development. The cut in the bank will be stepped down in terrace like fashion. Cut material to be spread on existing roadway in approximately 10" levels and compacted with vibratory rollers. The total area to be affected is approximately 2,000 square feet.

The proposed minor road alteration to the existing easement is part of a larger project to allow access to the Douglas property which involves reinstallation of former existing culverts within Hanawana Stream to connect an existing roadway across 2-9-11-18 to the proposed house site. The environmental assessment for development of a residence and farm was necessary to allow a Conservation District Use Permit (CDUP) to be issued in favor of 2-9-11-18 on August 28, 1997.

Permits or approvals for culvert construction across Hanawana Stream have been approved by the U.S. Army corps of Engineers, Department of Business, Economic Development & Tourism, Hawaii Coastal Zone Management (CZM), State of Hawaii Department of Health (SHDH) and the State Historical Preservation Division (SHPD). A SMA minor permit for replacement of culverts has been issued by the County of Maui, Department of Planning. Final approval by the DLNR Commission of Resource Management for Stream Channel Alteration Permit (SCAP-MA-281) was granted on December 14, 1999.

Figure No. 1 shows the general location of the project.

Figure No. 2 shows a location map and the area of State land affected as well as the existing easement across State lands.

Figure No. 3 shows a large scale of area to be affected by the road alteration as well as engineer's notes and the State L.U.C. Boundary Map.

Hanawana Stream is approximately 80 - 100 feet from the affected site of the State land area and the alteration is approximately 500 feet from the shoreline. Lo'i terraces are located between the proposed road alteration site and Hanawana Stream. No erosion runoff is expected to reach the stream primarily because of the planted terraces between the site and Hanawana Stream.

SOCIO-ECONOMIC CHARACTERISTIC

The island of Maui has a current population (1987) estimated to be 88,100. The population of Makawao district is around 24,200. The Makawao district had a population of 9,979 in 1970. By 1980, the figure had nearly doubled to 19,005. By 1990, the population had increased to 29,207. The Makawao district includes the towns of Paia, Haiku and Makawao on the east side; the Kula and Pukalani farm and residential areas in the central uplands; and the spectacular Kihei-Wailea resort region on the west side. These latter two areas account for most of the recent growth in the Makawao district.

The Paia-Haiku region supports the sugar and pineapple industries. The present towns were originally plantation villages. While the sugar and pineapple industries have come upon hard times, they are still an economic force in this region. The famous Wailuku-Hana Highway cuts its way through this region. The initial section of the Hana Highway has been improved to Waipio Stream gulch. Beyond this, the narrow winding road to Hana has become a symbol of rural lifestyle. Plans to further extend the improvements to the highway have not received general support from the public. The Hana Highway above the project site remains the narrow, unimproved road with its unique single-lane bridges which call for courtesy on the part of approaching drivers.

There will be minimal impact on the socio-economic status of this area or the County due to the minor nature of this project, a minor road alteration of existing easement in Hanawana, Makawao District. During construction, employment will be created for a building contractor and his associated sub-contractors. Funds will be expended for labor and material purchases. No additional government services other than what is now provided will be required. The project will add a higher value to the property tax of the projects site upon completion of the improvements. The estimated cost of both access realignment and culverts is approximately $80,000.

ENVIRONMENTAL CHARACTERISTIC:

The project site contains approximately 2,000 square feet and is located on the west side of Hanawana Stream, approximately 80 - 100 feet from the stream and approximately 500 feet from the shoreline.

Hanawana Stream is one of the many streams on the windward slopes of Haleakala. It is not a major stream. No records of its flow are available. The East Maui Irrigation Company diverts the water from Hanawana Stream into its ditch system above the proposed project site area. Other scattered kuleana lands are located above the Douglas property. Please refer to Figure No. 2, which is a portion of Tax Map Plat: 2-9-11.

During construction, noise levels will increase in this remote area. Some dust may be generated by the contractor's activity in this wet area should dry weather occur for any lengthy period. The project will entail the use of various size construction equipment and temporarily increase traffic in the general area.

There are no public water systems and no county wastewater system available in this area. Electric power lines are located on the main highway, approximately 3/4 mile away.

SECTION 5
SUMMARY DESCRIPTION OF AFFECTED ENVIRONMENT

FLORA: The vegetation within the project area can be best described as a highly disturbed Hala/Hau/Mango forest, predominated by alien plant species with occasional native species. Trees in the gulch and on steep slopes are mango, hau, hala, kukui Christmas berry, royal palm, guava and bamboo. Plants within the 2,000 square foot area of State land to be affected are bamboo, with small amounts of hau bush. The understory consists of Hilo grass, honohono, ginger, ti, ferns, wedellia, lantana and other noxious weeds and grasses. The previous disturbance of the area: 1) for agricultural use, and 2) for the access road makes it improbable that rare or endangered plants now exist on the site.

Table 1, pages 11 and 12, is a list of the plants located during the site survey.

FAUNA: The birds and mammals observed or possibly present in the projected area, with the exception of a very limited number of native birds and one land mammal, are all forms that have been introduced by humans.

In the project area, it is possible that one endemic mammal classified as "endangered" by the U.S. Fish & Wildlife Service may be found. This is the Hawaiian bat, Lasiurus cinereus semotus. These bats are Hawaii's only native land mammal and are widely distributed throughout the main islands of the Hawaiian archipelago. They have not been reported near the project area but possibly may fly over it.

The only native birds (not introduced by humans) that were seen or may be expected in or flying near the project area are those that are widely distributed through the State. They include the Hawaiian owl, (Pueo), black crowned night heron ('Auku'u), frigate bird ('Iwa) and other species of sea birds; and several species of migratory shore birds. These shore birds winter in Hawaii and leave each spring to fly to Alaska where they nest and rear their young. They then return to Hawaii in early fall. These are the Pacific Golden Plover (Kolea), the Wandering Tattler ('Ulili), and the Ruddy Turnstone ('Akekeke).

More than fifty species of birds that have been brought to Hawaii by humans have become established in the islands. Many of these are present in the project area. All are found elsewhere on Maui and on other islands.

HYDROLOGY: Hanawana Stream is not a major stream. Construction of new culverts will easily handle water volume increased during extreme freshlets. With the minor road alteration to existing easement and culverts construction, year round access to the Douglas property will be afforded. No record of stream flows are kept. The EMP diverts the flow of the Hanawana Stream near the Hana Highway into its ditch system. Except for periods of heavy rain, the water in the stream is clear.

The Federal Flood Insurance Rate (FIRM) map for this area does not indicate any severe flooding. The region is designated "C" minimal flooding can be expected. Existing access and proposed realignment portion has runoff ditches on sides of road to shunt off excess water during heavy rains

ARCHAEOLOGY: There are no archaeological sites on the State land of subject. On November 8, 1999 a site visit was conducted by Ms. Cathleen Dagher of the SHPD, who was accompanied by Ms. Patty Conte of the Department of Hawaiian Homelands Archaeological survey Team (DHHL). Also present during the site visit was Mr. Louis Wada, Maui Land Agent (DLNR) and Mr. Bruce Lee of Newcomer-Lee Land Surveyors, Inc.

Ms. Dagher's site visit found no archaeological features that would be impacted in the 2,000 square feet of State land proposed for the minor access road alteration.

TOPOGRAPHY: The property on the west side of Hanawana Stream is exceedingly steep and, therefore, save for spots, mostly unusable. After construction is completed the terraced stepped down area will be planted in bamboo to lessen any minor erosion that may occur.

RAINFALL: The rainfall in this region ranges from 110 inches along the coast to 300 inches in the upper slopes of Haleakala. This is due to the wet nature of the windward side of Haleakala; this is typical throughout the Hawaiian Islands where the windward areas are exposed to the moisture-laden trade winds. The project site receives an average of 100 to 115 inches of rain per year.

SOILS: Soils in this area are described as being found on rough broken land (rRR soils series, per USDA/UH Agricultural Station Report) which consist of very steep land broken by numerous intermittent drainage channels. In most places it is not stony. It occurs in gulches and on mountainsides on all islands except Oahu. The slope is 40 to 70 percent. Elevations range from nearly sea level to about 8,000 feet. Runoff is rapid, and geologic erosion is active.

These soils are variable. They are 20 to more than 60 inches deep over soft, weathered rock. In most places some weathered rock fragments are mixed with the soil material. Small areas of rock outcrop, stones and soil slips are common. Included in mapping were areas of colluvium and alluvium along gulch bottoms.

The ALISH project did not classify this area; it is not considered important agricultural land. The Land Study Bureau classification shows the area, rRR, as being poor agricultural land untillable by farm machines. Figure 4 verifies this condition as the arable areas are scattered throughout the property.

The land type is used primarily for watershed and wildlife habitat; and also for pasture and woodland. The land capability classification is VIIe: soils are severely limited by risk of erosion.

GEOLOGY: The project site, in East Maui, is located on the northwestern slope of Haleakala Mountain, a shield volcano. The earlier Honomanu volcanic flows of the tertiary period were followed by the Kula volcanic series. Late Kula flows filled the canyons or valleys of the earlier Kula flows in this section of Haleakala. Later volcanic flows were the Hana volcanic series which occurred in the east and southwest sections of Haleakala. The last known eruption occurred on the southwest rift probably around 1750 A.D. Geologically speaking, Maui is a young island. Its age is estimated to be 1.15 - 1.30 for West Maui; and 0.4 - 0.8 for East Maui. measured in millions of years. This means that the Haleakala slopes are slightly over 500,000 years old on the average.

UTILITIES: There are no County water or sewer systems in this area. The electrical power lines are located along the main highway. Telephone service lines are located in this area serving other kuleana residences.

SECTION 6
MAJOR IMPACTS AND MITIGATING MEASURES

The location of the project site within a gulch poses a hazard from storms which could cause erosion. However, this occurrence is infrequent.

As a cooperator of the Olinda-Kula Soil & Water Conservation District, the owner, Keith Douglas, has received professional assistance in developing this area. The cut of the road realignment will be stepped down into terraces. After the construction is completed the terraces will be replanted with bamboo. This action is expected to mitigate soil erosion control and potential water pollution sources. This erosion control strategy has proven feasible and suitable in the immediate vicinity of the project.

The access road which is unpaved is not a public roadway. A locked gate permits entry to residents possessing keys. Road maintenance is sporadic; traffic is light as only local traffic is generated due to the locked gate which prevents public access. No significant adverse traffic impact is foreseen. Traffic to the project site is by 4-wheel drive vehicles. The upper section of the road supports ordinary traffic. No oil or other such treatment is applied to the access road. Road repairs are made by the users which primarily entails gravel in eroded areas. Principal users of the road beside the EMI staff are the kuleana residents.

The project site is approximately three quarters of a mile makai of the Hana Highway and located about 500 feet from the downstream end of Hanawana Stream. As such, any adverse visual impact caused by the minor alteration of the easement road is practically nonexistent. The easement road is hidden by towering gulch sides and trees. It will not be visible from the public highway.

No significant impact on archaeological features will occur. Should any significant archaeological feature be discovered, work will cease and the SHPD officer notified. Work shall resume only after clearance by the SHPD officer.

No significant impact to wildlife will be caused by the proposed project. Introduced birds and mammals plus some native shore birds and sea birds are the primary types of wildlife that may live on or fly near the project site and its environs. The proposed improvements pose no threat to the one endangered species, the Hawaiian bat, that may possibly fly over the area, or to any of the native or introduced birds due to the mobility of the species.

The applicable provisions and conditions of the DLNR Commission of Resource Management for Stream Channel Alteration Permit, County of Maui, Department of Planning SMA minor permit and grading permit, State of Hawaii, Department of Health, State Historical Preservation Division, U.S. Army Corps of Engineers and the Hawaii Coastal Zone Management shall be strictly adhered to.

The goal of the project does not run counter to the Maui General plan. To use the land within the County for the social and economic betterment of the County's residents while preserving and protecting the unique and fragile environmental resources - is the sole objective of this project.

The minor size of the project, minor road alteration of existing easement, will not affect the objectives and policies of the Paia-Haiku Community Plan. No existing land use change is required or requested.

SECTION 7
ALTERNATIVES

No alternatives were considered in view of the location of the existing access road over State land. There are no reasonable alternatives to the minor road realignment affecting a small portion of State lands for access to the Douglas property.

Development of 2-9-11-18, farming and access would be extremely difficult and cause an unnecessary hardship. Access by construction equipment at this time without the minor road alteration is totally impractical and hazardous and in many cases impossible.

In addition, between the proposed site and Hanawana Stream are ancient Lo'i terraces which are not allowed to be adversely impacted with regard to issuance and compliance with the CDUP for 2-9-11-18.

Should the area be left uninhabited, exotic weeds and other such plants will mots likely overrun the site. Further, without erosion control measures such as maintenance of the rock walls and additional plantings, the area will gradually erode into Hanawana Stream. To use the parcel solely for farming would be uneconomical. Without living on the land, valuable time would be wasted on travel to and from the site. Surveillance of the land and its potential produce would not be possible. The chief asset of the site lies in its use for residential purposes and subsistence farming. This is in keeping with the kuleana status of the parcel, similar to other kuleanas in the vicinity.

SECTION 8
RECOMMENDED DETERMINATION

The proposed site of road alteration of existing access across State lands to 2-9-11-18 is well above stream flow and flooding danger is not a factor.

The road realignment will not generate any significant adverse impact to the surrounding area or adversely affect the island of Maui.

In view of the lack of any significant adverse impact, and the uses contemplated can be permitted, a negative declaration is deemed appropriate for this application.

SECTION 9
FINDINGS AND REASONS SUPPORTING DETERMINATION

As stated above, the kuleana status of 2-9-11-18 and the existing access road over State lands, a minor access alteration is consistent with State land use policies. The small amount of land involved, approximately 2,000 square feet, is suitable for such use and will not cause adverse disturbance to the surrounding area.

