

# **DRAFT ENVIRONMENTAL ASSESSMENT**

**In Support Of**

**Community Plan Amendment / Change in  
Zoning / Conservation District Use  
Application**

**PROPOSED POSELEY SINGLE-  
FAMILY DWELLING AND RELATED  
IMPROVEMENTS AT  
TMK: (2) 4-8-003: 047**

**Approving Agency:  
Maui Planning Commission**

**Applicant:  
Douglas Poseley**

**Agent for Applicant:  
Rory Frampton, Land Use Planner**

**July 2010**

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## Executive Summary

**Project Name:** Poseley Single-Family Dwelling and Related Improvements

**Type of Document:** Draft Environmental Assessment

**Legal Authority:** Chapter 343, Hawai`i Revised Statutes

**Agency Determination:** Anticipated Finding of No Significant Impact (FONSI)

**Applicable Chapter 343, HRS "Trigger":** Amendment to Maui County General Plan; Use of Conservation District Lands

**Location:** TMK: (2) 4-8-003:047  
Olowalu, Maui Island

**Applicant:** Douglas Poseley  
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**Accepting Authority:** Maui Planning Commission  
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**Project Summary:** The applicant proposes the development of a single-family dwelling and related improvements on Lot 47-A of the Olowalu Makai-Hikina Subdivision in Olowalu, Maui. Lot 47-A, approximately 0.54 of an acre in area, is identified by Tax Map Key Number (2) 4-8-003:047. Related onsite infrastructure improvements include irrigation, utilities and drainage improvements. The applicant is seeking to amend the West Maui Community Plan Land Use Map from "Park" to "Agricultural" in order to establish consistency with the State Land Use "Agricultural" Classification. A Change in Zoning from A-3 Apartment to Agricultural is also being requested. The applicant also will be seeking approval of landscape improvements for portions of the subject property and an abutting area (Easement "G") which are located in the Conservation District.

# I. PROJECT OVERVIEW

## A. PROPERTY LOCATION OWNERSHIP AND EXISTING USE

The subject property is located in Olowalu, Maui and is identified as TMK (2) 4-8-003: 47 (also referred to as Lot 47-A of the Olowalu Makai-Hikina Consolidation and Re-subdivision). See **Figures 1 and 2**. The subject property is owned by Douglas and Donna Anne Poseley, husband and wife, and Pete and Janet J. Ugrinich, husband and wife. Douglas Poseley is the “Applicant.” The subject property encompasses approximately 23,700 square feet (0.54 acre) and is currently vacant and undeveloped. The project area also includes Easement “G” an abutting area approximately .199 acres in size. Easement “G” is an exclusive perpetual landscape and access easement in favor of Lot 47-A. Access is provided from Honoapiʻilani Highway at the Olowalu General Store intersection via an access easement across Lot 84-A (TMK (2) 4-8-003: 84). See **Figure 2**. Photographs of the subject property are presented in **Appendix “A”**.

Lands directly adjacent to the subject property include Lot 46-A and Lot 84-A of the Olowalu Makai-Hikina Consolidation and Re-subdivision (hereinafter referred to as the “subdivision”). Lot 46-A, approximately .80 acres in size, lies along the subject property’s west boundary, whereas Lot 84-A, approximately 28.87 acres in size, occupies the north, south and east property boundaries. Land uses in the vicinity of the subject property include single family dwellings and the former Pioneer Mill Plantation Manager’s Residence property to the west near Olowalu Wharf; the Olowalu General Store/Chez Paul Restaurant building to the northwest; a government beach reserve along the coastline to the south; and, Camp Olowalu (formerly Camp Pecusa) to the east. Honoapiʻilani Highway, a state-owned and operated roadway, linking central/south and west Maui areas, follows along the northern boundary of Lot 84A. **See Figure 14.**

## B. PROJECT DESCRIPTION

The applicant is proposing to construct a single-family dwelling and related

improvements (hereafter referred to as the "proposed project") on the subject property. See **Figure 3**.

The proposed 2-story single-family dwelling is currently designed to contain 5-bedrooms and occupy a footprint of approximately 4,750 square feet. See **Figure 4**, **Figure 5**, **Figure 6**, and **Figure 7**. The maximum height of the residential structure will be no greater than 30 feet. Site work related to the construction of the proposed residence will include grading, driveway improvements and installation of water, wastewater and drainage systems. Off-site improvements will consist of connection to electrical, telephone, cable and water transmission systems. Landscape improvements within the portion of the parcel within the Conservation District will consist of removal of alien or noxious plants and trees and replanting with native Hawaiian or Polynesian introduced plants. Cultivation of Native Hawaiian or Polynesian introduced plants will take place on the remainder of the property.

### C. **OVERVIEW OF ENTITLEMENT REQUIREMENTS**

The subject property is designated "Agricultural" and "Conservation" by the State Land Use Commission, designated "Park" by the West Maui Community Plan and is zoned "A-3, Apartment District" by the County of Maui. See **Figures 8 and 9**. The subject property is also located within the County of Maui, Special Management Area (SMA).

To ensure consistency between state, and county land use designations, a Community Plan Amendment (CPA) to change the current classification from "Park" to "Agricultural" is being requested from the County of Maui. In addition, a Change In Zoning (CIZ) from "A-3, Apartment" to "Agricultural" will also be required for the project to proceed. (The CIZ will only apply to the portion of the Property within the State Agricultural District.)

Upon receipt of the necessary land use entitlement changes, a Special Management Area (SMA) approval from the County of Maui, Department of Planning will also be necessary for the proposed project to proceed. The construction of a single-family dwelling is not classified as "development" under the SMA Rules for the Maui Planning Commission. As such, it is

anticipated that the proposed project will qualify as an exempt action according to the Maui County's SMA rules.

The above-noted CPA represents a trigger for the preparation and processing of an Environmental Assessment (EA) pursuant to Chapter 343, Hawai'i Revised Statutes. Also, the proposed activity will involve use of a portion of the property and an abutting easement area (Easement "G") classified as "Conservation" by the State Land Use Commission, which is also an EA trigger. Accordingly, this EA has been prepared in order to document and review the project's technical characteristics, environmental impacts and alternatives. The Maui Planning Commission will be the approving agency for the EA. The EA will act as the primary supporting technical document for the consolidated CPA/CIZ requests as well as a Conservation District Use Application.

**D. DEVELOPMENT TIMELINE**

It is anticipated that the above-mentioned entitlement request will take approximately one year to complete. Construction activities will commence immediately after entitlement approvals and is expected to take approximately one year to complete. Thus, project completion is anticipated to occur in 2012.

## II. DESCRIPTION OF THE EXISTING ENVIRONMENT AND POTENTIAL IMPACTS/MITIGATION MEASURES

### A. PHYSICAL SETTING

#### 1. Existing and Surrounding Land Use

##### a. Existing Conditions

The subject property, located between Olowalu Wharf and Camp Pecusa, is approximately 14.5 miles from Wailuku and 5.5 miles from Lahaina Town.

In a regional context, Olowalu has historically been a plantation settlement. Prior to 1999 and the closure of Pioneer Mill, significant acreages of lands within the Olowalu area were cultivated in sugar cane. Olowalu Wharf (consisting of a pier and breakwater) formerly used for the loading and unloading of sugar into barges, is located along the shoreline to the west of the subject property as are remnants of the Olowalu Sugar Mill.

Land uses currently surrounding the subject property include two similarly sized parcels located within the State Land Use Conservation District to the west; single family residences and the Olowalu Manager's house further west; the Chez Paul restaurant and Olowalu General Store to the north; Camp Olowalu (formerly known as Camp Pecusa) and Olowalu Village with various existing single-family residences to the east. **See Figures 1, 2 and 14.**

##### b. Potential Impacts and Mitigation Measures

The proposed project involves the construction of a 2-story single-family dwelling on an existing approximately ½ acre

parcel, similar in character to existing single family structures along the shoreline in this area. The parcel is adjacent to two similarly sized parcels whose owners have recently received approvals from the State Department of Land and Natural Resources for the construction of single family dwellings. As such, the proposed project is considered to be compatible with existing and surrounding land uses.

## 2. **Climate**

### a. **Existing Conditions**

Like most areas of Hawai'i, Olowalu's climate is relatively uniform year round. This stability is attributed to its tropical latitude, its position relative to storm tracts and the Pacific anticyclone, and the surrounding ocean. Variations in climate among different regions, then, are largely left to local terrain.

Wind patterns affecting the islands are typically out of the northeast which occurs 90 percent of the time during the summer, and 50 percent of the time in the winter.

Recorded temperatures in Lahaina, located approximately 5.5 miles to the north of Olowalu, range from an average high temperature in the high 80's to an average low temperature in the low 60's. Rainfall in the Olowalu area ranges between 15 to 20 inches per year.

### b. **Potential Impacts and Mitigation Measures**

The scope of the proposed project is limited to the construction of a single-family dwelling. As such, there will be no impacts generated by the project which would be expected to have an adverse effect on local climatic and meteorological conditions.

### 3. **Topography**

#### a. **Existing Conditions**

Most of the Olowalu area surrounding the subject property was formerly utilized for sugar cultivation and is now fallow. The topography of this area reflects the general topographical patterns of the West Maui region. Near the shoreline, the topography is generally flat to slightly sloping. Proceeding mauka, the land slopes gently higher to the foothills of the West Maui mountains. Elevations in the Olowalu area generally range from sea level to approximately 400 feet above sea level. The topography of the subject property is generally flat to slightly sloping in a southerly direction towards the ocean at about a one (1) percent gradient. **See Figure 8.**

#### b. **Potential Impacts and Mitigation Measures**

As noted previously, minor grading work will be undertaken prior to the initiation of construction activities. All grading work will comply with applicable requirements of Chapter 20.08, Soil Erosion and Sedimentation of the Maui County Code. The proposed project will not present any significant adverse impacts on the existing topography and landform of the surrounding area.

### 4. **Soils**

#### a. **Existing Conditions**

Underlying the subject property is the Pulehu-Ewa-Jaucas association. See **Figure 10**. This series consist of well-drained soils on alluvial fans and stream terraces and in basins. These soils were developed in alluvium washed from

basic igneous rock. The soil types specific to the subject property consist of Pulehu silt loam, 0 to 3 percent slopes (PpA) and Jaucus Sand, 0 to 15 percent slopes (JaC). See **Figure 11**.

PpA is a well-drained soil commonly found on alluvial fans and stream terraces and in basins. Permeability is moderate, runoff is slow, and the erosion hazard is no more than slight.

JaC is an excessively drained, calcareous soil that occurs as narrow strips on coastal plains adjacent to the ocean. It is characterized by rapid permeability, very slow to slow runoff, slight water erosion hazard and severe wind erosion in places where vegetation has been removed.

In 1977, the State Department of Agriculture developed a classification system to identify Agricultural Lands of Importance to the State of Hawai'i (ALISH). The classification system is based primarily, though not exclusively, upon the soil characteristics of the lands. The three (3) classes of ALISH lands are: "Prime", "Unique", and "Other", with all remaining lands termed "Unclassified". When utilized with modern farming methods, "Prime" agricultural lands have a soil quality, growing season, and moisture supply necessary to produce sustained crop yields economically. "Unique" agricultural lands possess a combination of soil quality, growing season, and moisture supply to produce sustained high yields of a specific crop. "Other" agricultural lands include those that have not been rated as "Prime" or "Unique".