The main hazard of this project is erosion but the stepping down into terraces of the cut, coupled with the immediate planting of bamboo, should keep erosion to a minimum. A Grading Permit, including a Best Management Practice Plan with regard to erosion control measures, will be obtained from the County of Maui prior to commencement of construction work.

Hanawana Stream at a distance of 80 - 100 feet will not be susceptible to erosion runoff because of the planted terraces located between the stream and the proposed project site.

No significant adverse archaeological, botanical and wildlife impacts are anticipated. The land itself requires care to prevent it from eroding and fouling the nearby ocean waters. The presence of the landowner on the site will enhance the caretaker's aspect of land use.

No adverse socio-economic impact will result. The goal of home ownership will be attained by the property owner. No additional government expenditures for services other than what now exists will be required by this project.

In view of the lack of any significant adverse impact to the public and the surrounding area, the issuance of a negative declaration is recommended.

REFERENCES

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Hawaiian Audobon society, Hawaii's Birds, 1981.

Hirano, Robert T., Handbook of Hawaiian Weeds, originally edited by E.L. Haselwood and G.G. Motter, University of Hawaii Press, 1983.

Lamoureux, Charles H., Trailside Plants of Hawaii's National Parks, Hawaii Natural History Association, 1976.

MacDonald, Gordon A., and Abbot, Agatin T., Volcanoes in the Sea, University Press of Hawaii, 1970.

Maui County, The General Plan of the County of Maui, June 24, 1980.

----------, Paia-Haiku Community Development Plan, 1981.

Neal, Marie C., In Gardens of Hawaii, Revised Edition, Bishop Museum Press, 1965.

State of Hawaii, Department of Business, Economic Development and Tourism, Data Book - 1990, November 1990.

State of Hawaii, Department of Land & Natural Resources, Median Rainfall, Circular C88, Division of Water 7 Land Development, June 1982.

U.S. Department of Agriculture, Soil Conservation Service and the U.H. Agricultural Experiment Station, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, August 1972.

* * *

This draft supplemental assessment was prepared by Stephen J. Pitt, P.E., Civil Engineering, and Keith S. Douglas, Owner.

COMMENTS AND RESPSONSES

RESPONSES BY TELEPHONE:

Mr. Dave Hopper of the United States Department of the Interior, Fish & Wildlife Service, and Mr. Steve Olive of the Department of Business, Economic Development & Tourism (Coastal Zone Management), responded by phone to Mr. Douglas.

Both Departments had no concerns with the proposed road alteration to the existing easement to 2-9-11-18 concerning State lands. For verification, they may be contacted at:

Mr. Dave Hopper 1-808-541-3441
Mr. Steve Olive 1-808-587-2877

JAMES "TOMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director

COUNTY OF MAUI
DEPARTMENT OF PLANNING

January 11, 2000

Mr. Keith S. Douglas
P. O. Box 11371
Lahaina, Hawaii 96761

Dear Mr. Douglas:

Re: Supplemental Environmental Assessment of a Residence and Farm Development at TMK: 2-9-011:018, Hanawana, Makawao, Island of Maui, Hawaii

The Maui Planning Department has reviewed the Supplemental Environmental Assessment (EA) and finds that the road alteration work is located within the Special Management Area (SMA) of the Island of Maui. An appropriate SMA permit or an amendment of the existing SMA Minor Permit, provided the combined work is less than $125,000.00, will be required prior to construction of the road realignment. The work does not qualify as repair and maintenance within an existing right-of-way.

Thank you for the opportunity to comment. If additional clarification is required, please contact Ms. Colleen Suyama, Staff Planner, of this office at 270-7735.

Very truly yours,

JOHN E. MIN
Planning Director

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
PLANNING DIVISION (808) 270-7735; ZONING DIVISION (808) 270-7253, FACSIMILE (808) 270-7634

JEM:CMS:osy
cc: Clayton Yoshida, AICP, Deputy Planning Director
Aaron Shinmoto, PE, Planning Program Administrator (2)
Colleen Suyama, Staff Planner
Dean Uchida, Department of Land and Natural Resources
LUCA (2)
Project File
General File
(S:\CMS\Hanawa2)

Keith Douglas
P.O. Box 11371
Lahaina, HI 96761
(808) 669-4028

Mr. John Min, Director of Planning
County of Maui, Planning Department
200 South High Street
Wailuku, Maui, HI 96793

February 3, 2000

Dear Mr. Min,

Thank you for your review of the Draft Supplemental Environmental Assessment (EA) for the minor road alteration to the existing easement to TKM 2-9-11-18 involving state land.

In response to your comments and subsequent phone conversation with staff planner, Ms. Colleen Suyama, I would like to state that the combined cost of both culvert replacement and road realignment will be less than $100,000.00. A request for an amendment of the existing SMA minor permit will be requested and obtained prior to construction work commencing.

Your comments have been of help in developing the revised (or final supplemental E.A.).

Respectfully,

JAMES KEO APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

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

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

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

RON R. RISKA, P.E.
Wastewater Reclamation Division

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

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

January 20, 2000

Mr. Keith Douglas
P O Box 11371
Lahaina, Hawaii 96793

Dear Mr. Douglas:

SUBJECT: SUPPLEMENTAL ENVIRONMENTAL ASSESSMENT
DOUGLAS, KEITH
TMK: (2) 2-9-011:018

We reviewed the supplemental environmental assessment and have the following comment:

1. The alteration of the described 2000 square feet of area to improve access to the subject site which is located within the Special Management Area will require issuance of a grading permit prior to construction. A site specific erosion control plan shall be submitted with the construction plans for review and approval prior to the issuance of the grading permit. The erosion control plan shall show the location and details of structural and non-structural Best Management measures.

If you have any questions, please call Howard Hanzawa at 270-7252.

Sincerely,

DAVID GOODE
Deputy Director of Public Works
and Waste Management

DG:msc/mt
cc: Land Use and Codes Administration
S:\LUCA\CZ\douglas.wpd

Keith Douglas
P.O. Box 11371
Lahaina, HI 96761
(808) 669-4028

Mr. David Goode, Deputy Director
Public Works & Waste Management
County of Maui
200 South High Street
Wailuku, Maui, HI 96793

February 3, 2000

Dear Mr. Goode,

Thank you for your review of the Draft Supplemental Environmental Assessment (EA) for the minor road alteration to the existing easement to TKM 2-9-11-18 involving state land.

In response to your comments, I would like to state a grading permit including a best management practice plan with regards to erosion control measures will be obtained prior to the commencement of construction work.

Your comments have been of help in developing the revised (or final supplemental E.A.).

Respectfully,

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

January 31, 2000

Mr. Keith Douglas
P.O. Box 11371
Lahaina, HI 96761

Re: I.D.: OCEA File No. 95-481
TMK: 2-9-11:018
Project Name: Supplemental Environmental Assessment For A Residence and Farm Dwelling

Dear Mr. Douglas,

We apologize for our delay to your 12/20/99 letter to our office. We have no comments on the subject EA.

This project borders the Waikamoi and Honopou Aquifer Systems. In order to protect these aquifers, DWS recommends that the applicant utilize Best Management Practices (BMPs) designed to minimize infiltration from all construction, processing and vehicle operations. We have attached sample BMPs for principle operations for reference. Additional information is available from the State Department of Health.

Should you have any further comments, please contact our Water Resources & Planning Division at 243-7199.

Sincerely,

David R. Craddick
Director
rs

attachments:
1.) Selected BMPs from "The Massachusetts - Nonpoint Source Management Manual." Commonwealth of Massachusetts
2.) Selected BMPs from "Guidance Specifying Management Measures For Sources of Nonpoint Pollution In Coastal Waters." U.S. EPA.

Keith Douglas
P.O. Box 11371
Lahaina, HI 96761
(808) 669-4028

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

February 1, 2000

Dear Mr. Craddick,

Thank you for your review of the Draft Supplemental Environmental Assessment (EA) for the minor road alteration to the existing easement to TMK 2-9-11-11 involving state land.

In response to your comments, I would like to state that the road alteration is part of a larger project that involves replacement of previously existing culverts in Hanawana stream.

Both the State Department of Health and the State of Hawaii Department of Business, Economic Development and Tourism (Coastal Zone Management Program) have approved the culvert replacement under specified conditions. These specific conditions with regards to submitted Best Management Practice Plans (BMPs) will be strictly complied with during the entire construction project.

Your comments have been of help in developing the revised (or final supplemental E.A.).

Respectfully,

JAMES "KIMO" APANA
Mayor

ROSALYN HESTER BAKER
Economic Development Coordinator

OFFICE OF ECONOMIC DEVELOPMENT
COUNTY OF MAUI
200 SOUTH HIGH STREET, 6TH FLOOR, WAILUKU, MAUI, HAWAII 96793, USA
Telephone: (808) 270-7710 • Facsimile: (808) 270-7995 • Email: info@mauicountyoed.com

December 30, 1999

Mr. Keith Douglas
PO Box 11371
Lahaina, HI 96761

Dear Mr. Douglas:

Our office has received the copy of the supplemental environmental assessment for a residence and farm development regarding a minor road alteration of an existing easement over state lands to access TMK (2) 2-9-11: Parcel 18 located in Hanawana, Makawao, Maui which you forwarded to us.

We have reviewed the document and have no objection to the finding of no significant impact or negative declaration with regard to the environmental impact of this minor road alteration project.

Best wishes for the successful completion of your project.

Sincerely yours,

Rosalyn H. Baker
Economic Development Coordinator

Maui Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96733-6898 • (808) 871-8461

Monday, January 3, 2000

Mr. Keith Douglas
P.O. Box 11371
Lahaina, HI 96761

Dear Mr. Douglas:

Subject: Draft Supplement to Environmental Assessment For A Residence and Farm Development
OCEA File No. 95-481
(TMK: (2)2-9-11:Parcel 18)

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

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

MECO encourages that the project's consultant meet with us as soon as practical so that we may plan for the project's electrical requirements.

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

Sincerely,

Edward L. Reinhardt

Edward Reinhardt
Manager, Energy Delivery

ER/fo:lkh

USDA

United States
Department of
Agriculture

Natural
Resources
Conservation
Service

210 Imi Kala St.
Suite 209
Wailuku, HI 96793

Our People...Our Islands...In Harmony

DATE: January 3, 2000

Mr. Keith Douglas
P.O. Box 11371
Lahaina, Hawaii 96761

Dear Mr. Douglas,

SUBJECT: Environmental Assessment; TMK: 2-9-011: 18
OCEA File No. 95-481

We have reviewed your supplemental environmental assessment and since all of your permits have been granted, we have no comment pertaining to the assessment.

Please feel free to call upon us for future technical assistance.

Sincerely,

Neal S. Fujiwara
District Conservationist

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

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

BRUCE S. ANDERSON, Ph.D., M.P.H.
DIRECTOR OF HEALTH

In reply, please refer to:
File:

January 26, 2000

95-040C/epo

Mr. Keith Douglas
P. O. Box 11371
Lahaina, Hawaii 96761

Dear Mr. Douglas:

Subject: Supplemental Environmental Assessment
(OCEA File No. 95-481)
Minor Road Alteration of an Existing Easement
Over State Lands
Hanawana, Makawao, Maui
TMK: 2-9-11: 18

Thank you for allowing us to review and comment on the subject assessment. We do not have any comments to offer at this time.

Sincerely,

GARY GILL
Deputy Director for
Environmental Health

United States Department of the Interior

U.S. GEOLOGICAL SURVEY
WATER RESOURCES DIVISION
677 Ala Moana Boulevard, Suite 415
Honolulu, Hawaii 96813

January 27, 2000

Mr. Keith Douglas
P.O. Box 11371
Lahaina, HI 96761

Dear Mr. Keith Douglas:

Subject: Draft Supplement to Environmental Assessment for a Residence and Farm Development
Dated: March 1997, Reference: OCEA File No. 95-481, Hanawana, Makawao, Maui, HI
TMK: (2)2-9-11:Parcel 18

Thank you for forwarding the subject Draft Supplement for review and comment by the staff of the U.S. Geological Survey, Water Resources Division, Hawaii District Office. We regret however, that due to prior commitments and lack of available staff, we are unable to review this document and are returning it for your future use.

We appreciate the opportunity to participate in the review process.

Sincerely,

Gordon W. Tribble
District Chief

Enclosure

DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

Regulatory Branch

February 1, 2000

Mr. Keith Douglas
P.O. Box 11371
Lahaina, Hawaii 96761

Dear Mr. Douglas:

Thank you for your letter dated January 8, 2000 clarifying the location of the proposed alteration to the easement for your access road. Because the new alignment is in the uplands, and will not effect the stream crossings, no modification to your Department of the Army permit will be required.

If you have any questions concerning this matter, please contact Mr. William Lennan of my staff at 438-6986 and reference File No. 990000208.

Sincerely,

George P. Young, P.E.
Chief, Regulatory Branch

BENJAMIN J. CAYETANO
GOVERNOR

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAAI
GLENN M. OKIMOTO

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

IN REPLY REFER TO:
HWY-PS
2.7065

FEB 2 2000

Mr. Keith Douglas
P. O. Box 11371
Lahaina, Hawaii 96761

Dear Mr. Douglas:

Subject: Draft Supplement to Environmental Assessment for a Residence and Farm Development, Makawao, Maui, TMK: 2-9-11: parcel 18, Owner: M/M Keith Douglas

Thank you for your transmittal of December 20, 1999, requesting our review and comments on the subject document.

The project Environmental Assessment is satisfactory. The proposed road alteration of an existing access will not adversely impact Hana Highway.

Very truly yours,

KAZU HAYASHIDA
Director of Transportation

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

TIMOTHY E. JOHNS, CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

DEPUTIES
JANET E. KAWELO
LINNEL NISHIOKA

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

HISTORIC PRESERVATION DIVISION
Kakuhihewa Building, Room 555
601 Kamokila Boulevard
Kapolei, Hawaii 96707

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND
STATE PARKS
WATER RESOURCE MANAGEMENT

January 25, 2000

Mr. Keith S. Douglas
P.O. Box 11371
Lahaina, Hawaii 96761

LOG NO: 24779 ✓
DOC NO: 0001CD33

Dear Mr. Douglas,

SUBJECT: Chapter 6E-42 Historic Preservation Review of a Draft Supplemental Environmental Assessment for the Douglas Property for a Residence and Farm Development Hanawana Ahupua'a, Makawao District, Island of Maui TMK: 2-9-11:018

Thank you for the opportunity to comment on your letter of December 27, 1999.

From the submitted document, we understand the proposed undertaking entails minor road alteration of an existing easement over State land. The proposed undertaking is part of a larger project involving the installation of new culverts in the access road which crosses Hanawana Stream.

We have previously commented on various permits/applications for this property [June 1995 Draft EIS (Log 14792); October 1995 CDUA for Residence and Farm Development (Log 15682); February 1996 State Land Disposition for Agricultural Permit (Log 16199); June 1996 State Land Disposition for Agriculture Permit (Log 16199); August 1997 CDUA for Residence and Farm Development (Log 193970; May 1999 DLNR Stream Channel Alteration/Stream Diversion Works Construction (Log 23463), and July 1999 Section 106 National Historic Preservation Compliance of a Request for Authorization to Replace Formerly Existing Culverts (Log 23708)]. During a 1995 field inspection of this parcel, conducted by Theresa Donham (former SHPD Maui Archaeologist), a significant historic site (4153, irrigated kalo fields and possible habitations, was identified.

A site inspection of the subject area was conducted on November 8, 1999, by Ms. Cathleen Dagher, SHPD Assistant Maui Archaeologist, and Ms. Patty Jo Conte, State Historic Preservation Division Inter-agency Archaeologist. During this investigation, no historic sites were identified in the vicinity of the proposed road alteration. In addition, it was determined that site 4153 would not be impacted by this undertaking.

Given the above information, we believe that this project will have "no effect" on significant historic sites.

Please call Cathleen Dagher at 692-8023 if you have any questions.

Aloha,

Don Hibbard, Administrator
State Historic Preservation Division

CD:jen

c: Mr. John E. Min, Director, Maui County Planning Division (fax: 270-7634)

FILE COPY

BENJAMIN J. CAYETANO
GOVERNOR

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

April 5, 2000

Mr. Tim Johns, Chair
Department of Land and Natural Resources
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Johns:

Subject: Draft Supplemental Environmental Assessment for the Douglas Residence, Hanawana , Makawao, Maui (TMK (2)2-9-11: por. 08)

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

1. Please include in the final environmental assessment copies of all the permits and approvals received from the various regulatory agencies for all the activities associated with property.

2. Please discuss the findings and reasons for supporting the FONSI determination based on all 13 significant criteria listed in §11-200-12 of the EIS rules. Please see the enclosed example.

3. Please provide plans that show the entire alignment of the proposed road. In particular, we are interested in details about the road crossing over Hanawana Stream and the associated culverts.

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

Sincerely,

Genevieve Salmonson
Director

provided previous EA & permits. all! JT.

c: Stephen Pitt

3/5/2000

~~DEAR~~ MR./MS. THIRLLGNANAM

ENCLOSED ARE THE ORIGINAL COPIES OF THE E.A. REQUESTED. ALSO INCLUDED IS ADDITION INFORMATION THAT MAY BE OF HELP.

IF THERE IS ANYTHING ELSE NEEDED PLEASE CALL AT YOUR EARLIEST POSSIBLE CONVIENCE

RESPECTFULLY,

KEITH DOUGLAS
P.O.BOX 11371
LAHAINA, HI 96761
PH # 808-669-4028
FAX # 808-669-4028

RECEIVED
'00 MAR -8 P1:09
OFC. OF ENVIRONMENTAL QUALITY CONTROL

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

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

Ref.:PB:SL

AUG 28 1997

RECEIVED
'00 MAR -8 P1:10
OFC. OF ENVIRONMENTAL QUALITY CONTROL

Mr. Keith Douglass
P.O. Box 11371
Lahaina, Maui 96761

Dear Mr. Douglass:

This is to inform you that the Chairperson of the Department of Land and Natural Resources (DLNR), under the authority of Section 13-5(30-33) of the Department's Administrative Rules, approved your request for an agricultural use, but denied your request for a multipurpose pool within the Conservation District, Limited Subzone at Hanawana, Makawao, Maui (TMK: 2-9-11:18), subject to the following conditions:

1. The applicant shall comply with all applicable statutes, ordinances, rules, and regulations of the federal, state, and county governments, and applicable parts of Chapter 13-5, HAR;

2. The applicant, its successors and assigns, shall indemnify and hold the State of Hawaii harmless from and against any loss, liability, claim, or demand for property damage, personal injury, and death arising out of any-act or omission of the applicant, its successors, assigns, officers, employees, contractors, and agents under this permit or relating to or connected with the granting of this permit;

3. The applicant shall comply with all applicable Department of Health administrative rules;

4. The applicant obtain an approved Conservation Plan through the applicable Soil and Water Conservation District prior to the initiation of farming activity. A copy of the plan shall be filed with the Department of Land and Natural Resources, Land Division office;

5. Grading/contouring of the property shall be kept to a minimum;

A copy of the staff report and Administrative Rules are included for your review and use.

Please acknowledge receipt of this approval, with the above noted conditions, in the space provided below. Please sign two copies, retain one, and return the other within thirty (30) days.

Should you have any questions on any of these conditions, please feel free to contact Sam Lemmo of our Planning and Technical Services staff, at 587-0381.

Sincerely,

Dean Y. Uchida, Administrator
Land Division

Attachments

Receipt acknowledged

Applicant's Signature

Date 11/18/97

cc: Chairman's Office
Maui Board Member
Maui Land Agent
County of Maui Dept. of Planning
DOH/OEQC
W.Y. Thompson
Army Corps

6. The applicant shall obtain the approval of the Water Commission for any additional stream diversions;

7. Any work or construction to be done on the land shall be initiated within one year of the approval of such use, in accordance with the Conservation Plan on file with the Department;

8. All representations relative to mitigation set forth in the accepted environmental assessment for the proposed use are incorporated as conditions of the permit;

9. In issuing the permit, the department and board have relied on the information and data which the applicant has provided in connection with the permit application. If, subsequent to the issuance of the permit such information and data prove to be false, incomplete, or inaccurate, this permit may be modified, suspended, or revoked, in whole or in part, and the department may, in addition, institute appropriate legal proceedings;

10. Prior to the authorization of the Conservation Plan for the agricultural use, an archaeological inventory survey shall be conducted by a qualified archaeologist to determine if significant historic sites are present. Findings must be submitted to the Department of Land and Natural Resources, Historic Preservation Division for review in a report format which needs to include: 1) maps showing testing locations, 2) stratigraphic profiles of the test excavations, 3) photographs, 4) documentation of the nature an age of any sites, and 5) an initial significance evaluation of all sites (if any are found). If significant sites are present, then we would work with the applicant to determine an acceptable mitigation plan, and we would recommend an appropriate course of action to the Land Division.

11. Other terms and conditions as prescribed by the chairperson; and

12. Failure to comply with any of these conditions shall render this permit null and void.

SEP-13-93 WED 16:29 P.02
P.01

CROCKETT LINGLE
Mayor

GEORGE N. KAYA
Director

CHARLES JENCKS
Deputy Director

ON SHINMOTO, P.E.
Chief Staff Engineer

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

PASSIE MILLER, P.E.
Wastewater Reclamation Division

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

DAVID WITSMAR, P.E.
Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

September 9, 1993

Ms. Linda Welch
P. O. Box 1743
Makawao, Hawaii 96768

SUBJECT: Hanawana 2 Access Easements
TMK: (2) 2-9-11:8, LUCA File #2.2142

Dear Ms. Welch:

Final approval of the above subdivision was granted on September 9, 1993.

We are sending a copy of the approved map to the City and County of Honolulu, Tax Map Branch. Enclosed for your file is a copy of the approved plat.

Please call Glen Ueno of our Land Use and Codes Administration at 243-7373, if you need further information.

Very truly yours,

GEORGE N. KAYA
Director of Public Works
and Waste Management

jm

xc: City & County of Honolulu, Tax Map Branch
Building Permit Section
Engineering Division
Water Supply SD 92-118
Maui Electric Company
State Dept. of Health
Dept. of Land & Natural Resources

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

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administrat
EARSIE MILLER, P.E.
Wastewater Reclamation Divisio
LLOYD P.C.W. LEE, P.E.
Engineering Division
DAVID WISSMAR, P.E.
Solid Waste Division
BRIAN HASHIRO, P.E.
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

October 21, 1993

Ms. Linda Wertheimer
Post Office Box 1743
Makawao, Hawaii 96768

SUBJECT: HAHAWANA 2 ACCESS EASEMENTS, L.U.C.A. FILE #2.2142
TMK (II)2-9-011-018

Dear Ms. Wertheimer:

This is in response to your October 12, 1993 submittal of access easement documents.

Our Engineering Division reviewed your submittal and has concluded that your access easements do provide a continuous route to the subject property. Based on this review and for building permit purposes, we acknowledge that you do have documented access to your property.

To help facilitate issuance of your building permit, please submit a copy of this letter with your building permit application.

As requested, we are returning your access easement documents.

If you have any questions regarding this letter, please call me at 243-7379.

Very truly yours,

Ralph N. Nagamine

RALPH N. NAGAMINE

enclosures
RMN
s:Wertheimer.so

REVISED ENVIRONMENTAL ASSESSMENT

FOR

THE CONSTRUCTION OF A RESIDENCE
and FARM DEVELOPMENT

HANAWANA, MAKAWAO, MAUI, HAWAII
TMK: 2-9-11: 18

OWNERS: MR. & MRS. KEITH S. DOUGLAS

March 1995
Revised: July 1995

RECEIVED
'00 MAR -8 P1:10
OFC. OF ENVIRONMENTAL
QUALITY CONTROL

Prepared by:
W.Y. Thompson, P.E. * 98-1051 Kahapili Street * Aiea, HI 96701
Phone: (808) 488-388

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FIGURES

Figure No. 1: General Location & Topographic Map (USGS)

Figure No. 2: Site Location Map (Tax Map Plat)

Figure No. 3: State LUC District Boundary Map

Figure No. 4: Contour Map and Plot Plan

Figure No. 5: Sketch of House Plan

A SUMMARY

Applicant

The applicant filing the Conservation District Use Application (CDUA) for a residence/farm at Hanawana, Maui, HI, is Mr. & Mrs. Keith S. Douglas.

Approving Agency

The approving agency is the Board of Land & Natural Resources by its Chairperson, Michael D. Wilson.

Consulted Parties

Thirteen Federal, State, and County agencies were provided draft copies of the draft EA (DEA) for review and comment. Five private agencies were invited to comment as well.

General Description

Technical Characteristic: The approval of the CDUA is for a single family residence and farm. The 3.094-acre lot is divided by the Agricultural/Conservation District boundary line which runs in an east to west direction. The house will be a 3-bedroom dwelling of about 3,200 square feet in size. A portion of the house, a multi-purpose pool and a small portion of the farm acreage will lie within the Conservation District. The major portion of the house, and farm will be located in the Agricultural District. Hanawana Stream runs across the property in a south to north direction. Streamflow will be used for irrigating the farm. Access to the property is by an unpaved (gravel) road. Permits from the State Commission on Water Resource Management and the Department of Army (Corps of Engineers) will will required for stream diversion. Such stream diversion was previously in place. Crops such as taro, banana, papaya and flowers will be grown.

Socio-Economic Characteristic: The minor nature of the project, a single family residence and farm, is not expected to adversely impact the area nor the County/State facilities nor be contrary to Coastal Zone Management regulations.

Environmental Characteristic: The project site is in a rather remote rural area off the Hana Highway. The nearby shoreline is rugged and subjected to rough waves. There are no County water and wastewater systems in this area. While telephone lines are nearby, no electrical powerlines are available for service. Domestic water source and wastewater treatment will be handled on site and designed to meet County and Health departments regulations.

Summary Description of Affected Environment

The project site lies in a vee-shaped area with Hanawana Stream as its low central point. The area is dominated by towering mango trees and described as being a highly disturbed *Hala/Hau/*Mango forest interspiced with *kukui*, Christmas berry, royal palm and other exotic plants. The

understory is made up of a wide variety of weeds, grasses and plants. No endangered or threatened species of flora or fauna will be impacted by this project. Hanawana Stream is not considered a major stream or water source.

No known archaelogical sites have been found. However, remnants of rock terraces, attesting to previous agricultural use of the site exists. Records do not indicate any significant historic site on this property.

The soils in this area are described as being rough broken rock land with soils of varying depth.

Major Impacts and Mitigation Measures

The major impacts upon the land would be the heavy rains which occur infrequently on this windward side of the island. In such instance, passage on the unpaved roadway becomes impassable, for several hours, until the rainfall eases. Heavy rains could also cause erosion of the steep banks of the property.

The owner plans to become a member of the Olinda-Kula Soil & Water Conservation District (SWCD). As such, soil erosion and water pollution will be mitigated by adhering to the land practices of the SWCD.

Alternatives

Alternatives to the land uses of the property were not considered as a single family residence and farm operation are identified uses. Without a residence on this remote site, farming would become difficult, even a hardship. The location for the residence was dictated chiefly by the topography of the site. The house site straddles the LUC district boundaries. Constraints imposed by steep slopes limited the choices for a house site. Further, retention of suitable farming areas had to be considered. This forced the owner to locate a portion of the house in the Conservation District to make best use of the property.

Recommended Determination

In view of the minor nature of this project and lack of significant adverse impact upon the environment, a negative declaration is recommended.