Analysis of the ALISH map for the Olowalu area indicates that the subject property comprises of lands that have been defined as both "Prime" and "Unclassified" agricultural lands.

The University of Hawai'i, Land Study Bureau (LSB) developed the Overall Productivity Rating, in association with the Detailed Land Classification for the island of Maui, which classifies soils according to five (5) levels, with "A" representing

the class of highest productivity soils and “E” representing the lowest. These letters are followed by numbers which further classify the soil types by conveying such information as texture, drainage, and stoniness.

The subject property is located on lands designated as “A7li” by the LSB. These lands are characterized as non-stony, well-drained lands that are well-suited for machine tillability. Lands designated A7li are suitable for sugarcane production and grazing.

b. **Potential Impacts and Mitigation Measures**

The scope of the proposed project is limited to the construction of a single-family dwelling and related improvements. The subject property (approximately 1/2 of an acre) represents approximately 0.0002 percent of the roughly 246,000 acres of State Agricultural district lands on the island of Maui. The proposed project is not anticipated to have a significant adverse effect on the inventory of lands available for agricultural cultivation, nor is it expected to affect the inventory of land for diversified agricultural use. Minor grading activities will be undertaken prior to the initiation of construction for the proposed project. Best Management Practices will be implemented both prior to and during grading and construction to minimize opportunities for soil erosion at the site. Upon completion of construction, plants and groundcover will be installed which will stabilize the ground on a permanent basis. With implementation of the foregoing mitigation measures, the proposed project is not anticipated to present significant adverse impacts on soil conditions within the subject property. Moreover, the soil types found on the property do not present any limitations to the constructability of the proposed single-family residence.

5. **Flood and Tsunami Hazards**

a. **Existing Conditions**

The subject property is located within Flood Zone “X” and “AE”. Zone “AE”, an area of the 100-year flood with a base flood elevation of five (5) feet above sea level, occupies a narrow strip of the southern portion of the subject property. The remaining balance of the property is located in Zone “X”, an area of minimal flooding. **See Figure 12.** The subject property is situated within a defined Tsunami Evacuation Area.

b. **Potential Impacts and Mitigation Measures**

The dwelling is proposed to be situated entirely within Zone “X”, outside of the “AE” Flood Zone. Although not anticipated, Flood Hazard Area Development Permits, as applicable, will be obtained prior to the initiation of construction activities.

6. **Flora and Fauna**

a. **Existing Conditions**

A botanical survey of the Olowalu area (including the subject property) was conducted by Char & Associates (March 1999) in conjunction with a previous subdivision of the Olowalu lands by Olowalu Elua Associates LLC in 2000. Prior to 1999, between 85 to 90 percent of the surrounding Olowalu area was under sugar cane cultivation, or was used to support sugar cane related activities (plantation village, manager's residence, wharf facilities, etc.). The steeper kiawe and buffelgrass-covered slopes on the higher slopes of the Olowalu area were used for grazing cattle at one time. Uncultivated areas of Olowalu are characterized by introduced species, such as kiawe, buffelgrass, 'opiuma, koa haole, and lantana, are the dominant components of the vegetation (Char & Associates, 1999).

Of a total of 115 plant species inventoried within the Olowalu study area, 94 (82 percent) are introduced or alien species; 5 (4 percent) are originally of Polynesian introduction; and 16 (14 percent) are native. Of the natives, 13 are indigenous, that is,

they are native to the Hawaiian Islands and also elsewhere, and 3 are endemic, that is, they are native only to the Hawaiian Islands. The 3 endemic species are the nehe (Lipochaeta lavarum), wiliwili (Erythrina sandwicensis), and pua kala (Argemone glauca). None of the plants inventoried on the site is a threatened and endangered species or a species of concern (U.S. Fish and Wildlife Service 1997). All of the plants can be found in similar dry, lowland habitats throughout the main Hawaiian Islands. A botanical survey for the Ma'alaea to Lahaina 69 kilovolt transmission line (Char 1993) included portions of Olowalu and recorded similar findings.

Coastal vegetation in the Olowalu area occurs as a narrow band along the seaward front of the lands between the ocean and the Honoapi'ilani Highway. Formerly cultivated sugar cane (saccharum officinarum) fields are typically located mauka of this coastal vegetation zone.

In proximity to the subject property, the beaches consist of rounded, waterworn basalt and bleached coral rubble. In places, a few pockets of grayish-colored, fine sand are found along the black and white colored cobble beaches. The coastal vegetation on this type of substrate consists of low, scattered mats of pohuehue or beach morning glory (Ipomoea pes-caprae) with clumps of buffelgrass (Cenchrus ciliaris), a few small wind-pruned trees of kiawe (Prosopis pallida) and 'opiuma (Pithecellobium dulce), and small mixed patches of swollen fingergrass (Chloris barbata), 'uhaloa (Waltheria indica), koa haole (Leucaena leucocephala), and sourbush (Pluchea carolinensis). The coastal area within the government beach reserve immediately fronting the project area is dominated by kiawe.

Fauna present within the Olowalu area include a host of introduced species, including the Japanese White-eye (Zosterops japonicus), Zebra-dove (Geopelia striata), spotted dove (Streptopelia chinensis), and common Myna (Acridotheres tristis). According to the U. S. Fish and Wildlife

Service, the Hawaiian hoary bat (*Lasiurus cinereus semotus*) was also sighted near Mopua in 1989. Other mammals common to this area include rats, mice and mongoose.

b. **Potential Impacts and Mitigation Measures**

There are no known habitats of rare, endangered or threatened species of flora or fauna located within the subject property. No significant adverse impacts on flora and fauna in the area are expected to be generated through implementation of the proposed project. The project will involve removal of introduced plants re-introduction of Native Hawaiian or Polynesian introduced plants in the area fronting and surrounding the proposed dwelling. The applicant will utilize, where feasible and available, drought resistant and coastal tolerant species.

7. **Archaeological Resources**

a. **Existing Conditions**

The subject property is located in the Olowalu ahupua`a. Olowalu was an important agricultural area in pre-contact times. As long as water was available, the hot climate was ideal for producing taro.

In the post-contact period, the Olowalu area was notable for the infamous Olowalu Massacre which took place in 1790. This involved a cultural misunderstanding which resulted in tragic consequences.

As foreign influence became more pervasive following the unification of the Hawaiian Islands under Kamehameha, Lahaina became the center for West Maui because of favorable conditions for sailing craft. An 1832 missionary census showed the population of Lahaina at 4,028; Olowalu at 832; and Ukumehame at 573.

Following the Great Mahele in 1848, there were 46 individual

Land Commission awards granted in the ahupua'a of Olowalu. The majority are in the upper reaches of the area, along Olowalu Stream. The distribution of land awards and a review of late 1800's and early 1900's plantation maps suggest that the stream was channeled in a general, straighter north-south direction sometime after the Mahele. This was probably done to control flooding of agricultural fields.

The Olowalu Sugar Company is said to have been an enterprise of King Kamehameha V, who reigned from 1863 to 1872. He began the operation sometime during his reign. It was incorporated as the Olowalu Sugar Company in May 1881 and eventually was sold to Pioneer Mill Company, Ltd. in 1931. The Olowalu Mill was probably constructed in the 1870's located adjacent to the wharf. A two-foot gauge railroad was built parallel to the old government road. The plantation manager's house, located approximately 100 meters to the northwest of the Mill within the subject property, was built around 1920. There are also three (3) other houses between the Mill and the highway, which may have been built around the same time.

Archaeological inventory surveys of Olowalu lands on both the mauka and makai (including the subject property) sides of the Honoapi'ilani Highway were conducted by Xamanek Researches in 1999/2000. A map identifying the significant archaeological sites in the Olowalu area is presented in **Figure 13**. The survey did not identify any significant surface or subsurface archaeological resources within the boundaries of the subject property.

The archaeological inventory survey reports for the mauka and makai areas were approved by the State Historic Preservation Division (SHPD) on February 25, 2000 and April 12, 2000, respectively. The Archaeological Mitigation and Preservation Plan was approved by SHPD on June 4, 2001. Refer to **Appendix "C"**.

b. **Potential Impacts and Mitigation Measures**

There have been no surface or subsurface archaeological resources identified within the subject property. As such, it is anticipated that the proposed project will not impact any potential undiscovered subsurface historic resources. Should any cultural artifacts or human remains be encountered during construction for the proposed project, work will stop in the immediate vicinity of the find and the SHPD will be immediately notified in order to establish an appropriate mitigation strategy.

8. **Cultural Assessment**

a. **Existing Conditions**

A CIA report was prepared by Scientific Consulting Services, Inc. in July 2006 for a neighboring parcel of land (Lot 45-A) within the Olowalu Makai-Hikina subdivision. Lot 45-A is located approximately 200 feet from the subject property and is one of three adjacent parcels, including the subject parcel, which originated from Land Commission Awards. The 2006 CIA obtained input on cultural perspectives in the vicinity of the subdivision and was prepared in accordance with the methodology and content protocol provided in the Guidelines for Assessing Cultural Impacts as established by the State of Hawai'i, Office of Environmental Quality Control (OEQC, 1997). As part of the research for the CIA, input was solicited from the Maui office of the Office of Hawaiian Affairs, as well as various individuals familiar with the Olowalu area including Wally Fujii, Adeline Rodrigues and Hinano Rodrigues. Due to the proximity of Lot 45-A to the subject property, it is anticipated that the level of analysis and findings/recommendations of the CIA can be applied to the proposed project on Lot 47-A.

b. **Potential Impacts and Mitigation Measures**

Based on State archaeological reviews, land use history and information gained from informant interviews, the proposed

project is not anticipated to have an adverse impact upon cultural resources. Cultural-related practices conducted in the vicinity of the property are limited to recreational swimming, fishing and ocean access activities. Shoreline access is provided via a government beach reserve which runs along the shoreline fronting the property. Shoreline access will not be impacted by the project. Based on the foregoing, cultural practices or resources are not anticipated to be adversely impacted by the proposed project.

9. **Air Quality**

a. **Existing Conditions**

There are no point sources of airborne emissions within close proximity of the subject property. Smoke and dust from sugar cane harvesting and cultivation operations formerly caused an intermittent impact to the region's air quality. However, since Pioneer Mill Company, Inc. has ceased its sugar growing operations, this temporary air quality impact has also ceased.

Although minimal, airborne pollutants are largely attributable to vehicular exhaust from traffic along the region's roadways, as well as dust from unplanted or recently plowed fields. However, sources are intermittent and prevailing winds quickly disperse particulates generated by these temporary sources.

b. **Potential Impacts and Mitigation Measures**

The scope of the proposed project is limited to construction of a single-family dwelling. As such, there are no anticipated air quality impacts associated with the proposed project.

10. **Noise**

a. **Existing Conditions**

Vehicular noise from traffic traveling along Honoapiʻilani Highway are the primary sources of intermittent noise at the subject property. Ambient noise conditions are generally attributable to natural conditions such as ocean waves, wind and rain.

b. **Potential Impacts and Mitigation Measures**

As with air quality, there are no impacts to ambient noise levels associated with the proposed project.