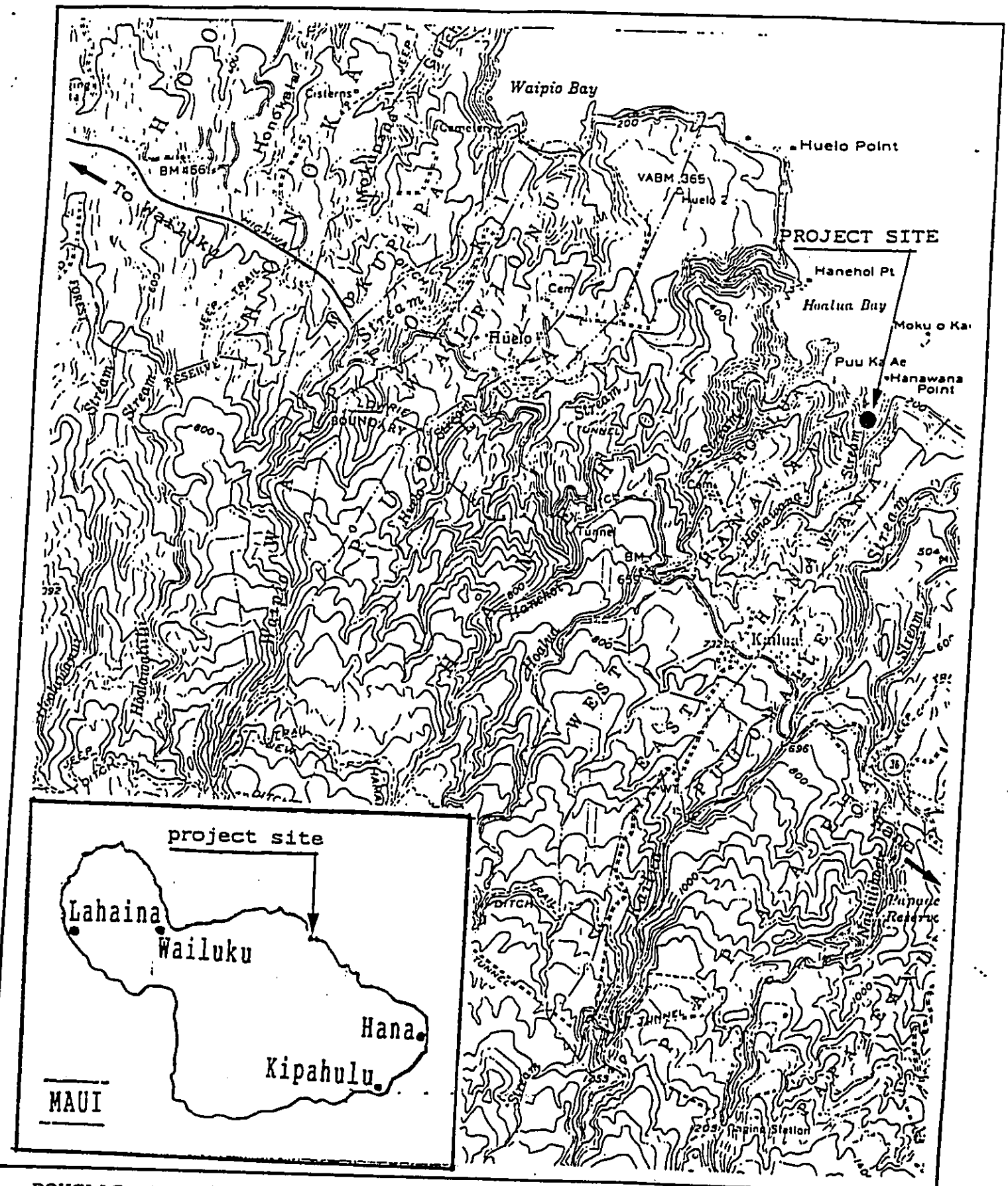
SECTION 1
IDENTIFICATION OF APPLICANT

The applicant seeking permission to develop a single family home and farm is:

Mr. & Mrs. Keith S. Douglas
P.O. Box 11371
Lahaina, Maui, HI 96761

This environmental assessment has been prepared in support of a Conservation District Use Application (CDUA) in conformity with applicable regulations.

Figure No.1 shows the general location of the property in Hanawana, district of Makawao, County of Maui.



DOUGLAS: FARM/RESIDENCE

Hanawana, Maui

LOCATION/TOPOGRAPHIC MAP

FIG. 1

SECTION 2
IDENTIFICATION OF APPROVING AGENCY

The approving agency for the Conservation District Use Application is the Board of Land & Natural Resources.

Michael Wilson, Chairperson
Board of Land & Natural Resources
P.O. Box 621
Honolulu, HI 96809

Under Chapter 183-41, HRS, administration of the State Conservation Districts is under the Department of Land & Natural Resources.

Since the project site is traversed by the Conservation/Agricultural District Boundary of the State Land Use Commission, that portion of the property within the Agricultural District is regulated by the Maui County zoning regulations. Further, the parcel is within the SMA boundary. However, a single-family residence and the use of land for farming purposes are not considered "development" and as such, no special Management Area (SMA) permit is required.

Figure No. 2, a portion of TMK: 2-9-11, shows the location of the property. Figure No. 3 is a reduced copy of the certified State Land Use Commission map delineating the Agricultural and Conservation boundary.

SECTION 3
IDENTIFICATION OF AGENCIES CONSULTED

Copies of the draft environmental assessment were submitted to the following agencies/persons for review and comment prior to preparing this final environmental assessment:

FEDERAL:
- U.S. Geological Survey
- U.S. Fish & Wildlife Service
- U.S. Soil Conservation Service
- U.S. Army Corps of Engineers

STATE:
- Department of Land & Natural Resources
- Department of Health
- Department of Transportation
- Department of Business, Economic Development & Tourism
- Office of State Planning

MAUI COUNTY:
- Department of Planning
- Department of Public Works
- Department of Water Supply
- Economic Development Agency
- Maui Electric Company
- GTE Hawaiian tel

PRIVATE:
- East Maui Irrigation Company
- Audubon Society of Hawaii
- Sierra Club of Hawaii (Maui)
- John White

(See attached COMMENTS AND RESPONSES attached to this Environmental Assessment)

SECTION 4
GENERAL DESCRIPTION

TECHNICAL CHARACTERISTIC:

This assessment has been prepared for the construction of a single family residence and subsistence farm on a *kuleana* parcel. Since the property lies in both the Agricultural and Conservation districts, approvals are required from the State Department of Land and Natural Resources as well as from the County of Maui Planning Department. This assessment is in support of an CDUA application to the Department of Land & Natural Resources; and SMA approval from Maui County. A single family dwelling and farming are permitted on *kuleana* lands by both jurisdictions; subject, of course, to applicable rules and regulations.

According to the regulations governing the Conservation District, Chapter 13-5, agriculture and/or a single family residence *"kuleana"* lands are identified land uses uses in all sub-zones of the Conservation Districts and requiring permits. As described in the regulations, *"kuleana"* lands:

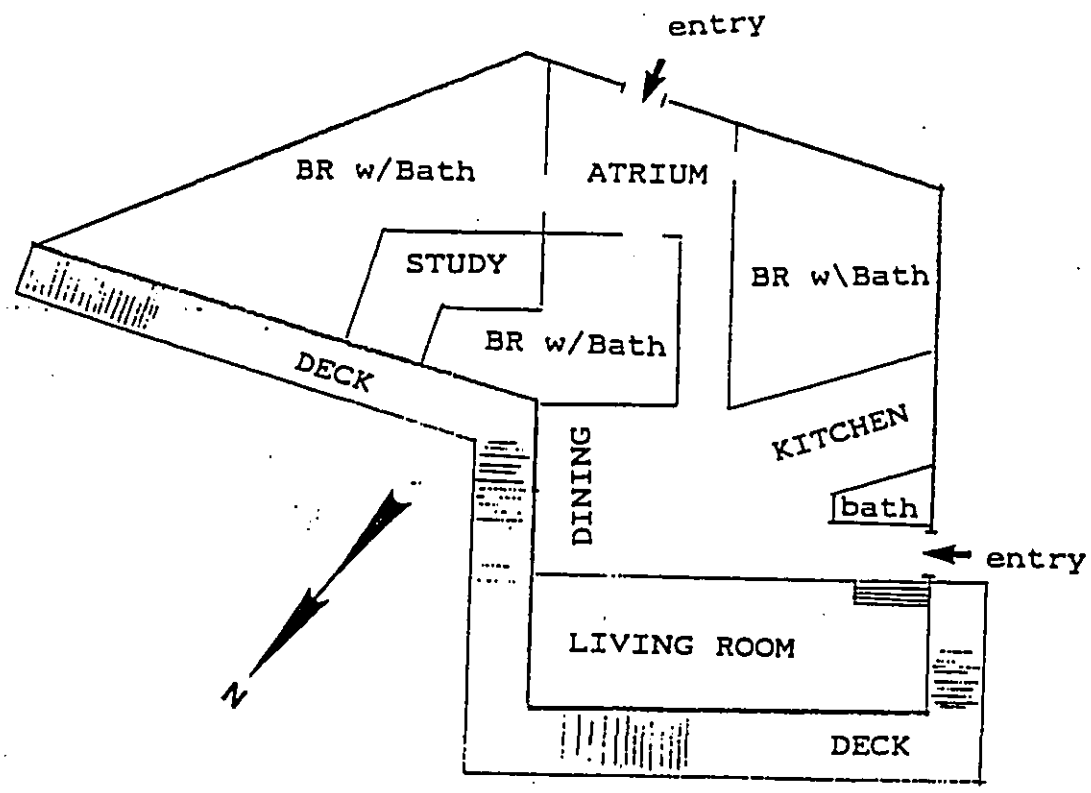
> *Means those lands granted to native tenants pursuant to L. 1850, p. 202 entitled "An Act Confirming Certain Resolutions of the King and Privy Council, Passed on the 21st Day of December, A.D. 1849, Granting to the Common People Allocial Titles for Their Own lands and House Lots, and Certain Other Privileges," as originally enacted and amended.*

A check with the Division of Land Management confirms the *kuleana* status of the site: R.P. 6140, L.C. Award 6510-U, Apana 2 to Waheiloa.

Since a large portion of the property lies within the Agricultural District, approval from the County of Maui will be required for all work performed therein- such as permits for building, grading, waste disposal, etc.

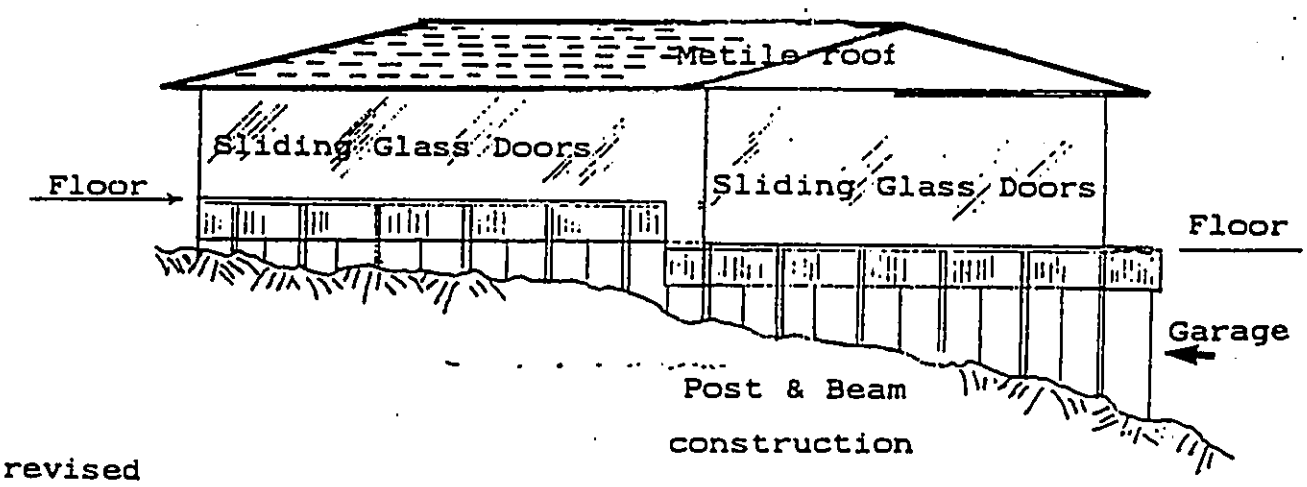
The proposed residence to be constructed by the land owners will be a single family split-level dwelling. Figure No. 5 shows a preliminary sketch of the floor plan and typical elevation view. Final construction drawings will be prepared after approval for use of the site for the dwelling/farm project is approved.

The proposed structure will be a one story home on posts, approximately 3200 square feet, exclusive of outdoor deck. The dwelling site has been selected so as to preserve a larger portion of the relatively flat area for farming purposes. As shown on the sketch plan, the building will include: a living room (on a split level), 3 bedrooms with baths, ½ bathroom, a



SKETCH

PLAN & ELEVATION



revised

DOUGLAS: FARM/RESIDENCE Hanawana, Maui

SKETCH OF HOUSE PLAN FIG. 5

kitchen, a dining room, and study. There will be no separate garage building; cars will be parked under the building so as not to encroach upon areas suitable for cultivation.

The house will be painted an earth color (i.e., shades of brown or green). The former owners of the property had placed a small portable wooden shed on the property. This shed will serve as temporary storage facility for tools, equipment and other materials. It will be removed or relocated when construction has been completed.

Since this parcel is at a distance from the main road and fire protection facilities, a multi-purpose pool will be constructed. This will serve as water storage for fire protection and recreation; to wit, swimming. Roof catchment will be used to replenish the pool.

Figure No. 1 shows the general location of the project in the Makawao District of Maui. Access to the property will be over a 20-foot utility easement as shown on Figure No. 2. The roadway is unpaved. Maintenance of the roadway is by the users of the easement. The County Department of Water Supply has no water system in this area. The owner of parcel 18 will use roof catchment for domestic use and storage for fire-fighting purposes. An existing private water supply may also be used to augment the domestic water supply if arrangements can be made with the present users. Water from the stream will be used for crop irrigation purposes. A stream use declaration is on file with the State Water Commission for this property. In addition to the State Commission on Water Resource Management use permit for stream diversion, a Department of Army permit will also be required.

Figure No. 3 is a certified copy of the State Land Use Commission boundary map showing the project site in relation to the land use boundary. The project site is situated partly in the Conservation District, and in the Limited ("L") subzone according to State LUC district maps. Less than than 1 acre (approximately 2/3-acre) is in the Conservation District. The balance, over 2 acres, lies within the Agricultural District.

The areas to be devoted for farming, the growing of crops such as taro, banana, papaya and flowers, are shown on Figure No. 4. Even though the ruggedness of the site does not make it a prime arable land, the land can be utilized to some extent for the indicated crops without much disturbance to the land. As mentioned earlier, rock terraces will be re-built and used for farming purposes as did previous owners. Water diversion will be made at the top or highest point of the property. A small concrete diversion dam, acceptable to the State Water Management Commission, will be constructed. A Department of Army permit

CORRECTION

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

kitchen, a dining room, and study. There will be no separate garage building; cars will be parked under the building so as not to encroach upon areas suitable for cultivation.

The house will be painted an earth color (i.e., shades of brown or green). The former owners of the property had placed a small portable wooden shed on the property. This shed will serve as temporary storage facility for tools, equipment and other materials. It will be removed or relocated when construction has been completed.

Since this parcel is at a distance from the main road and fire protection facilities, a multi-purpose pool will be constructed. This will serve as water storage for fire protection and recreation; to wit, swimming. Roof catchment will be used to replenish the pool.

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administered by the Army Corps of Engineers will also be required. Irrigation water use will be as the stream flow dictates, no agricultural water storage will be built. Since this property will be the last to utilize the Hanawana Stream flow, the amount of water to be diverted will vary depending on the season and the use of others above the property. Still, if 10 or 20 gpm is diverted, 14,000 to 28,000 gallons per day will be available, as an example. While not planned at this time, water from the multi-purpose pool may be used if necessary.

The owner of parcel 18, Keith Douglas, will become a cooperator of the Olinda-Kula Soil & Water Conservation District.

SOCIO-ECONOMIC CHARACTERISTIC:

The island of Maui has a current population (1987) estimated to be 88,100. The population of the Makawao district is around 24,200. The Makawao district had a population of 9,979 in 1970. By 1980, the figure had nearly doubled to 19,005. By 1990, the population had increased to 29,207. The Makawao district includes the towns of Paia, Haiku and Makawao on the east side; the Kula and Pukalani farm and residential areas in the central uplands; and the spectacular Kihei-Wailea resort region on the west side. These latter two areas account for most of the recent growth in the Makawao district.

The Paia-Haiku region supports the sugar and pineapple industries. The present towns were originally plantation villages. While the sugar and pineapple industries have come upon hard times, they are still are an economic force in this region. The famous Wailuku-Hana Highway cuts its way through this region. The initial section of the Hana Highway has been improved to Waipio Stream gulch. Beyond this, the narrow winding road to Hana has become a symbol of rural lifestyle. Plans to further extend the improvements to the highway has not received general support from the public. The Hana Highway above the project site remains the narrow unimproved road with its unique single-lane bridges which calls for courtesy on the part of approaching drivers.

There will be minimal impact on the socio-economic status of this area or the County due to the minor nature of this project, a single-family residence at Hanawana, Makawao District. During construction, employment will be created for a building contractor and his associated sub-contractors. Funds will be expended for labor and material purchases. No additional government services other than what is now provided will be required. The project will add a higher value to the property tax of the project site upon completion of the improvements. The estimated cost of the new residence is $350,000 to $450,000,more

or less.

ENVIRONMENTAL CHARACTERISTIC:

The project site contains 3.094 acres and is located near the mouth of Hanawana Stream which runs through the property. Approximately two thirds of the property lies west of Hanawana Stream while the remaining one third is on the east side. The homesite will be on the larger portion west of the stream as noted on Figure No. 4.

The Hanawana Stream is one of the many streams on the windard slopes of Haleakalä. It is not a major stream. No records of its flow are available. The East Maui Irrigation Company diverts water from Hanawana Stream into its ditch system. Such diversion has been reported to the State Water Commission.

The areas on both side of Hanawana Stream gulch are mostly owned or leased by East Maui Irrigation Company. These are in pasture use leased to others. Other scattered kuleana lands are located above the Douglas property. Please refer to Figure No. 2 which is a portion of Tax Map Plat: 2-9-11.

During construction, noise levels will increase in this remote area. Some dust may be generated by the contractor's activity in this wet area should dry weather occur for any lengthy period. The project will entail the use of nominal size construction trucks and temporarily increase traffic in the general area.

There are no public water system and no County wastewater system available in this area. The closest public water system is on the west side of Kapiki Gulch, a distance of about 2 miles. Domestic water will be by roof catchment and a filter system. Approximately 200 to 400 gpd will be required for domestic use. Waste disposal will be by an individual waste system (IWS) meeting the requirements of the County and the Department of Health.

Electric power lines are located on the main highway, approximately 3/4-mile away. At this time, no extension will be sought. Solar power supplemented by a generator will be used to provide electricity. Telephone service is available and application for connection will be made at a suitable time.

SECTION 5
SUMMARY DESCRIPTION OF AFFECTED ENVIRONMENT

FLORA: The vegetation within the project area can be best described as a highly disturbed *Hala/Hau/*Mango forest, predominated by alien plant species with occasional native species. Trees in the gulch and on steep slopes are mango, *hau, hala, kukui,* Christmas berry, royal palm, guava and bamboo. The understory consists of Hilo grass, *honohono,* ginger, *ti,* ferns, wedellia, lantana and other noxious weeds and grasses. The previous disturbance of the area: 1) for agricultural use, and 2) for the access road makes it improbable that rare or endangered plants now exists on the site.

Table 1, pages 11 and 12, is a list of the plants located during the site survey.

FAUNA: The birds and mamals observed or possibly present in the project area, with the exception of a very limited number of native birds and one land mammal, are all forms that have been introduced by humans.

In the project area, it is possible that one endemic mammal classified as "endangered" by the US Fish & Wildlife Service may be found. This is the Hawaiian bat, *Lasiurus cinereus semotus*. These bats are Hawaii's only native land mammal and are widely distributed throughout the main islands of the Hawaiian archipelago. They have not been reported near the project area but possibly may fly over it.

The only native birds (not introduced by humans) that were seen or may be expected in or flying near the project area are those that are widely distributed through the state. They include the Hawaiian owl (Pueo), black crowned night heron ('Auku'u), frigate bird ('Iwa) and other species of seabirds; and several species of migratory shore birds. These shore birds winter in Hawaii and leave each spring to fly to Alaska where they nest and rear their young. They then return to Hawaii in early fall. These are the Pacific Golden Plover (Kolea), the Wandering Tattler ('Ulili), and the Ruddy Turnstone ('Akekeke).

More than fifty species of birds that have been brought to Hawaii by humans have become established in the islands. Many of these are present in the project area. All are found elsewhere on Maui and on other islands.

HYDROLOGY: Hanawana Stream is not a major stream. However, during heavy rains the access road to the property is blocked by heavy stream flows. At such times the 24-inch PVC culvert becomes inundated making the stream crossing hazardous. This occurs on the average about 3 times a year. The usual practice

is to wait out the heavy stream flow until the road becomes passable once again, usually in 3 to 4 hours. It is a way of life for these homeowners in remote areas. No record of stream flows are kept. The EMI diverts the flow of the Hanawana Stream near the Hana Highway into its ditch system. Except for periods of heavy rain, the water in the stream is clear.

The Federal Flood Insurance Rate (FIRM) map for this area does not indicate any severe flooding. The region is designated "C", minimal flooding can be expected.

ARCHAEOLOGY: There are no archaeological sites of importance on the project site according to available records. Outside of the rock terraces which has been in continuous use for many years, no other Hawaiian archaeological feature is visible or thought to exist on the property. The rock terraces are disturbed or run-down in many places.

TOPOGRAPHY: The lower end of the property is approximately 40 feet from the shoreline at the nearest point. The coastline is characterized by a steep pali and access to the general shoreline area is difficult and hazardous. Figure No. 1 which is a section of the USGS quad map for this area shows the precipitous features of the coastline.

The 3.094-acre property is divided by Hanawana Stream. As such, the property is mostly on sloping gulch walls except for a section on the east side of the stream which has relatively flat areas and suitable for a house site and limited agriculture. Large mango trees located on the property provide the site's most prominent feature. The terrace walls are located over a wide area of the property. This attests to the past agricultural use of the site though somewhat limited due to the relatively steep character of the terrain. The property on the west side of Hanawana Stream is exceedingly steep and, therefore, save for spots, mostly un-useable. Future plan is to maintain the existing vegetation to lessen erosion effects.

RAINFALL: The rainfall in this region ranges from 110 inches along the coast to 300 inches in the upper slopes of Haleakala. This is due to the wet nature of the windard side of Haleakala; this is typical throughout the Hawaiian Islands where the windard areas are exposed to the moisture-laden trade winds. The project site receives an average of 110 to 115 inches of rain per year.

SOILS: Soils in this area are described as being found on rough broken land (rRR soils series, per USDA/ UH Agricultural Station Report) which consist of very steep land broken by numerous intermittent drainage channels. In most places it is not stony. It occurs in gulches and on mountainsides on all

islands except Oahu. The slope is 40 to 70 percent. Elevations range from nearly sea level to about 8,000 feet. Runoff is rapid, and geologic erosion is active.

These soils are variable. They are 20 to more than 60 inches deep over soft, weathered rock. In most places some weathered rock fragments are mixed with the soil material. Small areas of rock outcrop, stones, and soil slips are common. Included in mapping were areas of colluvium and alluvium along gulch bottoms.

The ALISH project did not classify this area; it is not considered important agricultural land. The Land Study Bureau classification shows the area, rRR, as being poor agricultural land untillable by farm machines. Figure 4 verifies this condition as the arable areas are scattered throughout the property.

The land type is used primarily for watershed and wildlife habitat; and also for pasture and woodland. The land capability classification is VIIe: soils are severely limited by risk of erosion.

GEOLOGY: The project site, in East Maui, is located on the northwestern slope of Haleakala Mountain, a shield volcano. The earlier Honomanu volcanic flows of the tertiary period were followed by the Kula volcanic series. Late Kula flows filled the canyons or valleys of the earlier Kula flows in this section of Haleakala. Later volcanic flows were the Hana volcanic series which occurred in the east and southwest sections of Haleakala. The last known eruption occurred on the southwest rift probably around 1750 A.D. Geologically speaking, Maui is a young island. Its age is estimated to be 1.15 - 1.30 for West Maui; and 0.4 - 0.8 for East Maui measured in million of years. This means that the Haleakala slopes are slightly over 500,000 years old on the average.

UTILITIES: There are no County water or sewer systems in this area. The electrical power lines are located along the main highway. Telephone service lines are located in this area serving other kuleana residences.

TABLE 1
PLANT LIST

I = Indigenous P = Polyneasian Introduction X = Exotic

FAMILY & TAXA	COMMON NAME	STATUS
Polypodiaceae		
Microsorium scolopendia (Burm.)	Laua'e	X
Nephrolepis sp.	Sword fern	I
Sphenomeris chusana (L.) Copel	Pala'a	I
Microlepia setosa (Sm.) Alston	Palapalai	I
Gramineae		
Paspalum conjugatum Berg.	Hilo grass	X
Paspalum orbiculare Forst. f.	Rice grass	X
Sporobolus indicus (L.) R. Br.	W. Indian Dropseed	X
Coix lacryma - jobi L.	Jobs Tears	X
Cynodon dactylon (L.) Pers.	Manienie	X
Digitaria sanguinalis (L.) Scop.	Large crab grass	X
Melines minutiflora Beauv.	Molasses grass	X
Setaria palmifolia (Koen.) Stapf.	Palm grass	X
Setaria verticillata (L.) Beauv.	Bristly foxtail	X
Schizostachyum sp.	Bamboo	X
Cyperaceae		
Cyperus sp.	Cypress	I
Cyperus esculentus L.	Yellow nutsedge	X
Cyperus brevifolius (Rottb.) Hassk	Kyllinga	X
Commelinaceae		
Commelina diffusa Burm. f.	Honohoho	X
Liliaceae		
Cordyline terminalis (L) Kunth	Ti	P
Cordyline sp.	Ti	X
Compositae		
Eupatorium sp.	Pamakani	X
Pluchea indica (L.) Less.	Indian fleabane	X
Sonchus oleraceus L.	Sow thistle	X
Wedelia trilobata (L.) Hitchc.	Wedelia	X
Erechtites hieracifolia (L.) Raf.	Fireweed	X
Araceae		
Alocasia macrorrhiza (L.) Schott	'Ape	I
Zingiberaceae		
Hedychium coronarium Koeing in Retz	White ginger	X

TABLE 1 (CONT'D)

Umbelliferae		
Centella asiatica (L.) Urban	Asiatic pennywort	X
Euphorbiaceae		
Aleurites moluccana (L.) Willd.	Kukui	I
Mimosoideae		
Mimosa pudica L.	Sensitive plant	X
Pandanaceae		
Pandamus odoratissimus L.f.	Hala	I
Palmae		
Roystonea regia (HBK.) Cook	Royal palm	X
Cocos nucifera	Coconut	X
Musaceae		
Musa sp.	Banana	X
Papilionatae		
Mucuna urens (L.) DC.	Sheeps-eye	X
Canavalia cathartica Thou.	Mauna Loa	X
Rosaceae		
Rubus rosaefolius Sm.	Thimbleberry	X
Convolvulaceae		
Ipomoea sp.	Morning glory	X
Anacardiaceae		
Mangifera indica L.	Mango	X
Schinus terebinthifolius Raddi	Christmas berry	X
Myrtaceae		
Psidium guajava L.	Guava	X
Verbenaceae		
Lantana camara L.	Lantana	X
Malvaceae		
Hibiscus tiliaceus	Hau	X

SECTION 6
MAJOR IMPACTS AND MITIGATION MEASURES

The location of the project site within a gulch poses a hazard from storms which may inundate the existing road crossing. However, this occurence is infrequent and the normal practice is to wait out the storm-induced stream flow. This waiting period is usually only a matter of 3 to 4 hours; rarely does high stream flows make crossing impassable for a longer time based on the experience of residents in this area.