11. **Scenic and Open Space Resources**

a. **Existing Conditions**

The shoreline in the vicinity of the subject property offers views and vistas of the Pacific Ocean, as well as the islands of Lanaʻi and Kahoolawe. The Kihei-Makena coastline and the islet of Molokini are also visible from this locale. The subject property is separated from the shoreline by an existing government beach reserve. Refer to **Figure 2**. The width of the beach reserve varies with shoreline accretion and erosion, but generally is approximately 100 feet in width. These lands are open to the public, although the area fronting the subject parcel is currently heavily overgrown, primarily with kiawe trees. View planes of the Pacific Ocean from the subject property are currently non-existent and blocked by the vegetation. The West Maui Mountains and Olowalu Valley can be seen to the northeast of the subject property.

b. **Potential Impacts and Mitigation Measures**

The proposed project, limited in scope to a 2-story single-family dwelling, is not anticipated to affect the long-term aesthetic and visual character of the surrounding Olowalu area. Given the vegetative cover characteristics of the area mauka of the subject property, it is anticipated that the proposed single-family structure will not affect views from Honoapiʻilani Highway.

**12. Shoreline Access**

a. **Existing Conditions**

The subject property is not considered to be a shoreline property. A government beach reserve is located between the property and the ocean. The shoreline along the government beach reserve consists of rounded, waterworn basalt and bleaded coral rubble. Lateral shoreline access opportunities to the coastline are available through the government beach reserve on the makai side of the subject property. Access to the government beach reserve is available through both the eastern and western ends where the reserve meets Honoapiʻilani Highway, and through the access to the Olowalu Landing to the west of the subject property.

b. **Potential Impacts and Mitigation Measures**

The proposed project, involving construction of a 2-story single-family dwelling on Lot 47-A of the Olowalu Makai-Hikina subdivision, will not impact access and recreational opportunities which exist via the government beach reserve.

**B. SOCIO-ECONOMIC ENVIRONMENT**

**1. Population**

a. **Existing Conditions**

The resident population of the West Maui Community Plan region has demonstrated a substantial increase over the last

two decades. Population gains were especially evident in the 1970's as the rapidly developing visitor industry attracted many new residents. The population of the Lahaina District increased from 14,574 in 1990 to 17,967 in 2000. Projections of the resident population in the Lahaina District for the years 2010, 2020 and 2030 are 21,577, 25,096 and 28,903, respectively (County of Maui, June 2006).

Growth at the County level exhibits a similar pattern. The County's resident population increased from 101,709 in 1990 to 128,968 in 2000. Projections for the resident County population in 2010, 2020 and 2030 are 151,300, 174,450 and 199,550, respectively (County of Maui, June 2006).

b. **Potential Impacts and Mitigation Measures**

The proposed project will not have an adverse impact upon population parameters.

2. **Economy**

a. **Existing Conditions**

The economy of Maui is heavily dependent upon the visitor industry. The dependency on the visitor industry is especially evident in West Maui, which is one of the State's major resort destination areas. The Ka`anapali Resort includes a number of hotels, including the Maui Marriott Resort (720 rooms), Hyatt Regency Maui (816 rooms), the Westin Maui (761 rooms), and the Sheraton Maui (510 rooms).

West Maui's visitor orientation is reflected in the character of Lahaina Town, which serves as a center for visitor-related retail outlets, as well as visitor-related activities.

In terms of the agriculture industry, Pioneer Mill Company, Inc. ceased sugar cane cultivation on its lands in 1999. Of its 6,700 acres, approximately 500 acres are currently utilized for the growing of coffee. Other crops, such as seed corn, are

being planned. Additionally, Maui Land and Pineapple Company's pineapple fields in the Honolua region are an important component of the region's agricultural base.

b. **Potential Impacts and Mitigation Measures**

The proposed project, in the short term, will provide tangible economic benefits to the West Maui region in the form of construction employment. On a long-term basis, benefits will accrue through the generation of real property tax revenues.

C. **PUBLIC SERVICES**

1. **Solid Waste Disposal**

a. **Existing Conditions**

Single-family residential solid waste collection service is provided by the County of Maui on a once-a-week basis. Residential solid waste collected by County crews is disposed at the County's Central Maui Landfill, located four miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies.

To facilitate solid waste collection services for the West Maui region, a refuse transfer station has been established at the former County Olowalu Landfill site which is located to the north of the subject properties.

b. **Potential Impacts and Mitigation Measures**

During construction, green waste from grubbing or plant removal activities, will either be mulched on-site or taken to the County's green waste recycling facilities. Construction debris will be disposed of at the Maalaea Construction and Demolition Landfill. Post-construction, all solid waste generated by the proposed project will be disposed of at the Central Maui Landfill in Puunene by County Collection Crews or private

refuse collection company, as applicable.

## 2. **Medical Facilities**

### a. **Existing Conditions**

The only major medical facility on the Island is Maui Memorial Medical Center, located approximately 16 miles from Olowalu, midway between Wailuku and Kahului. The 231-bed facility provides general, acute, and emergency care services.

Regular hours are offered by private medical practices in Lahaina, which include the Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center, and Kaiser Permanente Lahaina Clinic.

### b. **Potential Impacts and Mitigation Measures**

Medical services will not be adversely impacted by the proposed project. The project will not extend existing service area limits.

## 3. **Police and Fire Protection**

### a. **Existing Conditions**

The subject property is within the Lahaina Police Station service area, which services all of the Lahaina district. The Lahaina Station is located in the Lahaina Civic Center complex at Wahikuli, approximately 7.5 miles from the subject property.

Fire prevention, suppression and protection services for the Lahaina District are provided by the Lahaina Fire Station, also located in the Lahaina Civic Center and the Napili Fire Station, located in Napili. The Lahaina Fire Station includes an engine and a ladder company. The Napili Fire Station consists of an engine company.

### b. **Potential Impacts and Mitigation Measures**

Police and fire protection services will not be adversely impacted by the proposed project. The project will not extend existing service area limits for the Police Department and Department of Fire and Public Safety.

**4. Educational Facilities**

a. **Existing Conditions**

The West Maui area is served by four public schools operated by the State of Hawai'i, Department of Education: Lahainaluna High School; Lahaina Intermediate School; King Kamehameha Elementary School; and Princess Nahienaena Elementary School. All of the public schools are located within the Lahaina Town area.

b. **Potential Impacts and Mitigation Measures**

The subject project will not adversely affect educational services and facilities.

**5. Recreational Facilities**

a. **Existing Conditions**

West Maui is served by numerous recreational facilities offering diverse opportunities for the region's residents. There are seventeen (17) County parks and three (3) State beach parks in West Maui. Approximately one-third of the County parks are situated along the shoreline.

In addition, Ka'anapali and Kapalua Resorts operate world-class golf courses which are available for public use.

The governmental beach reserve, which runs between the subject property and the Pacific Ocean, provides public access to the recreational opportunities (including swimming, fishing, snorkeling and diving) available along the Olowalu shoreline.

b. **Potential Impacts and Mitigation Measures**

The subject project will not adversely affect recreational services and facilities. Public access opportunities to the government beach reserve fronting the subject property will remain unaffected with implementation of the proposed project.

## D. **INFRASTRUCTURE**

### 1. **Roadways**

#### a. **Existing Conditions**

The only major roadway facility providing vehicular access to and from the Olowalu area is Honoapiʻilani Highway, a State-owned and maintained highway linking West Maui with the central valley of the island. This highway through Olowalu primarily serves as access for vehicles traveling to and from the Lahaina, Kaʻanapali and Kapalua resort areas. In the vicinity of the subject property, Honoapiʻilani Highway is a two-lane rural highway generally aligned in an east to west direction following the coastline. The highway has a posted speed limit of 35 miles per hour (mph) in the vicinity of the subject property which increases to 45 mph outside of this area. The highway has 12-foot-wide lanes with paved shoulders varying in widths from about 6 to 10 feet wide. Access to the highway is provided at the Olowalu General Store intersection where existing storage lanes are provided for turning movements.

#### b. **Potential Impacts and Mitigation Measures**

As the scope of the proposed project is limited to a single-family dwelling, there are no significant impacts expected to traffic flow conditions along Honoapiʻilani Highway in the vicinity of the access road.

## 2. **Water**

### a. **Existing Conditions**

The County of Maui Department of Water Supply presently does not service the Olowalu area. Water supply for the limited number of residential and commercial uses (including the subject property) in the Olowalu area is provided by Olowalu Water Company, Inc. (OWC). OWC is a public water system (ID# 209). OWC provides both potable and non-potable irrigation water for residents and agricultural users within the 700-acre region known as Olowalu. The OWC received a Certificate of Public Convenience and Necessity (CPCN) from the State of Hawai'i Public Utilities Commission to provide potable water service in August of 2000. In November 2003, the OWC amended the CPCN to add the sales of irrigation water. Potable and non-potable water service is provided across parcel 84A via recently installed water lines. A fire hydrant is located approximately 200 feet to the west of the property.

### b. **Potential Impacts and Mitigation Measures**

There is no County water system in the vicinity of the subject property. As such, water requirements for the proposed single-family residence will be provided by a private water system in the area owned and operated by Olowalu Water, Inc. The proposed project will involve minimal use of potable water. Due to the scope of the project, only minimal additional demand on the existing privately owned water supply system is anticipated to result from the proposed project.

## 3. **Wastewater Systems**

### a. **Existing Conditions**

There are no County operated wastewater disposal facilities in the Olowalu area, including the subject property. Individual

wastewater disposal needs in the Olowalu area are currently addressed either by cesspools, septic tanks or individual wastewater treatment systems.

b. **Potential Impacts and Mitigation Measures**

An individual wastewater treatment system will be installed to handle the wastewater treatment requirements for the proposed single-family residence. The individual wastewater treatment system, consisting of a septic tank and onsite leaching field, will be designed to comply with all applicable Federal Environmental Protection Agency (FPA) and State Department of Health requirements. Due to the site's proximity to coastal areas, an aerobic treatment unit will be included in the system. As such, there will be no impacts to County-owned wastewater facilities resulting from the proposed project.

4. **Drainage**

a. **Existing Conditions**

Other than existing culverts which convey drainage beneath Honoapiʻilani Highway, the Olowalu area contains no other drainage improvements. Runoff generally sheet flows from the northeast to the southwest collecting in various swales and gullies. The Olowalu area, including the subject property, contains no engineered drainage systems.

b. **Potential Impacts and Mitigation Measures**

A Preliminary Engineering and Drainage Report (PER) has been prepared for the subject project by R.T. Tanaka Engineers, Inc. See **Appendix "D"**. Drainage from the subject property currently flows in a southerly direction towards the ocean. Existing rates of surface run-off are expected to increase under "with-project" conditions due to increases in the

amount of impervious surfaces on the subject property, such as concrete slabs and roofs. Implementation of the proposed project is expected to increase the 10-year and 50-year surface run-off rates from 0.6 cfs to 0.7 cfs (a 0.1 cfs increase) and 1,486 cf to 1,893 cf (a 437 cf increase), respectively. To accommodate the increase in surface run-off, a drainage system is proposed consisting of open-cut grassed lined basins and a subsurface perforated pipe drainage basin. The drainage system will mitigate greater than one hundred percent of the projected increase in surface run-off resulting from the proposed project. As such, the proposed project is not anticipated to present any significant drainage-related impacts on adjacent or downstream properties in the vicinity of the subject property. Furthermore, a Best Management Practices (BMPs) program will be implemented both prior to and during construction to prevent drainage flows from entering the ocean.

5. **Electrical, Telephone and CATV Considerations**

a. **Existing Conditions**

Electrical power and telephone service are provided to the Olowalu area by Maui Electric Company, Ltd. (MECO) and Hawaiian Telcom, via overhead lines along Honoapiʻilani Highway. MECO's 69 kilovolt overhead transmission lines from Central Maui to the Lahaina-Kapalua area extend along the lands situated mauka of the Honoapiʻilani Highway. Oceanic Time Warner does not currently provide cable service to the Olowalu area, including the subject property.

b. **Potential Impacts and Mitigation Measures**

Coordination with MECO and Hawaiian Telcom will be undertaken during the engineering plans preparation phase of work to ensure all electrical and telephone service requirements for the proposed project are adequately addressed. Electrical and telephone distribution systems will

be extended to serve the proposed project. No impact to electrical, telephone and cable systems is anticipated to result from the proposed project.

### **III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS**

#### **A. STATE LAND USE DISTRICTS**

Chapter 205, Hawai'i Revised Statutes, relating to the Land Use Commission, establishes four (4) major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation". The subject property encompasses lands classified as both "Agricultural" and "Conservation".

The proposed single-family dwelling will be located within the portion of the Property Classified as "Agricultural". Chapter 205, HRS, allows for single-family dwellings on parcels located within the Agricultural District prior to June 4, 1976. The subject parcel originated from a Land Commission Award created during the Mahele around 1850 and was in existence in 1976.

At present, the existing Community Plan and County Zoning designations are not consistent with the State Land Use "Agricultural" classification. The proposed CPA and CIZ requests would establish consistency with the existing State "Agricultural" classification.

Although the parcel size and proposed use would appear to more closely align with the standards set forth in the State Rural Districts, the Maui County Planning Department has requested that the applicant establish Agricultural designations in order to be consistent with the surrounding Agricultural land use designations.

#### **Conservation District Use Analysis**

A portion of the subject property is classified as "Conservation", "Limited" subzone. Land uses in the Conservation District are regulated by Chapter 13-5 of the Hawai'i Administrative Rules under the jurisdiction of the Department of Land and Natural Resources. Proposed activities in within the Conservation District will be limited to landscaping and removal of noxious plants which is an identified land use in the "Limited" subzone (L-4). Approval of this use will require a Conservation District Use Permit

from the Department. Chapter 13-5 establishes the following criteria for evaluating proposed land uses.

**1. The Proposed Land Use is Consistent With the Purpose of the Conservation District:**

The proposed project is consistent with the purpose of the Conservation District in that the proposed project will not have a significant impact on the natural resources of the State. The proposed project area is located along a narrow strip of Conservation classified land which runs along the shoreline. The project area is not within or near significant land based natural resource systems, such as watersheds or wetlands. Potential impacts to coastal resources will be mitigated through implementation of drainage, wastewater treatment and erosion control measures which are documented in this assessment.

**2. The Proposed Land Use is Consistent With the Objectives of the Subzone of the Land on Which the Use Will Occur:**

The objective of the “Limited” subzone classification is “to limit uses where natural conditions suggest constraint on human activities”. Typically these areas will include steep slopes or areas susceptible to erosion or flood hazard. The proposed landscape planting area is located in an area of coastal flooding and the base flood elevation is determined to be 5-feet above sea level. Activities will be limited to clearing of existing noxious or alien species and replanting with Native Hawaiian or Polynesian introduced species that are adapted to low lying coastal lands.

**3. The Proposed Land Use Complies With Provisions and Guidelines Contained in Chapter 205A, HRS, Entitled “Coastal Zone Management”, Where Applicable:**

Chapter 205A, HRS, is intended to regulate “development” within the Special Management Areas of the state in order to minimize impacts to the resources of the Coastal Zone. Use of any land for the purpose of cultivating plants is considered exempt from the definition of development, provided that there is no significant environmental or ecological effect on a special management area. Based on the analysis and findings within this Environmental Assessment, it is anticipated that a finding of no significant impact will be made and that

the proposed landscaping within the conservation district as well as the associated construction of a single family dwelling will not be considered development pursuant to Chapter 205A and an SMA exemption determination will be made by the County of Maui.

**4. The Proposed Land Use Will Not Cause Substantial Adverse Impact to Existing Natural Resources Within the Surrounding Area.**

As noted, the project location is not located near significant land based natural resource areas. Best Management Practices, such as drainage and erosion controls will be implemented to ensure that potential adverse impacts to coastal related natural resources are appropriately mitigated. With the incorporation of the mitigation measures identified within this document, the proposed land use is not anticipated to have substantial adverse impact to existing natural resources within the area.

**5. The Proposed Land Use, Including Buildings, Structures, and Facilities Shall be Compatible With the Locality and Surrounding Areas, Appropriate to Physical Conditions and Capabilities of the Specific Parcel or Parcels.**

The proposed residential use is consistent with the historic land use patterns in the Olowalu area. Olowalu was a village in pre-contact times as well as during the plantation era. The proposed use is also consistent with existing residential uses in the nearby vicinity, to the east and west of the Plantation Manager's house.

The relatively flat topography of the parcel is conducive to residential use. Historic use of the parcel as a home site is an indication of the appropriateness of the site for residential use. As previously mentioned, replanting will occur with Native Hawaiian or Polynesian introduced species that are adapted to low lying coastal lands.

**6. The Existing Physical and Environmental Aspects of the Land, Such as Natural Beauty and Open Space Characteristics, Will be Preserved or Improved Upon, Whichever is Applicable.**

The physical and environmental aspects of the site are similar to flat, nearshore coastal lowlands which extend from Ukumehame to the Olowalu Landfill, and, as such, the site does not contain unique features either topographically or geologically. Natural or existing vegetation consists of non-native plants and the biological report

concluded there is little of biological concern due to the non-native and weedy nature of the vegetation on the subject parcel. In order to further enhance the area and minimize impact, the landscaping plan proposes to reintroduce native Hawaiian and drought resistant plantings to replace invasive species in the area.

**7. Subdivision of Land Will Not be Used to Increase the Intensity of Land Uses Within the Conservation District.**

The proposed action will not result in a subdivision of land.

**8. The Proposed Land Use Will Not be Materially Detrimental to the Public Health, Safety and Welfare.**

With the incorporation of an appropriately designed and operated individual wastewater system, combined with the other BMPs identified within this assessment, the proposed landscape plantings and associated residential land use will not result in materially detrimental impacts to public health, safety and welfare.

**B. Maui Countywide Policy Plan**

The Countywide Policy Plan provides broad goals, objectives, policies, and implementing actions that portray the desired direction of the County's future. This includes: (1) a vision statement and core values for the County to the year 2030; (2) an explanation of the plan-making process; (3) a description and background information regarding Maui County today; (4) identification of guiding principles; and (5) a list of countywide goals, objectives, policies, and implementing actions related to the following core themes:

- Protect the Natural Environment
- Preserve Local Cultures and Traditions
- Improve Education
- Strengthen Social and Healthcare Services
- Expand Housing Opportunities for Residents
- Strengthen the Local Economy
- Improve Parks and Public Facilities
- Diversify Transportation Options
- Improve Physical Infrastructure
- Promote Sustainable Land Use and Growth Management
- Strive for Good Governance

The following Goals, Objective and Policies have been considered in the preliminary planning for the project.

*Goal: Maui County's natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.*

*Objective:*

*1. Improve the opportunity to experience the natural beauty and native biodiversity of the islands for present and future generations.*

*Policies:*

*a. Perpetuate native Hawaiian biodiversity by preventing the introduction of invasive species, containing or eliminating existing noxious pests, and protecting critical habitat areas.*

*b. Protect undeveloped beaches, dunes, and coastal ecosystems, and restore natural shoreline processes.*

*f. Protect the natural state and integrity of unique terrain, valued natural environments, and geological features.*

*c. Protect and restore nearshore reef environments and water quality.*

*d. Protect, enhance, and expand access to public shoreline and mountain resources.*

*Objective:*

*1. Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.*

*Policies:*

*a. Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.*

*b. Preserve the public's rights of access to and continuous lateral access along all shorelines.*

*c. Ensure that new development projects requiring discretionary permits demonstrate a community need, show consistency with the General Plan, and provide an analysis of impacts.*

**C. WEST MAUI COMMUNITY PLAN**

Maui County's General Plan consists of an overall Countywide Policy Plan, a yet to be adopted Maui Island Plan as well as nine community plans which consists of policies and objectives as well as land use maps. From a General Plan implementation standpoint, each region is governed by a Community Plan which sets forth desired land use patterns, as well as goals, objectives, policies, and implementing actions for a number of functional areas including infrastructure-related parameters. The subject property is located within the West Maui Community Plan region. See **Figure 9**.

The subject parcel is located on land currently designated as "Park" in the Community Plan. Part of the proposed action is the redesignation of a portion of the subject property to the "Agricultural" land use category.

The Park designation was provided in this area with the intention of providing for a 10-acre public beach park for camping and ocean-related recreational and educational activities (WMCP, pg 17, Item 10.b). Furthermore, the recommendation specifically provides that "The final boundaries of this park shall be determined in consultation with the landowner." (WMCP, pg 17, Item 10.b). As such, the precise location or boundaries of the future Park area have yet to be defined and the Community Plan anticipated flexibility during implementation. The subject property is situated in the western corner of the Park designated area and is the only small size parcel included in the Park area, the remainder of the Park designation is located within Parcel 84A. Amending the Community Plan designation to remove the subject parcel

from the Park designated area will have a minimal impact on the larger park designated area, especially given the uncertainty of the final boundaries.

Other applicable goals, objectives and policies of the West Maui Community Plan are cited below.

1. **Land Use**

**Goal**

An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the stable social and economic well-being of residents and the preservation and enhancement of the region's open space areas and natural environmental resources.

**Objectives and Policies for the West Maui Region in General**

- Protect and enhance the quality of the marine environment.
- Preserve and enhance the mountain and coastal scenic vistas and the open space areas of the region.

2. **Environment**

**Goal**

A clean and attractive physical, natural and marine environment in which man-made developments on or alterations to the natural and marine environment are based on sound environmental and ecological practices, and important scenic and open space resources are preserved and protected for public use and enjoyment.

### **Objectives and Policies**

- Protect all waters and wetland resources. Such resources provide open space and habitat for plant and animal life in the aquatic environment. They are also important for flood control and natural landscape.
- Preserve agricultural lands and open space with particular emphasis on natural coastal areas along major highways.
- Protect the quality of nearshore and offshore waters. Monitor outfall systems, streams and drainage ways and maintain water quality standards. Continue to investigate, and implement appropriate measures to mitigate, excessive growth and proliferation of algae in nearshore and offshore waters.
- Encourage soil erosion prevention measures and the installation of siltation basins to minimize downstream sedimentation and degradation of nearshore and offshore water quality.
- Promote the planting of trees and other landscape planting to enhance streetscapes and the built environment.
- Promote drainage and stormwater management practices that prevent flooding and protect coastal water quality.