The steep slope of the gulch does not lend itself readily to development. However, the large area of the property, 3 acres, includes a section which is gently sloping and suitable for home construction. The slopes of the gulch are subject to erosion. The retention and additional planting of vegetation are planned to reduce such occurrence. The existing rock terraces will be retained, repaired where necessary, and kept in good condition not only for crop production but as an erosion control measure. The house site will be about 20 feet, more or less, above the streambed eliminating possibility of flooding.

The slopes of the gulch are susceptible to erosion if left untended. The presence of a homeowner on the site makes it feasible to maintain an erosion control strategy. Without an erosion program, the resulting silt will flow down into the stream and immediately enter the nearby ocean.

As a cooperator of the Olinda-Kula Soil & Water Conservation District, the owner, Keith Douglas, will receive professional assistance in developing his farm project plans. This action is expected to mitigate soil erosion and potential water pollution sources.

The access road which is unpaved is not a public roadway. A locked gate permits entry to residents possessing keys. Road maintenance is sporadic; traffic is light as only local traffic is generated due to the locked gate which prevents public access. No significant adverse traffic impact is foreseen. Traffic to the project site is by 4-wheel drive vehicles. The upper section of the road supports ordinary traffic. No oil or other such treatment is applied to the access road. Road repairs are made by the users which primarily entails placing gravel in eroded areas. Principal users of the road beside the EMI staff are the kuleana residents.

The remote location of the property may be difficult to reach in an emergency. This is not unusual for a rural community and its scattered residents. However, since telephone service will be extended to the proposed residence, this peril is mitigated to some extent.

The project site is approximately three-quarters of a mile makai of the Hana Highway and located at the downstream end of Hanawana Stream. As such, any adverse visual impact of a residence rising in a remote area is practically non-existent. The residence, hidden by the towering gulch sides and trees, will not be visible from the public highway.

Domestic waste will be disposed by an Individual Wastewater System (IWS) in compliance with applicable regulations. Such an IWS will be designed by a professional engineer. All wastewater disposal plans must conform wot aplicable provisions of the DOH's Administrative Rules, Chapter 11-62, "Wastewater Systems", and these plans shall be submitted for review and approval to the Maui District Health Office (MDHO), Wailuku, Maui, prior to any construction. In addition, any discharge of hydrotesting water during the construction of the swimming pool will be cleared with the MDHO.

No significant impact on archaeological features are anticipated. The existing rock terraces which are disturbed and run-down, will be restored for agricultural use once again and also serve as erosion control structures. Should any significant archaeological feature be discovered, work will cease and the State Historic Preservation Officer notified. Work shall resume only after clearance by the State Historic Preservation Officer.

No significant impact to wildlife will be caused by the proposed project. Introduced birds and mammals plus some native shore birds and seabirds are the primary types of wildlife that may live on or fly near project site and its environs. The proposed improvements pose no threat to the one endangered species, the Hawaiian bat, that may possibly fly over the area, or to any of the native or introduced birds due to the mobility of the species.

The area is highly disturbed by exotic plants, especially weeds. The few existing native plants, *hau, ti, kukui* and ferns, will be nutured and expanded. Whenever possible, native plant species will be replanted in the area to maintain the island character of the site.

The goal of the project does not run counter to the Maui General Plan: <u>To use the land within the County for the social and economic betterment of the County's residents while preserving and protecting the unique and fragile environmental resources</u>- is the sole objective of this project.

The minor size of the project, a single family dwelling, will not affect the objectives and policies of the Paia-Haiku Community Plan. No existing land use change is required or requested.

The applicable provisions of the Department of Land and Natural Resources contained in the Section 13-5-42: Standard Conditions shall be adhered to for work within the Conservation District.

SECTION 7
ALTERNATIVES

No alternatives were considered in view of the suitability of the site for the construction of a residence. If the land is not placed into use, the owner will be deprived of gaining any value or profit from his property. Further, the uses requested by the owners for the 3-acre parcel- development of a single family residence and farm- are identified land uses under current statutes and regulations. While access to the site is inconvenient at times, other features of the property- scenic views, privacy, farming potential- provide a positive aspect.

As mentioned earlier, the house could be placed entirely within the Agricultural District. However, this would entail added difficulty in constructing the house. Further, this would reduce the arable land proposed for farming. Since only a portion of the house protrudes into the Conservation District, its location should not pose any threat to the environment. Less than 1,500 sq. ft. of the house area will protrude into the Conservation District. The pool, to be located within the Conservation District, is a practical feature for the purposes intended. A roof catchment system will replenish the pool.

Should the area be left uninhabitated, exotic weeds and other such plants will most likely overrun the site. Further, without erosion control measures such as maintenance of the rock walls and additional plantings, the area will gradually erode into Hanawana Stream. To use the parcel solely for farming would be uneconomical. Without living on the land, valuable time would be wasted on travel to and from this the site. Surveillance of the land and its potential produce would not be possible. The chief asset of the site lies in its use for residential purposes and subsistence farming. This is in keeping with the kuleana status of the parcel, similar to other kuleanas in the vicinity.

SECTION 8
RECOMMENDED DETERMINATION

The proposed use of the site is an identified land use on *kuleana* lands. The site is suitable for residential and farm use. While the location of the site poses some hazard with regards to accessibility, others established in the same general area share the same difficulty. The proposed house site is well above the stream flow and danger of flooding is not a factor.

The construction of a single family residence in this area will not generate any significant adverse impact to the surrounding area or adversely affect the island of Maui. The goal of home ownership will become a reality to the property owners.

In view of the lack of any significant adverse impact, and the uses contemplated can be permitted, a negative declaration is deemed appropriate for this application.

SECTION 9
FINDINGS AND REASONS SUPPORTING DETERMINATION

As stated above, the use requested is a identified land use according to applicable regulations based on the *kuleana* status of the parcel. The proposed site for the residence, a small portion of the 3.094-acre sized lot, is suitable for such use without extensive disturbance of the site which is in the Conservation District.

The use is also in conformity with County zoning regulations and SMA provisions.

The two hazards which appear to affect this project involve erosion and the occasional flooding of the access road. With the construction of a single family home, the land can be more properly managed to prevent or minimize erosion of this fairly steep gulch land. The house itself will be well above the stream bed and not subject to floods. The access road to the site may be imperiled by high stream flow during an occasional heavy rain storm. However, such infrequent conditions are not unusual in remote rural areas. The stream is not a major tributary and severe flooding is not foreseen based on the experience of residents in this area. The stream flooding, while hazardous to traffic at times, is more of an inconvenience. It is a way of life in rural areas such as this.

No significant adverse archaeological, botanical, and wildlife impacts are anticipated. The land itself requires care to prevent it from eroding and fouling the nearby ocean waters. The presence of the landowner on the site will enhance the caretakers's aspect of land use.

No adverse socio-economic impact will result. The goal of home ownership will be attained by the property owner. No additional government expenditures for services other than what now exists will be required by this project.

In view of the lack of any significant adverse impact to the public and the surrounding area, the issuance of a negative declaration is recommended.

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This assessment was prepared by W.Y. Thompson, P.E., with the assistance of Paul Breese, Wildlife Biologist; and Tom Tagawa, Forester.

COMMENTS AND RESPONSES

United States Department of the Interior

U.S. GEOLOGICAL SURVEY

WATER RESOURCES DIVISION
677 Ala Moana Boulevard, Suite 415
Honolulu, Hawaii 96813

April 7, 1995

Mr. W. Y. Thompson, P.E.
98-1051 Kahapili St.
Aiea, Hawaii 96701

Dear Mr. Thompson:

Subject: Draft Environmental Assessment for Review
Residence/Farm, Hanawana, Maui, Hawaii
TMK: 2-9-11: 18

The staff of the U.S. Geological Survey, Water Resources Division, Hawaii District, has reviewed the subject Draft Environmental Assessment (DEA), and we have no comments to offer at this time.

We are returning the DEA to you for your future use.

Thank you for allowing us to review this report.

Sincerely,

William Meyer
District Chief

Enc.

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

William Meyer, District Chief
U.S.G.S., Water Resources Division
677 Ala Moana Blvd, Suite 415
Honolulu, HI 96813

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI. Your prompt response is sincerely appreciated.

Aloha,

(sgd) W. Y. Thompson

cc: Keith Douglas

DEPARTMENT OF THE ARMY
U S ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

REPLY TO ATTENTION OF

April 19, 1995

Planning Division

Mr. W. Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

Dear Mr. Thompson:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment for the Hanawana Farm and Residence, Hanawana, Maui (TMK 2-9-11: 18). 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. A DA permit may be required for work in waters of the U.S. including wetlands. Because wetland plant species were identified in your document, further information and a possible field site visit will be required. Please contact Ms. Terrell Kelley of our Regulatory Branch for further information at 438-9258 (extension 13).

b. The flood hazard information provided on page 9 of the environmental assessment is correct.

Sincerely,

Ray H. Jyo, P.E.
Director of Engineering

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

Ray H. Jyo, Director of Engineering
U.S. Corps of Engineers
Fort Shafter, Honolulu, HI 96858-5440

Attn: Planning Division

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI.

As noted in your letter, a Department of Army (DA) permit under the Clean Water Act may be required for this project. As such, before any work starts, application will be submitted to your office together with required environmental information for your approval. A statement to this effect will be included in the final EA.

After consulting the State Department of Health, we have decided that household water uses will be by extension of an approved water source or by roof catchment. Stream water will not be used for domestic purposes.

We appreciated the helpful and detailed information provided by Ms. Terrell Kelley of your staff.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

Maui Electric Company, Ltd. • 210 West Kamehameha Avenue • PO Box 398 • Kahului, Maui, HI 96732-0398 • (808) 871-8461

April 25, 1995

Mr. W. Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, HI 96701

Dear Mr. Thompson:

Subject: Draft Environmental Assessment for Review
Residence/Farm, Hanawana, Maui, Hawaii
(TMK: 2-9-11:18)

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

In reviewing the information transmitted and our records, Maui Electric Company (MECO) at this time has no comments on the proposed project.

This project will not require electrical connection to MECO and is designed for solar power supplemented by a generator. However, if electrical service from MECO is required in the future, MECO encourages the project's consultant to meet with us as soon as practical so that we may plan for the project's electrical requirements.

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

Sincerely,

Edward L. Reinhardt

Edward L. Reinhardt
Manager, Engineering

FO:rt

An HEI Company

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

Edward L. Reinhardt, Manager, Engineering
Maui Electric Company
P.O. Box 398
Kahului, HI 96732-0398

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanwana, Maui, HI. As noted in the DEA, at the present time power for the project will be by solar power generation. In the event that electrical power from MECO is desired, consultation with your company staff will be arranged as you have suggested.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

BENJAMIN CAYETANO
GOVERNOR

KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
SAM CALLEJO
GLENN M. OKIMOTO

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

April 24, 1995

IN REPLY REFER TO:
HWY-PS
2.5382

Mr. W. Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

Dear Mr. Thompson:

Subject: Draft Environmental Assessment for
Residence/Farm, (Mr. and Mrs. Keith S. Douglas)
Hanawana, Maui; TMK: 2-9-11: 18

The proposed development of a residence and farm on about 3 acres of land will not impact our State highway facilities.

Very truly yours,

HUGH Y. ONO
Administrator
Highways Division

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

Hugh Ono, Administrator, Highways Division
Department of Transportation
869 Punchbowl Street
Honolulu, HI 96813-5097

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18
(Your Reference: HWY-PS 2.5382)

Thank you for your review of the DEA for aresidence/farm project at Hanawana, Maui, HI. We are pleased to learn that this project will not impact the State highway facilities.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

LINDA CROCKETT LINGLE
Mayor

BRIAN W. MISKAE
Director

GWEN Y. OHASHI
Deputy Director

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

May 5, 1995

Mr. W. Y. Thompson, P. E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

Dear Mr. Thompson:

Re: Draft Environmental Assessment for Residence/Farm at Hanawana, Maui, Hawaii
TMK: 2-9-11:18

Thank you for allowing us to comment on the above-referenced project.

Pursuant to Hawaii Revised Statutes, Chapter 205A-22(B), a "Development", does not include the following:

(i) Construction of a single-family residence that is not part of a larger development;

(viii) The use of any land for the purpose of cultivating, planting, growing, and harvesting of plants, crops, trees, and other agricultural, horticultural, or forestry products or animal husbandry, or aquaculture or mariculture of plants or animals, or other agricultural purposes subject to review by the authority in accordance with subparagraph (c);

Based on the above, the proposed project, as described in the Draft Environmental Assessment, is deemed not a "Development". As such, a Special Management Area Use permit is not required.

Should you require further clarification, please contact Mr. Joseph Alueta of this office.

Yours truly,

BRIAN MISKAE
Director of Planning

BWM:JWA:osy

cc: Colleen Suyama, Planning Department Land Use Manager
Joseph Alueta, Staff Planner
Project File

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

Brian Miskae, Director
Planning Department
250 South High Street
Wailuku, HI 96793

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI.