### **3. Cultural Resources**

#### **Goal**

To preserve, protect and restore those cultural resources and sites that best represent and exemplify the Lahaina region's pre-contact, Hawaiian Monarchy, missionary and plantation history.

#### **Objectives and Policies**

- Preserve and protect significant archaeological, historical and cultural resources that are unique in the State of Hawai'i and Island of Maui.
- Ensure that new projects or developments address potential impacts on archaeological, historical, and cultural resources and identify all cultural resources located within the project area as part of initial project studies. Further require that all

proposed activity adequately mitigate potential adverse impacts on cultural resources.

- Ensure that site identification and interpretation is not damaging to any historical or archaeological sites.

#### 4. **Housing**

##### **Goal**

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

##### **Objectives and Policies**

- Promote efficient housing designs in order to reduce residential home energy consumption.

#### 5. **Urban Design**

##### **Goal**

An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design at the resort destinations of Ka'anapali and Kapalua, defines a unified landscape planting and beautification theme along major public roads and highways, watercourses, and at major public facilities, and recognizes the historic importance and traditions of the region.

##### **Objectives and Policies**

- Save and incorporate healthy mature trees in the landscape planting plans of subdivisions, roads or any other construction or development.
- Incorporate drought-tolerant plant species in future landscape planting.
- Emphasize contrasting earth-tone color schemes for buildings and avoid bright or garish colors.

6. **Infrastructure**

**Goal**

Timely and environmentally sound planning, development, and maintenance of infrastructure systems which serve to protect and preserve the safety and health of the region's residents, commuters, and visitors through the provision of clean water, effective waste disposal and efficient transportation systems which meets the needs of the community.

7. **Water and Utilities**

**Objectives and Policies**

- Promote water conservation and education programs.
- Encourage the installation of underground electrical, telephone and cable television lines.

8. **Drainage**

**Objectives and Policies**

- Insure that new developments will not result in adverse flooding conditions for downstream properties by requiring onsite retention facilities for stormwater run-off generated by the development.

9. **Energy**

**Objectives and Policies**

- Support energy efficient technologies in conjunction with new urban development and encourage energy efficient building design and site development practices.

D. **COUNTY ZONING**

A portion of the subject property is currently zoned "A-3, Apartment" by the County of Maui. Part of the proposed action is the proposed rezoning of this area to "Agricultural".

The change in zoning to “Agricultural” would establish land zoning consistency with the existing Land Use Commission’s “Agricultural” designation as well as the proposed CPA application from “Park” to “Agricultural”.

Section 19.510.040.A.4, Maui County Code, provides that the county council may grant a change of zoning if specific criteria are met. The following analysis discusses the request with respect to said criteria:

**1. The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county**

The previous section of this document, provides the basis for concluding that the request is consistent with the General Plan and the objectives and policies of the West Maui Community Plan.

**2. The proposed request is consistent with the applicable community *plan land use map of the county*.**

The purpose of the consolidated CPA/CIZ application is to establish consistency with the West Maui Community Plan Land Use Map.

**3. The proposed request meets the intent and purpose of the district being requested,**

One of the primary purposes of the Agricultural Districts is to support the agricultural character and components of the County's economy and lifestyle. While the existing parcel size and proposed use might more closely fit the standards of the Rural District, the Maui County Planning Department has requested that the applicant seek Agricultural Zoning in order to preserve the Agricultural character of the surrounding area. The parcel represents one of three abutting parcels which historically have been used for residential use and granting of the request will not significantly alter the character of the area.

**4. The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and**

**transportation systems, or other public requirements, conveniences and improvements,**

The application is limited to a single .54 acre parcel and, as documented in this Environmental Assessment, approval of the request would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements.

**5. The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area.**

This Environmental Assessment has documented that the project will not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area. The project's size and scope is limited, the project site does not contain sensitive environmental or ecological areas and measures can be implemented to mitigate potential impacts to shoreline and coastal resources.

**6. If the application change in zoning involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the department of agriculture and the United States Soil and Conservation Service.**

This section is not applicable since the application involves the establishment of an Agricultural District on a parcel which is less than the standard 2 acre minimum lot size established in Chapter 19.30A, MCC. Within Chapter 19.30A, MCC, Section 090 provides standards for non-standard sized lots. Since the parcel is less than 2 acres in size, the standards established via Section 19.30A.090 will apply.

E. **SPECIAL MANAGEMENT AREA OBJECTIVES AND POLICIES**

Pursuant to Chapter 205A, Hawai'i Revised Statutes, and the Rules and Regulations of the Planning Commission of the County of Maui, actions located within the SMA are evaluated with respect to SMA objectives, policies and guidelines. As mentioned in Chapter I, the project area is located within the County SMA. See **Figure 14**. Upon receipt of the necessary land use entitlement changes, a Special Management Area (SMA) approval from the County of Maui, Department of Planning will, therefore, also be necessary for the proposed project. The construction of a single-family dwelling is not classified as "development" under the SMA Rules for the Maui Planning Commission. As such, it is anticipated that the proposed project will qualify as an exempt action according to the SMA rules.

For analysis purposes, this section addresses the proposed project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A and the Rules and Regulations of the Maui Planning Commission.

1. **Recreational Resources**

**Objective:**

Provide coastal recreational opportunities accessible to the public.

**Policies:**

- a. Improve coordination and funding of coastal recreational planning and management; and
- b. Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
  - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
  - (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to

surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;

- (iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
- (iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
- (v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
- (vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;
- (vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
- (viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.

**Response:** The subject project will maintain coastal zone access and recreational opportunities. The existing government beach reserve will remain unaffected by the subject project.

## 2. **Historic resources**

### **Objective:**

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

### **Policies:**

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

**Response:** An archaeological inventory survey previously completed for the Olowalu area included the subject property. No significant surface or subsurface resources were identified within the subject property. As such, no impacts to historic resources are anticipated as a result of the proposed project. Should cultural or historic remains be discovered during construction activities for the project, all work in the immediate area of the find will cease and the SHPD will be notified to determine the appropriate level of mitigation.

## 3. **Scenic and open space resources**

### **Objective:**

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

**Policies:**

- a. Identify valued scenic resources in the coastal zone management area;
- b. Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural landforms and existing public views to and along the shoreline;
- c. Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and
- d. Encourage those developments which are not coastal dependent to locate in inland areas.

**Response:** The subject project involving construction of a 2-story single-family dwelling will not adversely impact scenic or open space resources, nor will it alter the existing topographic character of the surrounding area.

**4. Coastal ecosystems**

**Objective:**

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

**Policies:**

- a. Improve the technical basis for natural resource management;
- b. Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- c. Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and

- d. Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

**Response:** Best Management Practices (BMPs) will be utilized to prevent runoff generated during construction from entering the ocean. The proposed drainage system will handle all post-development drainage to ensure that no adjacent or downstream properties are impacted by the project. As such, no impacts to coastal ecosystems are, therefore, anticipated to result from the subject project.

## 5. **Economic uses**

### **Objective:**

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

### **Policies:**

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

- (ii) Adverse environmental effects are minimized; and
- (iii) The development is important to the State's economy.

**Response:** The subject project will provide beneficial impacts to the local economy through the provision of construction employment and the generation of real property tax revenues. In the long term, the subject project will not adversely affect the region's economic stability.

## 6. **Coastal hazards**

### **Objectives:**

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

### **Policies:**

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

**Response:** According to the Federal Flood Insurance program maps, the proposed dwelling site is located in an area of minimal flooding (Zone "X"). The proposed residence will be designed and constructed

in compliance with the requirements of the Federal Flood Insurance Program, as implemented through the County of Maui's Flood Hazard Area Ordinance, Chapter 19.62, Maui County Code, as applicable.

According to an analysis by the University of Hawaii, the shoreline location fronting the project area has been relatively stable with an estimated Annual Erosion Hazard Rate between 0.0 ft and 0.4 feet per year. **See Figure 15** The relative stable shoreline combined with the structure being located approximately 196 feet from the shoreline should minimize concerns related to impacts from shoreline erosion.

## 7. **Managing development**

### **Objective:**

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

### **Policies:**

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

**Response:** All aspects of the subject project will be conducted in accordance with applicable State and County requirements. Opportunity for review of the subject project is offered through the HRS, Chapter 343 Environmental Assessment (EA) review process and the Community Plan Amendment (CPA) and Change in Zoning (CIZ) processes.

**8. Public participation**

**Objective:**

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

**Policies:**

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

**Response:** EA, CPA and CIZ proceedings are all applicable to the subject project. Opportunities for public awareness, education, and participation in coastal management are provided through the EA, CPA and CIZ review and approval processes.

**9. Beach protection**

**Objective:**

Protect beaches for public use and recreation.

**Policies:**

- a. Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;

- b. Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- c. Minimize the construction of public erosion-protection structures seaward of the shoreline.

**Response:** The proposed structure is setback approximately 196 feet from the shoreline and is separated from the ocean by a government beach reserve which runs along the shoreline fronting the subdivision. According to an analysis by the University of Hawai'i, the shoreline location fronting the project area has been relatively stable with an estimated Annual Erosion Hazard Rate between 0.0 ft and 0.4 feet per year. **See Figure 15.** The relative stable shoreline combined with the structure being located approximately 196 feet from the shoreline should minimize concerns related to impacts from shoreline erosion. No impacts to beach processes are anticipated from the subject project. Access and recreational opportunities along the shoreline will remain unaffected by the proposed project.

## 10. **Marine Resources**

### **Objective:**

Implement the State's ocean resources management plan.

### **Policies:**

- a. Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- b. Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- c. Coordinate the management of marine and coastal resources and activities management to improve effectiveness and

efficiency;

- d. Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- e. Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
- f. Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

**Response:** Increases in surface drainage flows across the subject property will be mitigated by the proposed drainage system improvements for the project. No impacts to marine resources along the Olowalu coastline are, therefore, anticipated to result from the subject project.

In addition to the foregoing objectives and policies, SMA permit review criteria pursuant to Act 224 (2005) provides that:

No special management area use permit or special management area minor permit shall be granted for structures that allow artificial light from floodlights, uplights, or spotlights used for decorative or aesthetic purposes when the light:

- 1. Directly illuminates the shoreline and ocean waters; or
- 2. Is directed to travel across property boundaries toward the shoreline and ocean waters.

In addressing light pollution issues, all lighting for the proposed single-family residence will be shielded and of the directional

down lighting variety to mitigate light pollution and to prevent lighting traveling across property boundaries toward the shoreline and ocean.

F. **OTHER PLANNING POLICY CONSIDERATIONS**

**Proposed Maui Island Plan**

The Maui Island Plan is currently under review by the Maui County Council. In the latest version of the Maui Island Plan forwarded to the County Council by the Maui County Planning Department, the subject parcel is located within an Agricultural designated area and is not located within a proposed Rural or Urban Growth area. Also, the parcel is not located within the abutting Park designated area.

**Proposed Pali to Puamana Plan**

On a similar note, within the latest version of the County's Pali to Puamana Park Plan, as illustrated in Figure 4 of the Final Environmental Assessment dated August 8, 2008, the parcel is not located within the abutting area which has been designated as a future park.

## **IV. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED**

The proposed project will result in unavoidable construction-related impacts which include noise-generated impacts occurring from the proposed improvements. In addition, there may be temporary air quality impacts associated with dust generated from site work and exhaust emissions discharged by construction equipment. These impacts will be mitigated by erosion control measures and best management practices designed to minimize dust and erosion. Construction of the proposed project will be carried out in compliance with State Department of Health Community Noise Control standards.

Accordingly, the subject project is not anticipated to create any significant, long-term adverse environmental impacts.

## V. ALTERNATIVES ANALYSIS

### A. NO ACTION OR NO BUILD ALTERNATIVE

The subject property is vacant and undeveloped at the present time. The no action or no build alternative would involve the continuation of the underutilized and unmaintained nature of the property. Discussions with the County Planning Department have indicated that there is no intent on acquiring the property for “Park” use as suggested by the WMCP Land Use Map. Importantly, the WMCP anticipated that the specific boundaries of the anticipated Public Park in this area would be revised based on consultations with the landowner.

Other indications of current County Policy include: 1) in the current version of the Maui Island Plan, the Planning Commission and Planning Department have recommended that the parcel not be included in the abutting Park designated area; and 2) within the latest version of the County’s Pali to Puamana Park Plan, the parcel is not located within the abutting area which has been designated as a future park.

Based on the foregoing, the existing WMCP Park designation does not reflect future Park development plans by the County. However, according to the Planning Department’s current practice, requests for projects that would be considered exempt from the SMA Law’s definition of “development” cannot be processed if there is an apparent inconsistency with the Community Plan Land Use Map designation. Thus, based on current policy of the Maui County Planning Department, the existing “Park” designation prevents any private use of the property.

### B. DEFERRED ACTION ALTERNATIVE

A “deferred action” alternative would have similar consequences as the “no action” alternative in that the land use objectives of the proposed project would be delayed and would not be immediately realized.

This alternative could result in potentially higher development costs due to increases in labor and material costs or changes to infrastructure or the

existing physical or socio-economic environment (i.e. opportunity costs). Based on the preceding, the “deferred action” alternative was not considered.

C. **ALTERNATIVE LAND USE DESIGNATION**

The applicant would have preferred to request Rural land use designations since the State and County Rural District Standards more accurately reflect the existing parcel size and proposed use. However, the County Planning Department is recommending the establishment of Agricultural designations in order to maintain consistency with abutting areas that are also designated as Agricultural by the State Land Use Commission and the West Maui Community Plan. Whether the project area is designated as Rural or Agricultural, the proposed use will not change and the findings related to potential environmental impacts associated with the project would not be altered.

## **VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES**

Major resource commitments include the land on which the project will be developed, as well as fuel, labor, funding and material resources. Impacts relating to the use of these resources should be weighed against the expected positive socio-economic benefits to be derived from the project versus the consequences of taking no action.

The commitment of resources required for the development of the single-family dwelling includes building materials and labor, both of which are non-renewable and irretrievable. In addition, the proposed project is not anticipated to require commitment of government services or facilities. In general, the proposed action is not anticipated to place significant additional requirements upon public services and infrastructure. There are no other significant irreversible commitment of resources associated with the proposed project.

## VII. FINDINGS AND CONCLUSIONS

The “Significance Criteria”, Section 12 of the Administrative Rules, Title 11, Chapter 200, “Environmental Impact Statement Rules”, were reviewed and analyzed to determine whether the proposed project has significant impacts on the environment. The following criteria and analysis are provided:

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

The proposed project does not result in any adverse environmental impacts. There are no known, rare, endangered or threatened species of flora or fauna located within the subject property. There are no known wetlands located within the subject property. An archaeological inventory survey previously prepared for the area did not identify any significant surface or subsurface archaeological or cultural resources within the subject property. Should any historic or cultural remains be discovered during construction, work will cease in the immediate area of the find and consultation will be undertaken with the SHPD to determine appropriate mitigation measures. No impacts to cultural or historic resources are, therefore, anticipated to result from the proposed project

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

The use of the subject property for the proposed project will not curtail the range of beneficial uses of the environment.

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

The State's Environmental Policy and Guidelines are set forth in Chapter 344, Hawai'i Revised Statutes and were reviewed in connection with the proposed project. The proposed project is in consonance with the guidelines.

4. **Substantially affects the economic welfare, social welfare, and cultural practices of the community or State.**

The proposed project will have a beneficial impact on the West Maui economy through the creation of employment positions related to construction and the generation of real property tax revenues. The economic and social welfare of the community will not be negatively affected by the proposed project.

5. **Substantially affects public health.**

No adverse impacts to the public's health and welfare are anticipated to result from the proposed project. As noted previously, BMPs will be employed during construction work to mitigate any environmental impacts.

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

The proposed project, including construction of a 2-story single-family dwelling, will not affect the island's population base. The subject project will not significantly impact existing traffic flows along Honoapi'ilani Highway.

The proposed project will not adversely impact public services such as police, fire and medical services. Impacts upon educational, recreational and solid waste parameters are also not expected to result from the construction of the single-family residence.

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

During the construction phase of the project, there will be short-term air quality and noise impacts generated. No long-term degradation of

environmental quality is anticipated from the proposed project.

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

The proposed project, limited in scope to the construction of a 2-story single-family residence and related improvements, does not represent a commitment to larger actions. There are no cumulative impacts associated with the subject project which would result in considerable effects on the environment.

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

There are no known significant habitats or rare, endangered or threatened species of flora and fauna that will be adversely affected by the proposed project.

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

Construction activities for the proposed project will result in short-term air quality and ambient noise impacts. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind blown emissions during construction. It is anticipated that construction will be limited to daylight working hours only. Water quality is not anticipated to be affected with implementation of BMPs. There will be no impact on adjacent or downstream properties from drainage flows related to the proposed project.

In the long-term, the proposed project is not anticipated to have a significant impact on air, noise and water quality.

11. **Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land,**

**estuary, fresh water, or coastal waters.**

The subject property is located within Flood Zone “X” and “AE”. Zone “AE”, an area of the 100-year flood with a base flood elevation of five (5) feet, occupies a narrow strip of the southern portion of the property. The remaining balance of the property is located in Zone “X”, an area of minimal flooding. The proposed residence will be located in Zone “X”.

The project will comply with Chapter 19.62 of the Maui County Code (MCC), Flood Hazard Areas, as applicable. The proposed project will not result in any significant impacts to coastal waters.

**12. Substantially affects scenic vistas and viewplanes identified in county or state plans or studies.**

The subject property is separated from the Pacific Ocean by an existing government beach reserve which runs along the shoreline fronting the subdivision. View planes of the Pacific Ocean from the subject property are currently non-existent and blocked by the vegetation. Removal of thick strands of kiawe trees and other alien species will open up views to and along the shoreline in the immediate vicinity. The proposed single-family dwelling is separated from Honoapiʻilani Highway by approximately 500 feet. With the intervening vegetative cover, the proposed residence will not adversely affect makai views from the highway.

**13. Requires substantial energy consumption.**

The proposed project will involve the short-term commitment of equipment requiring substantial energy consumption. The fuel consumption and electricity requirements for the proposed project, on both a short- and long-term basis, are not anticipated to result in a substantial consumption of energy resources.

Based on the foregoing findings, it is anticipated that the assessment of the subject project will result in the issuance of a Finding of No Significant Impact (FONSI).

## VIII. LIST OF PERMITS AND APPROVALS

The following State and County permits and approvals will be required for the subject project.

### **State of Hawai`i**

1. Conservation District Use Permit (Departmental Permit) – DLNR

### **County of Maui**

1. Community Plan Amendment from the Maui County Council
2. Change in Zoning from the Maui County Council
3. Special Management Area (SMA) Exemption from the County of Maui, Department of Planning.
4. Applicable Grading and Construction Permits from County of Maui, Department of Public Works and Environmental Management, Development Services and Administration
5. Special Flood Hazard Area Development Permit, as applicable.