We appreciate your clarification of the Special Management Area Use Permit for the project. Since a single-family residence and the agricultural activities are not considered as development and, hence, do not require a SMA permit, references to this in the DEA will be deleted.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

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

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration
EASSIE MILLER, P.E.
Wastewater Reclamation Division
LLOYD P.C.W. LEE, P.E.
Engineering Division
DAVID WISSMAR, P.E.
Solid Waste Division
BRIAN HASHIRO, P.E.
Highways Division

May 5, 1995

Mr. W. Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

SUBJECT: Draft Environmental Assessment
MR. & MRS. KEITH DOUGLAS - RESIDENCE/FARM, HANAWANA, MAUI
TMK: (2)2-9-011:018

Dear Mr. Thompson:

We reviewed the subject draft environmental assessment and have the following comments:

1. Comments from the Engineering Division:

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

2. Comments from the Solid Waste Division:

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

   b. Contact the Central Maui Sanitary Landfill Operations Supervisor at 877-7596 or 877-5319 for instructions on the disposal of clearing and grubbing material.

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

3. Comments from the Land Use and Codes Administration:

   a. The subject parcel appears to be landlocked. The owner will be required to document their access rights prior to obtaining building permits. Newly created easements will be required to be subdivided in accordance to Title 18 of the Maui County Code.

The applicant is requested to contact the Land Use and Codes Administration at 243-7373 for additional information.

If you have any questions regarding this letter, please call me at 243-7845.

Very truly yours,

CHARLES JENCKS
Director of Public Works & Waste Management

ey
xc: Engineering Division
Solid Waste Division

g:\lucalt\czm\douglas.doc

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

Charles Jencks, Deputy Director
Department of Public Works & Waste Management
250 South High Street
Wailuku, HI 96793

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI.

As to the comments from the Solid Waste Division, we will include a statement in the final EA relating to a solid waste reduction, re-use and recycling program.

As to the comments from the Land Use & Codes Administration, we will include a map in the final EA showing the existing easement (right of way) to the project site. A copy of this right-of-way map is included for your information. The owner will, of course, contact the Land Use & Codes Administration prior to obtaining the building permit.

Your assistance is appreciated.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

United States Department of the Interior

FISH AND WILDLIFE SERVICE
PACIFIC ISLANDS OFFICE
500 ALA MOANA BLVD, SUITE 3-580
HONOLULU, HI 96813
tel:(808) 541-3441 fax:(808) 541-3470

In Reply Refer To: CAW

W.Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, HI 96701

MAY 12 1995

Re: Review of Draft Environmental Assessment for the proposed Residence/Farm, Hanawana, Maui, Hawaii

Dear Mr. Thompson:

The U.S. Fish and Wildlife Service (Service) has reviewed the Draft Environmental Assessment for the proposed Residence/Farm, Hanawana, Maui, Hawaii. The proposed project involves construction of a one story home on posts (approximately 3,200 square feet) and a small concrete diversion dam that will provide 1,000 to 2,300 gallons of water per day for use on the farm and residence.

The Service does not anticipate adverse impacts to fish and wildlife resources to result from the proposed project. Therefore, the Service will not object to the issuance of Conservation District Use Application and Special Management Area permits. We appreciate the opportunity to comment on the proposed project. If you have questions regarding these comments, please contact Fish and Wildlife Biologist Christine Willis at 808/541-3441.

Sincerely,

for Brooks Harper
Field Supervisor
Ecological Services

cc: DAR, Hawaii
DLNR, Hawaii
CZMP, Hawaii
CWB, Hawaii

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

Brooks Harper, Field Supervisor
Fish & Wildlife Service
Pacific Islands Office
500 Ala Moana Blvd, Suite 3-580

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm, Hanawana, Maui, HI
TMK: 2-9-11: 18

Your review of the DEA for the residence/farm project at Hanawana, Maui, HI, is deeply appreciated. We are pleased to learn that your agency does not anticipate adverse impacts to fish and wildlife resources from this project.

May I extend my personal thanks for the assistance provided me by your staff member, Ms. Christine Willis. Her analytical comments will be of help to the owner during the development of this project.

Aloha,

(sgd) W. Y. Thompson

cc: Keith Douglas

BOARD OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109

May 8, 1995

W. Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

Aloha:

Re: Proposed 3200 s.f. single-family residence; pool, catchment and private fire protection system; and private water system at TMK: 2-9-11:18, Hanawana; Request of comment on Draft Environmental Assessment on behalf of Mr. and Mrs. Keith S. Douglas

Mahalo for providing the Board of Water Supply with the materials and opportunity to review the subject assessment. We suggest no additions or corrections to the draft assessment.

You can reach me at ph. 243-7816, or, staff, Ellen Kraftsow and Dana De Sors at ph. 243-7835, if you'd like further assistance.

Sincerely,

MAUI BOARD OF WATER SUPPLY

David R. Craddick, Director

DDS

"By Water All Things Find Life"

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

David R. Craddick, Director
Board of Water Supply
P.O. Box 1109
Wailuku, HI 96793-7109

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm, Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI.. We are pleased to learn that the Board of Water Supply does not require any additions or correction to the DEA as it applies to your agency.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM

BENJAMIN J. CAYETANO
GOVERNOR
SEIJI F. NAYA
DIRECTOR
RICK EGGED
DEPUTY DIRECTOR

Central Pacific Plaza 220 South King Street 11th Floor Honolulu, Hawaii 96813
Mailing Address P.O. Box 2359, Honolulu, Hawaii 96804

Telephone (808) 586-2355
Fax (808) 586-2377

May 10, 1995

MEMORANDUM

TO: W.Y. THOMPSON, P.E.

FROM: Shelley M. Mark

SUBJECT: Draft Environmental Assessment for Review Residence/Farm
Hanawana, Maui, HI

This Department and the State Land Use Commission offer the attached comments on the above project.

Thank you for the opportunity to comment.

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

May 15, 1995

Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, HI 96804

SUBJECT: Draft Environmental Assesssment for Review
Residence/Farm, Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI. We appreciate your forwarding the comments of the Land Use Commission for our consideration. Based on this, we have clarified our statement regarding the conservation subzone for the project.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

BENJAMIN J. CAYETANO
GOVERNOR

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

ESTHER UEDA
EXECUTIVE OFFICER

April 11, 1995

SUBJECT: Director's Referral No. 95-044-J
Draft Environmental Assessment (DEA) for Residence/
Farm, TMK No.: 2-9-11: 18, Hanawana, Maui, Hawaii

We have reviewed the DEA for the subject project, and confirm that the subject parcel is located within the State Land Use Conservation and Agricultural Districts, as determined by Boundary Interpretation No. 91-31 dated October 8, 1991.

We would like to clarify that the State Land Use Commission's official maps represent only the State land use districts, and not the subzones within the Conservation District, as stated on page 5 of the DEA. We would also like to point out that the district boundary delineated on the interpretation was only approximate, and did not determine the acreage within each respective district.

We have no further comments to offer at this time.

EU:BS:th

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701
Phone: (808) 487-3811

May 15, 1995

Land Use Commission
Old Federal Building, Room 104
335 Merchant Street
Honolulu, HI 96813

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm, Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI. We will clarify the statement relating to the subzone of the project site as shown on page 5 of the DEA.

> *"Figure No. 3, Boundary Interpretation No. 91-31, is a copy of the certified map from the Land Use Commisssion. The map shows the project site in relation the land use boundary. The project site is situated partly in the State Conservation District; that portion within the Conservation District is in the Limited ("L") subzone as noted on the subzone map at the Department of Land & Natural Resources. Less than ...."*

We appreciate your comments.

Aloha,

(sgd) *w. y. thompson*

cc: Keith Douglas

BENJAMIN J. CAYETANO
GOVERNOR OF HAWAII

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

LAWRENCE MIIKE
DIRECTOR OF HEALTH

In reply, please refer to

May 31, 1995

95-040/epo

Mr. W. Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

Dear Mr. Thompson:

Subject: Environmental Assessment

Residence and Farm Development for
Mr. and Mrs. Keith S. Douglas
Hanawana, Maui
TMK: 2-9-11: 18

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

Wastewater

The project proposes the development of a single family home and farm by Mr. and Mrs. Keith S. Douglas. 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.

As there is no existing sewer system in the area, the Department of Health (DOH) recommends the minimum use of a treatment individual wastewater system (IWS) for the disposal of domestic wastewater.

All wastewater disposal plans must conform to applicable provisions of the DOH's Administrative Rules, Chapter 11-62, "Wastewater Systems", and these plans must be submitted for review and approval to the Maui District Health Office (MDHO), Wailuku, Maui, prior to any construction.

Water Pollution

Any work in Hanawana Stream may require approval from the Army Corps of Engineers (COE). The applicant should contact the COE to identify whether a federal permit is required. A DOH Section 401 Water Quality Certification is required when a federal permit is required.

An NPDES Permit may be required for the discharge of hydrotesting water during the construction of the swimming pool. Check with the MDHO.

Drinking Water

Regarding the use of the drinking water from the private line, the MDHO requires the following information:

a. The source and ownership of the water.
b. Total number of service connections.
c. Total number of people served.
d. Quality of the water.
e. A detailed plan showing the collection, treatment, storage and distribution facilities.

If you have any questions, please contact Mr. Herbert Matsubayashi, Chief Sanitarian, Maui District Health Office at 243-5255.

Sincerely,

Bruce S. Anderson
for Lawrence Miike
Director of Health

c: WWB
MDHO

JUN - 6 1995

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

June 20, 1995

Your Reference: 95-040/epo

Dr. Lawrence Miike, Director
Department of Health
P.O.Box 3378
Honolulu, HI 96801

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project by Mr. and Mrs. Keith Douglas at Hanawana, Maui, HI. Your comments are appreciated and will assist the Douglases' in complying with regulations of the Department of Health.

With regards to wastewater, as stated in Section 6: Major Impacts and Mitigation Measures, an IWS will be designed by a professional engineer. For clarity, we have added your comments to the statement in Section 6:

> *All wastewater disposal plans must conform to applicable provisions of the DOH's Administrative Rules, Chapter 11-62, "Wastewater Systems", and these plans shall be submitted for review and approval to the Maui District Health Office (MDHO), Wailuku, Maui, prior to any construction. In addition, any discharge of hydrotesting water during the construction of the swimming pool will be cleared with the MDHO.*

With regards to water pollution, your reference to a permit from the Corps of Engineers has been included in our final Environmental Assessssment,(EA). Any discharge from the swimming/fire storage water pool will be cleared with the MDHO; a statement has been added to the final EA as noted above.

The final EA has been amended to read that the source of domestic water will be from roof catchment. The possible use of a private domestic line is only an alternative. Any use of the private waterline will be after clearance with the MDHO with submission of information listed in your letter.

Your detailed analysis will be helpful in working with the MDHO.

Aloha,

(sgd) w. y. thompson

cc: Keith Douglas

OFFICE OF STATE PLANNING

Office of the Governor

MAILING ADDRESS P.O. BOX 3540 HONOLULU HAWAII 96811-3540
STREET ADDRESS 250 SOUTH HOTEL STREET, 4TH FLOOR
TELEPHONE (808) 587-2846, 587-2880

BENJAMIN J. CAYETANO, Governor

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

Ref. No. C-1272

June 6, 1995

Mr. W.Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

Dear Mr. Thompson:

Subject: Environmental Assessment for the Residence/Farm at Hanawana, Maui, in Support of a Conservation District Use Application and a Special Management Area Application.

We have reviewed the Environmental Assessment (EA) and have the following comments.

Nonpoint source pollution, water quality degradation, and water diversion are important Coastal Zones Management (CZM) programs concerns.

According to the Environmental Protection Agency, runoff from agricultural activities is the greatest source of coastal water quality degradation. Thus, the project and its proximity to the shoreline magnifies this concern. The EA does not adequately address the potential sources of pollution, the significance of their impacts, nor possible mitigation measures. This information is needed to assess the project's conformance with the relevant CZM objectives and policies. This compliance is a prerequisite to the issuance of state and county permits and approvals.

In addition, the water diversion dam may require a CZM federal consistency, for concurrence from our office, if a Department of the Army permit is needed.

If there are any questions, please call our CZM program at 587-2876.

Sincerely,

Gregory G.Y. Pai, Ph.D.
Director

cc: DLNR
OCEA
County of Maui, Planning Department

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

June 15, 1995

Dr. Gregory G.Y. Pai, Director
Office of State Planning
P.O. Box 3540
Honolulu, HI 96811-3540

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the draft EA for a residence/farm project at Hanawana, Maui, HI. In response to the CZM concerns regarding probable sources of pollution, their impacts, and possible mitigation measures, I am happy to report that the property owner will become a cooperator of the Olinda-Kula Soil and Water Conservation District. This will ensure that his plans for farming adhere to the SWCD provisions and, thereby, mitigate soil erosion and pollution of water sources.

This statement relating to the SWCD will added to the final EA under SECTION 4: TECHNICAL CHARACTERISTIC, and SECTION 6: MAJOR IMPACTS AND MITIGATION MEASURES.

Water diversion, as you pointed out, will require a Department of Army permit; this is in addition to approval from the State Commission on Water Resource Management.

Aloha,

(sgd) W. Y. Thompson

ALEXANDER & BALDWIN, INC.

MEREDITH J. CHING
Vice President

June 7, 1995

Mr. W. Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

Dear Mr. Thompson:

Thank you for providing to us with a copy of the draft environmental assessment (EA) for the proposed Douglas residence in Hanawana, Maui.

We have reviewed the draft document as amended and offer one comment regarding your statement on page 5 concerning domestic water to the property.

The existing private water system is currently operated by Ohanui Corporation, an A&B-Hawaii Inc. subsidiary. Please be advised that at this time, we cannot guarantee our continued operation of the system which was initially established to service plantation housing. We have initiated discussions with the County Department of Water Supply regarding future water service in this area.

Thank you for this opportunity to comment.