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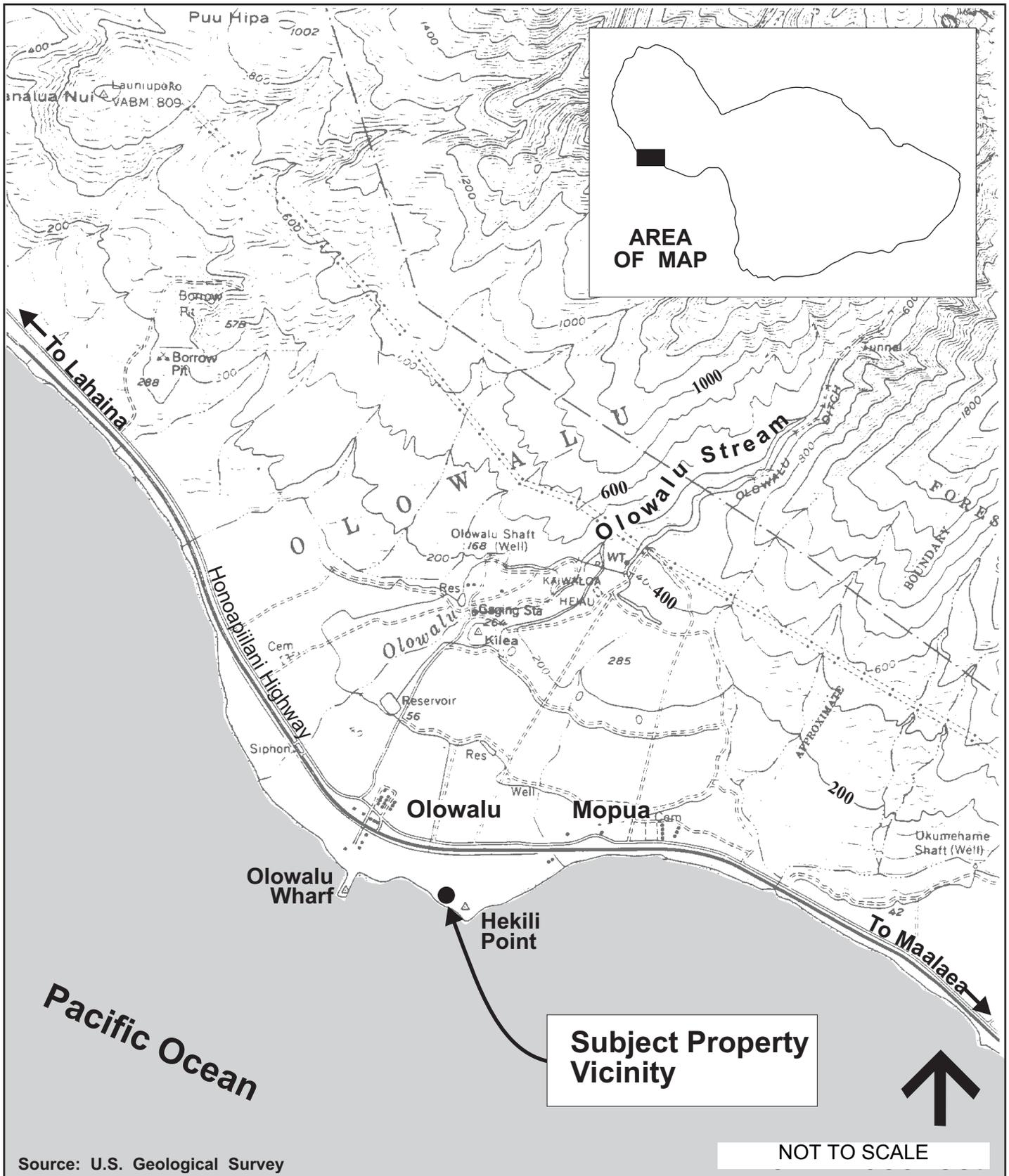
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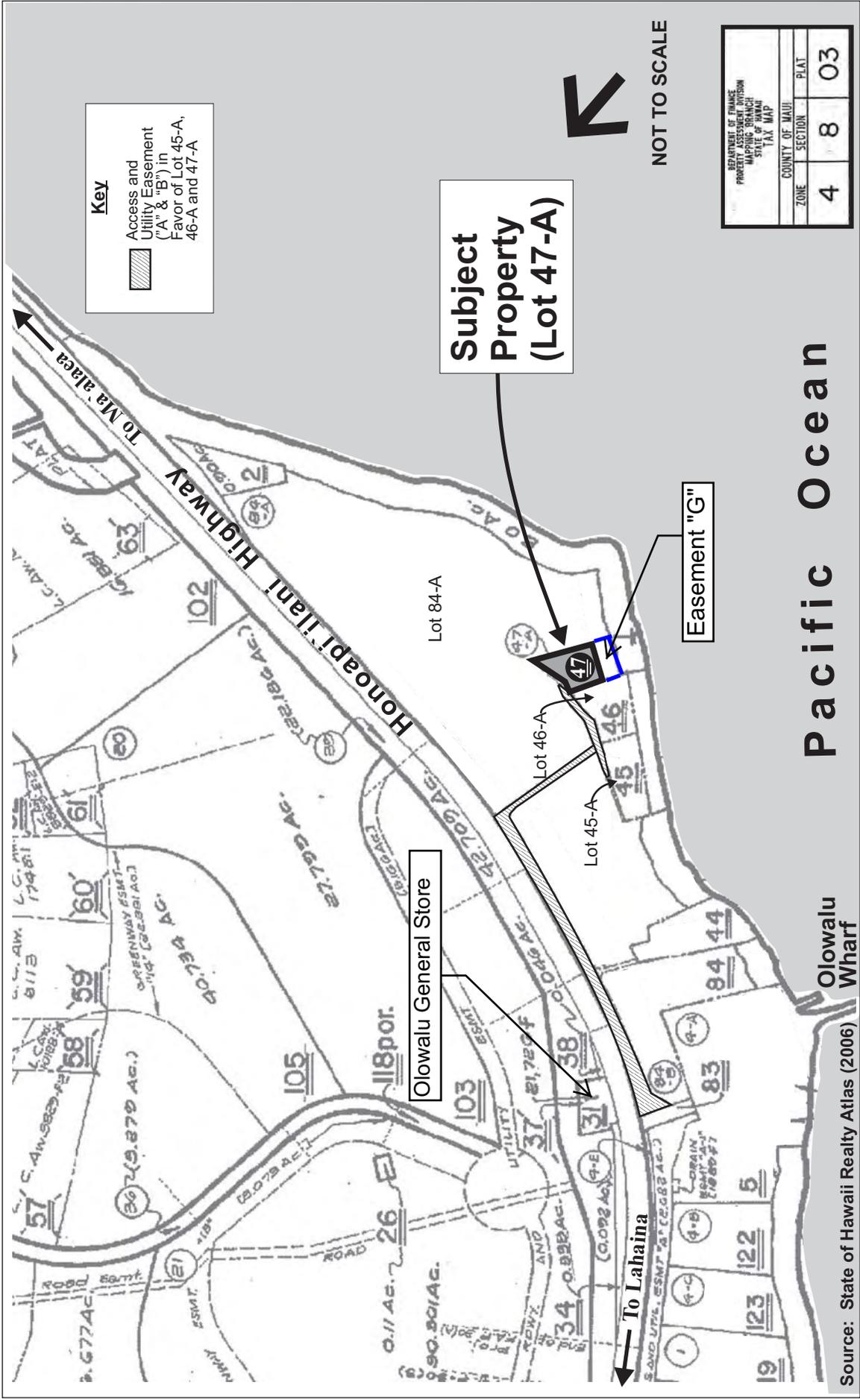
Xamanek Researches, Archaeological Inventory Survey of Makai Portion of Olowalu Development Parcel L (Phase II), Olowalu Ahupua`a, Lahaina District, Maui Island, July 23, 1999 (Revised February 2, 2000).

FIGURES



Proposed Poseley Single-Family  
Residence and Related Improvements  
Regional Location Map

**Figure 1**



**Proposed Poseley Single-Family Residence and Related Improvements**  
 Site Location Map  
**Figure 2**



Proposed Poseley  
Single-Family  
 Dwelling and  
 Related  
 Improvements  
 Planting Plan  
 **Figure 4**



NOT TO SCALE

LOT 46-A  
0.800 ACRES

EASEMENT "G"  
0.199 ACRES

AGRICULTURAL  
ZONE

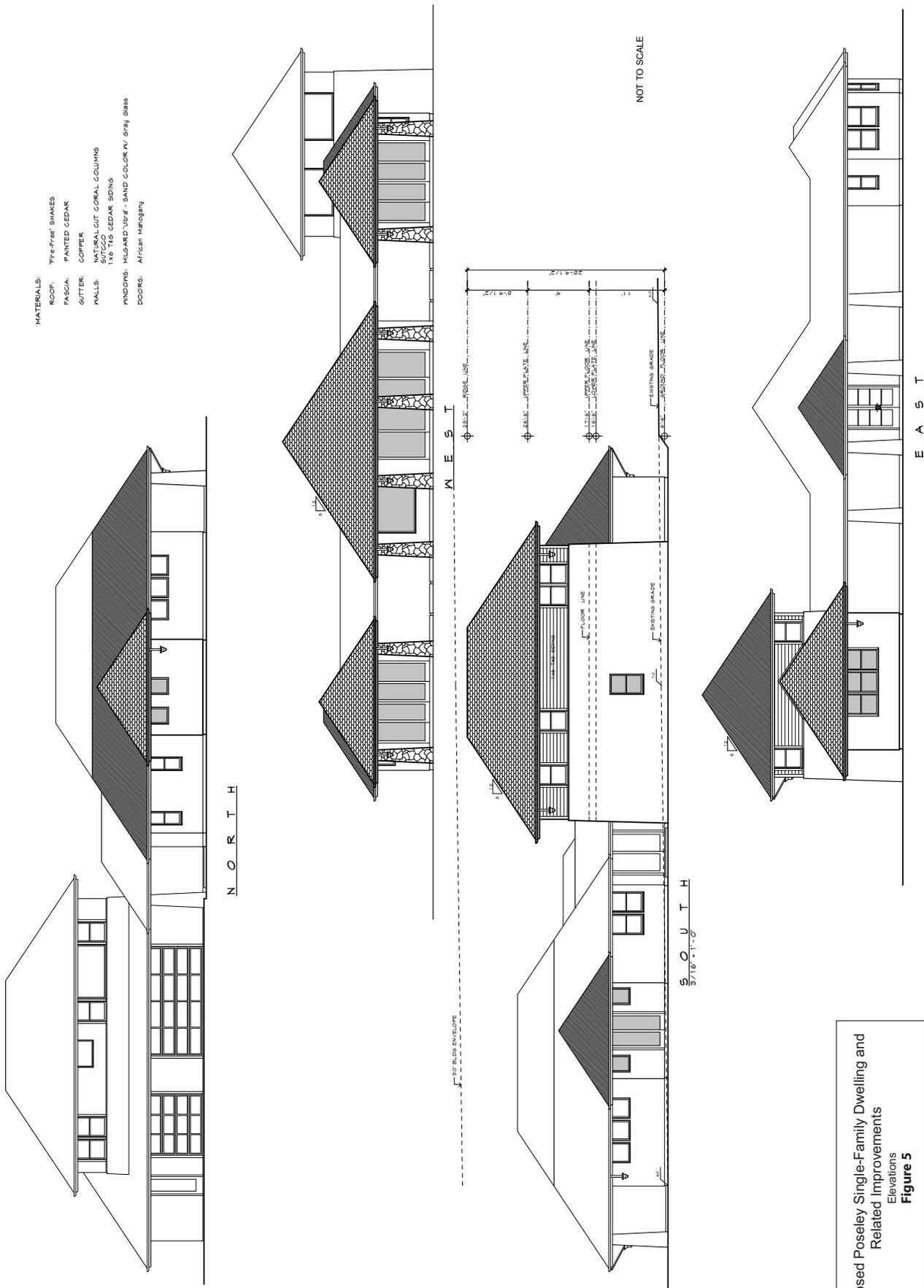
FLOOD ZONE C

FLOOD ZONE A4

CONSERVATION  
ZONE



BENCHMARK  
7.89

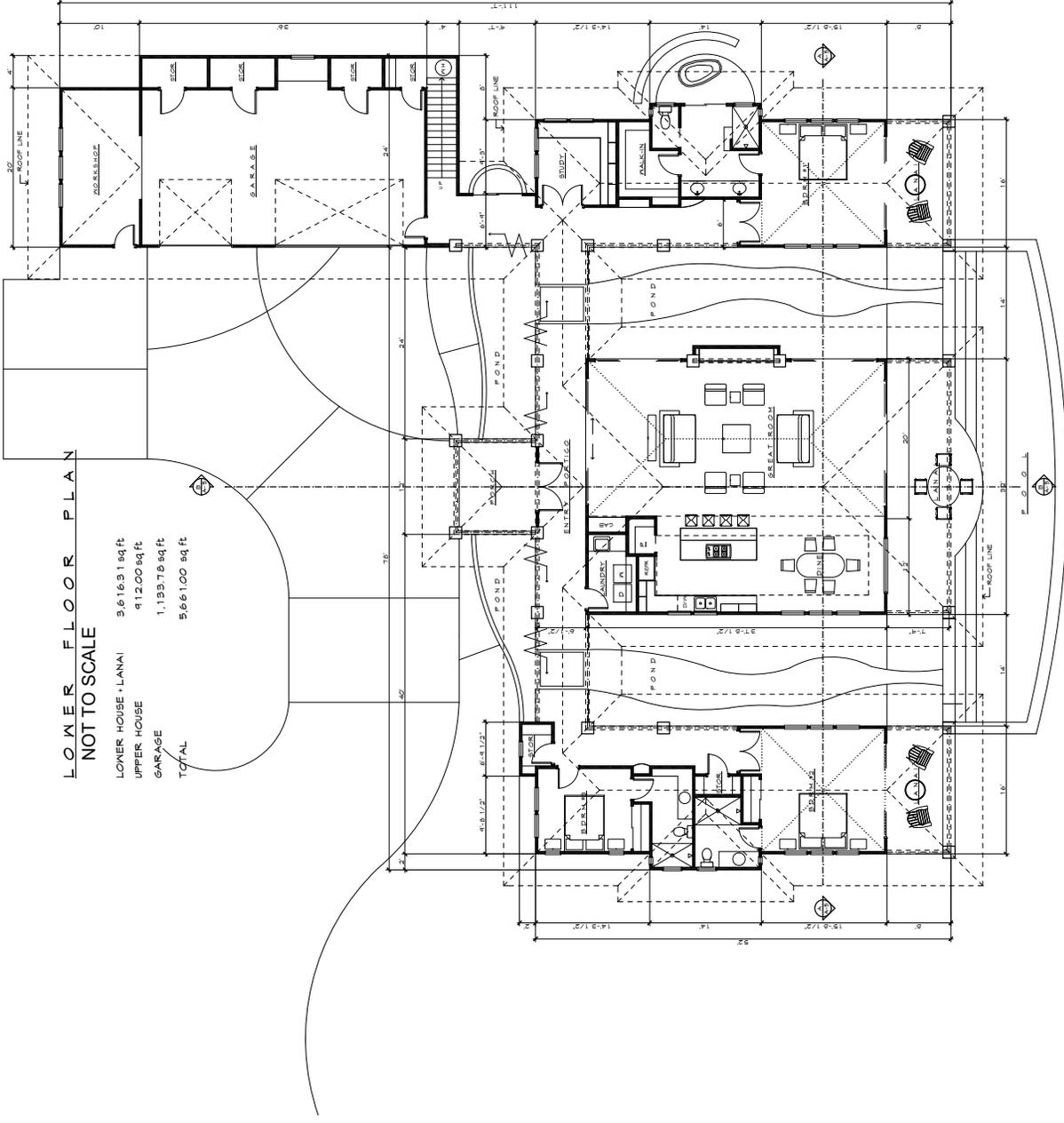


Proposed Poseley Single-Family Dwelling and Related Improvements Elevations  
**Figure 5**