Yours very truly,

Meredith J. Ching

822 BISHOP STREET • P.O. BOX 3440 • HONOLULU, HAWAII 96801 • TELEPHONE (808) 525-6669 • FAX (808) 525-6677

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

June 15, 1995

Ms. Meredith J. Ching, Vice President
Alexander & Baldwin, Inc.
P.O. Box 3440
Honolulu, HI 96801

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18

Thank you for your review of the DEA for a residence/farm project at Hanawana, Maui, HI. As to the use of the existing private waterline, we have amended the paragraph on page 5 to read:

> *Figure No. 1 shows the general location of the project in the Makawao District of Maui. Access to the property will be over a 20-foot utility easement as shown on Figure No. 2. The roadway is unpaved. Maintenance of the roadway is by the users of the easement. The County Department of Water Supply has no water system in this area. The owner of parcel 18 will use roof catchment as his primary source of water supply for domestic use, and storage for fire-fighting purposes. An existing private water supply may also be used to augment the domestic water supply if arrangements can be made with the present users. Water from the stream will be used for crop irrigation purposes. A stream use declaration is on file with the State Commission on Water Resource Management. In addition to the State Commission on Water Resource Management use permit for stream diversion, a Department of Army permit will also be required.*

Your assistance in review of the DEA is appreciated.

Aloha,

(sgd) W. Y. Thompson

BENJAMIN J. CAYETANO
Governor of Hawaii

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. Box 621
Honolulu, Hawaii 96809

Chairperson
MICHAEL D. WILSON
Board of Land and Natural Resources

Deputy Director
GILBERT COLOMA-AGARAN

Aquaculture Development
Aquatic Resources
Boating and Ocean Recreation
Bureau of Conveyances
Conservation and Environmental Affairs
Conservation and Resources Enforcement
Forestry and Wildlife
Historic Preservation
Land Management
State Parks
Water and Land Development

REF:OCEA:TES

FILE NO.: 95-481

Mr. W.Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

JUN 22 1995

Dear Mr. Thompson:

SUBJECT: Draft Environmental Assessment (DEA): For a Single Family Residence and Farm Development by Keith S. Douglas, Hanawana, Makawao, Maui; TMK: 2-9-11: 18

We have reviewed the DEA for upcoming Conservation District Use Application (CDUA) transmitted by your letter dated April 3, 1995, and apologize for the delayed response. The following are our comments and concerns which should be addressed prior to the filing of the CDUA:

Commission on Water Resource Management

The Commission on Water Resource Management's (CWRM) staff comments that page 5 of the DEA indicates a proposal to divert water from Hanawana Stream for agricultural, fire protection and recreational purposes; and acknowledges the CWRM's authority over the proposed stream diversion.

CWRM recommends that the applicant provide a description of the proposed diversion to determine the types of approvals which must be obtained before the project can proceed.

Division of Aquatic Resources

The Division of Aquatic Resources (DAR) comments that the DEA is inadequate because it does not describe the nature of the recreational activities associated with the artificial pond in the Conservation District; nor the amount of water required which would be diverted from the Hanawana Stream at the proposed dam site. Additional problems could occur if there is an introduction of exotic fish species into the pond. Also, chlorination of the pond, if it is unlined, could adversely affect aquatic resource values in the vicinity.

Although significant long-term impacts adverse to aquatic resource values are not expected from the farming activities proposed, additional or undescribed construction or landscape modifications within the Conservation District shall be subject to Departmental review.

DAR further comments that precautions shall be taken during construction to prevent debris, landscaping chemicals, eroded soil, petroleum products and other potential contaminants from flowing, blowing or leaching into the Hanawana Stream and coastal waters.

Office of Conservation and Environmental Affairs

The Office of Conservation and Environmental Affairs (OCEA) strongly suggests that the applicant reconsider their proposal for a single family residence which straddles the Conservation District. Such a proposal could result in a situation, should the CDUA be approved, where only the rear portion of the residence (ie. one bedroom, living room and lanai) would be subject to the conditions imposed by the Board of Land and Natural Resources (Board).

OCEA points out that the numerous standard and site specific conditions imposed on a "successful" CDUA will "run with the land," and must be recorded against its deed instrument, including the standard "non-rental" restriction. Consequently, what would result is restrictions which would apply to only the rear portions of the residence, and not the front. OCEA considers such a situation as untenable and undesirable, both for the applicant, as well as the Board.

Relative to the DEA, OCEA points out the following:

1) Single family residences (SFR) are an "identified" land use within the Conservation District. Page 4 and 15, 16 state that SFRs are "permitted" uses, incorrectly implying that such approvals are ministerial. OCEA also points out that Act 59, SLH 1992, removed the "non-conforming" definition for parcels under ten (10) acres for which property taxes were paid.

2) The DEA should detail the proposed development actions to be conducted specifically within the Conservation District portion of the parcel, including estimates of the area to be developed and/or the amount of soils (cu./yds.) which would be graded/landscaped.

3) The DEA should elaborate on statements made on p.13, as to how the "presence of the homeowner on the site makes it feasible to maintain an erosion control strategy." and on p.17 as to how, through the construction of the residence, "the land can be more properly managed to prevent or minimize erosion of this fairly steep gulch land." OCEA notes that the area is presently described as a "Hala/Hau/Mango forest." The DEA does not detail how the construction of a residence will mitigate the fact that the "soils are severely limited by risk of erosion." (p.10)

4) The soils description on page 9, should clarify the actual soils series identified by the Natural Resources Conservation Service (fka. Soil Conservation Service "SCS"), Land Study Bureau classification, as well as the ALISH classification of area, if any.

5) Page 2 should be revised to properly cite Chapter 183C, HRS, as that statutory authority of the Board of Land and Natural Resources administration over the State Conservation District.

Our Historic Preservation Division comments will be forwarded as soon as they become available.

We have no other comments to offer at this time. Please feel free to call Steve Tagawa of our Office of Conservation and Environmental Affairs at 587-0377, should you have any questions.

Aloha,

MICHAEL D. WILSON

ST:tes

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

July 5, 1995

Michael D. Wilson, Chairperson
Board of Land & Natural Resources
P.O. Box 621
Honolulu, HI 96809

Attn: Office of Conservation and Environmental Affairs

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18
OCEA File No. 95-481

Thank you for the review of the DEA for the residence/farm project of Mr. & Mrs. Keith S. Douglas at Hanawana, Maui, HI. In response to your comments we wish to state the following:

Commission on Water Resource Management (CWRM)

As noted in the DEA, there is on file with the CWRM a water declaration use for the Douglases' kuleana parcel. Prior to any diversion of the stream water, an application will be filed with the CWRM together with drawings of the proposed diversion work which will be through a 2-inch irrigation pipeline. A Department of Army (Corps of Engineers) permit application will also be filed.

In reviewing the project after receiving comments from various agencies, the Douglases have decided to use water from the stream solely for crop and plant irrrigation. No use of the streamflow will be made for domestic or recreational purposes. This change will be reflected in the final EA.

Division of Aquatic Resources (DAR)

The concerns expressed about the recreational activities associated with the artificial pond have been eliminated as stated in the response to the CWRM comments: no portion of the streamflow will be used for domestic or recreational purposes. As to the pond proposed in the DEA, it was described as a pool for dual purpose: storage for firefighting and recreation. The intended recreational activity, swimming, will be noted in the final EA. Tropical fishes and/or pond plants will not be introduced into the environment as being incompatible with the uses intended for the pool.

The concerns expressed on construction activities and

contaminants from operations of the residence/farm will be taken care of or mitigated by Soil & Water Conservation District practices. The Douglases will become a member of the Olinda-Kula SWCD to ensure compliance with environmental regulations dealing with erosion, pollution of water sources and contaminants.

Office of Conservation and Environmental Affairs (OCEA)

The following corrections or additions have been made to the DEA:

"Permitted uses" have been changed to read "identified land uses";

The reference to property taxes has been deleted since it is a superfluous statement; and

The reference to Chapter 183-41 has been amended to read Chapter 183C.

With regards to altering the plans relating to the location of the residence, this matter was pursued by the land owner during the preparation of the DEA. SECTION 7: ALTERNATIVES explains the reason for the house straddling the Conservation-Agriculture district boundary. Due to the vee-shaped topography of the area (as shown in figures no. 1 and no.4), the choice of the house site with consideration of retaining as much useable land for agricultural purposes became a comprise. The practical area for siting the house is limited by the topography of the parcel. While the LUC district boundary splits the lot, it is still one lot of record and, we trust, will be considered as such to allow the owner to derive a beneficial use of his property. If the land owner is compelled to relocate his house entirely within the Agricultural District, it can be done- but with hardship. The location of the LUC district boundary was not a matter of choice for the land owner. A prudent decision by the Board of Land & Natural Resources in alleviating hardship to the land owner is respectfully requested.

The house portion, the recreation/firefighting storage pool and other uses authorized by the Board of Land & Natural Resources within the Conservation District will come under applicable provisions of the regulations administered by DLNR; this has been noted in the last paragraph of SECTION 6. The land owner is fully aware of the significance of this action and will be able to cope with such mandated conditions and does not concur that it is an untenable situation.

The description of the soils of the area was based on the Soil Conservation Service & UH Agricultural Experiment Station report noted in the reference. As suggested, the ALISH report has been

reviewed with the assistance of the Department of Agriculture staff and its reference to the soils of the area added to the final EA. As to erosion concerns and related mitigation measures, the land owner will become a cooperator of the Olinda-Kula Soil & Water Conservation District. The plans formulated with the assistance of the SWCA officials will, of course, be forwarded to the Department of Land & Natural Resources for review and approval in compliance with applicable regulations. These plans will also be submitted to the Maui County Department of Public Works/Land Use & Codes Administration. This action by the land owner in becoming a cooperator of the SWCA has been added to the final EA under SECTION 6: MAJOR IMPACTS & MITIGATION MEASURES.

Your comments has been of help in developing the revised (or final) EA.

Aloha,

(sgd) w. g. thompson

cc: Keith Douglas

BENJAMIN J. CAYETANO
Governor of Hawaii

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. Box 621
Honolulu, Hawaii 96809

Chairperson
MICHAEL D. WILSON
Board of Land and Natural Resources

Deputy Director
GILBERT COLOMA-AGARAN

Aquaculture Development
Aquatic Resources
Boating and Ocean Recreation
Bureau of Conveyances
Conservation and Environmental Affairs
Conservation and Resources Enforcement
Forestry and Wildlife
Historic Preservation
Land Management
State Parks
Water and Land Development

REF:OCEA:KRH

FILE NO.: 95-481a

Mr. W.Y. Thompson, P.E.
98-1051 Kahapili Street
Aiea, Hawaii 96701

JUL 3 1995

Dear Mr. Thompson:

SUBJECT: Draft Environmental Assessment (DEA): For a Single Family Residence and Farm Development by Keith S. Douglas, Hanawana, Makawao, Maui; TMK: 2-9-11:18

The following are our additional comments on the subject project which supplement those previously forwarded by our letter dated June 22, 1995:

Historic Preservation Division

Our Historic Preservation Division (HPD) comments that part of the proposed dwelling and the pool will be located within the Conservation District. The property comprises the entirety of Land Commission Award 6510-U:2, and is located along both sides of Hanawana Stream.

According to the DEA, "There are no archaeological sites of importance on the project site according to available records" (p. 9). It is stated, however, that rock terraces are present, and have been in continuous use for many years.

There are no records of known historic sites on the subject property; but this parcel has not been subjected to an archaeological survey or inspection. Given the location of the parcel in relation to Hanawana Stream, it may be expected that remains of irrigated taro lo'i are present. Such sites have been found along Hanawana Stream to the west of this property. The rock terraces described in the DEA may be remains of taro lo'i. These sites are likely to be significant, particularly if they are part of an intact agricultural complex which covers an entire section of a stream valley.

In order for HPD to adequately comment on the impacts this project may have on significant historic sites, HPD will need additional information regarding the number, location, and nature of the terraces. They also will need to ensure that no other

sites, such as habitation or burials, are present.

Therefore HPD requests that action on this project is deferred until the HPD has had an opportunity to inspect the site and discuss the building/cleaning plans with the landowner. After the site visit, HPD will then provide additional recommendations regarding inventory, data recovery, and/or preservation measures.

Thank you for the opportunity to comment on this matter.

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

Aloha,

Gilbert S. Coloma-Agaran
for MICHAEL D. WILSON

W. Y. THOMPSON, P.E.
98-1051 Kahapili Street • Aiea, HI • 96701

July 6, 1995

Michael D. Wilson, Chairperson
Board of Land & Natural Resources
P.O. Box 621
Honolulu, HI 96809

Attn: Office of Conservation and Environmental Affairs

SUBJECT: Draft Environmental Assessment (DEA) for Review
Residence/Farm at Hanawana, Maui, HI
TMK: 2-9-11: 18
OCEA File No.: 95-481a

Thank you for forwarding the comments of the Historic Preservation Division of the Department of Land & Natural Resources.

As to the points raised in the letter, we concur that previous habitation of the site for agricultural use is obvious given the *kuleana* status of the lot. The previous owner(s) have used the site and some changes to the area are apparent; e.g., gravel roadway, shaping of the hillside on the eastside slope, and rebuilding of rock terraces.

We welcome a site inspection by the State archaeological staff. Any regulatory provision pertaining to the archaeological nature of the proposed uses for the site will be included in the final development plans. A previous owner of parcel 18, Jeff White, is the also the owner of the lot (*kuleana*), TMK: 2-9-11: 17, which lies above parcel 18. He is willing to escort the State staff to the site and explain the activities that were carried out. I will be happy to make the necessary arrangements. There were several owners of parcel 18, including Jeff White; Keith S. Douglas is just the latest.

We respectfully request that the inspection of the project site should not halt the processing of the CDUA (and other permits) since it will take months before approvals can be obtained. Any information or stipulation by the archaeological staff can be incorporated in the final approval of the CDUA or included in the final development plans. Thank you for your consideration.

Aloha,

(Sgd) W. Y. Thompson

cc: Keith S. Douglas
Jeff White