**LOWER FLOOR PLAN**  
NOT TO SCALE

LOWER HOUSE + LANAI 9,616.91 sq ft  
UPPER HOUSE 412.00 sq ft  
GARAGE 1,139.79 sq ft  
TOTAL 5,661.00 sq ft



**Proposed Poseley  
Single-Family  
Dwelling and  
Related  
Improvements  
Lower Floor Plan  
Figure 6**

DATE: 3-24-10  
REVISED: 05-25  
DRAWN BY: A-2

**POSELEY RESIDENCE**  
FRANK POSELEY  
100 W. MAUI AVENUE  
MOLOKAI, HAWAII 96748  
PHONE: 408-233-1414

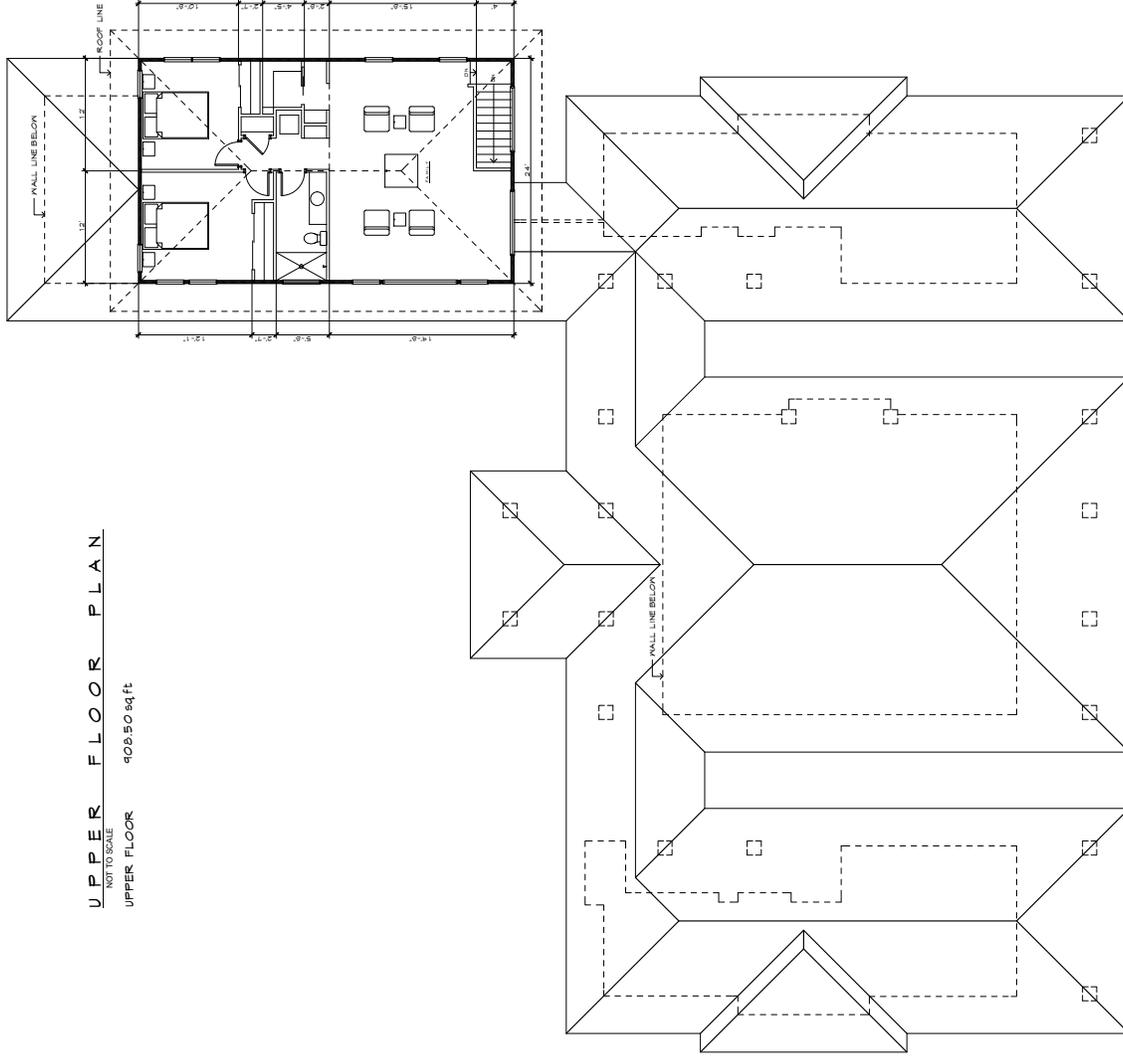
**RICHARD S. YOUNG - ARCHITECT**  
185 KAINAKAKI, MOLOKAI, HAWAII 96748  
PHONE: 408-233-1414

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISORIAL CONTROL AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION AND SUPERVISION IN ACCORDANCE WITH THE PROFESSIONAL STANDARD AND ETHICS ACT, Chapter 10, Title XVI, Professional Regulation, State of Hawaii.



UPPER FLOOR PLAN

NOT TO SCALE  
UPPER FLOOR 409.50 sqft



Proposed Poseley Single-Family Dwelling and  
Related Improvements  
Upper Floor Plan  
**Figure 7**



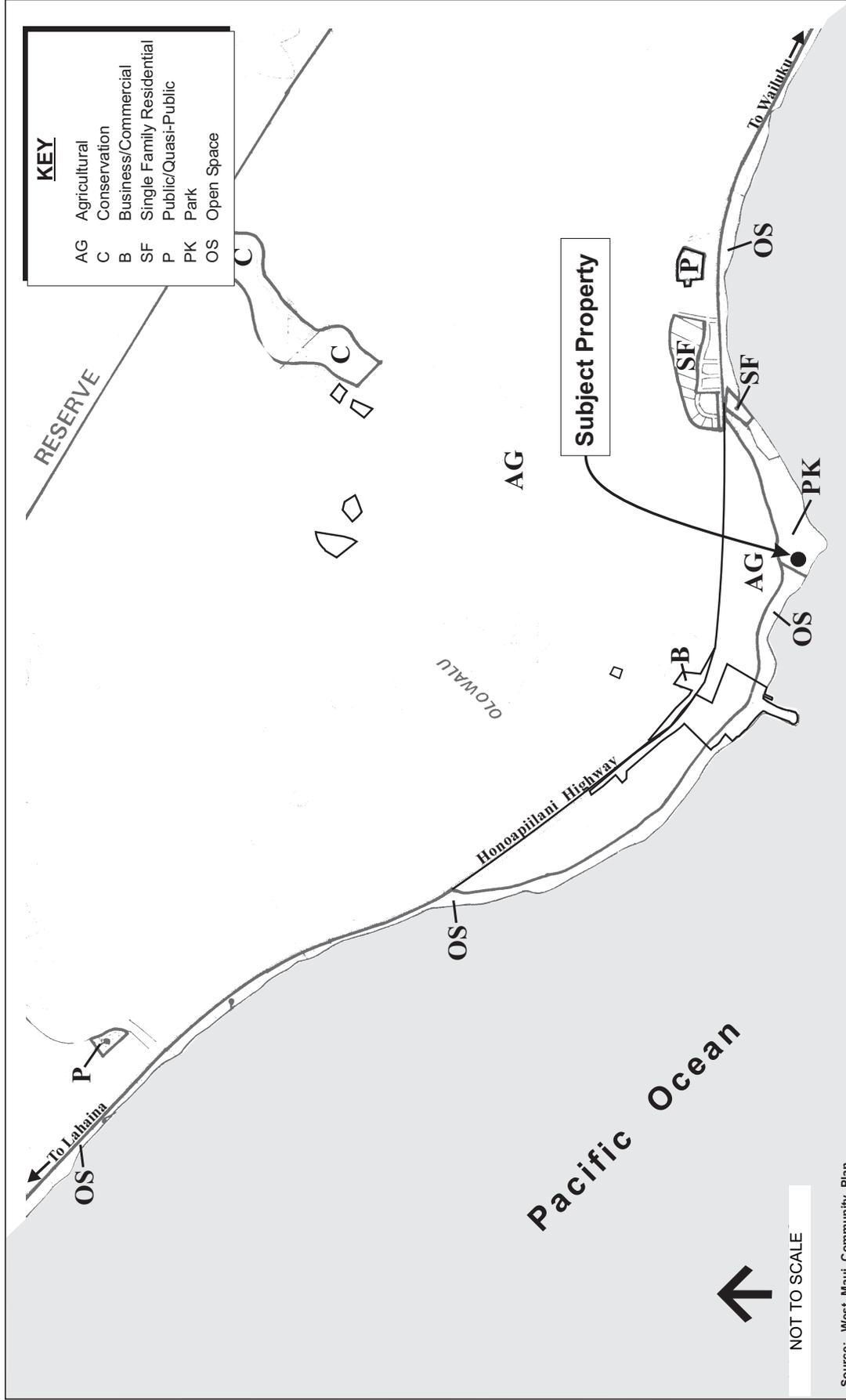
THIS WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A duly Licensed Professional Engineer in the State of Hawaii. I am not providing any services to the State of Hawaii as a contractor or consultant. My supervision of contractors to be as defined in Section 12, Chapter 10, Title VII, Professional Engineering Law, Chapter 10, Title VII, Department of Regulatory Agencies, State of Hawaii.

**RICHARD S. YOUNG - ARCHITECT**  
HC-1 BOX 185, KAINAKAKAI MOLOKAI HAWAII 96745

**POSELEY RESIDENCE**  
DOUG and DONNA POSELEY  
OLOPAALI MAUI, HAWAII  
TKM 4-8-0308141 PORTIONS

DATE 11-6-03  
DRAWN BY  
A-3

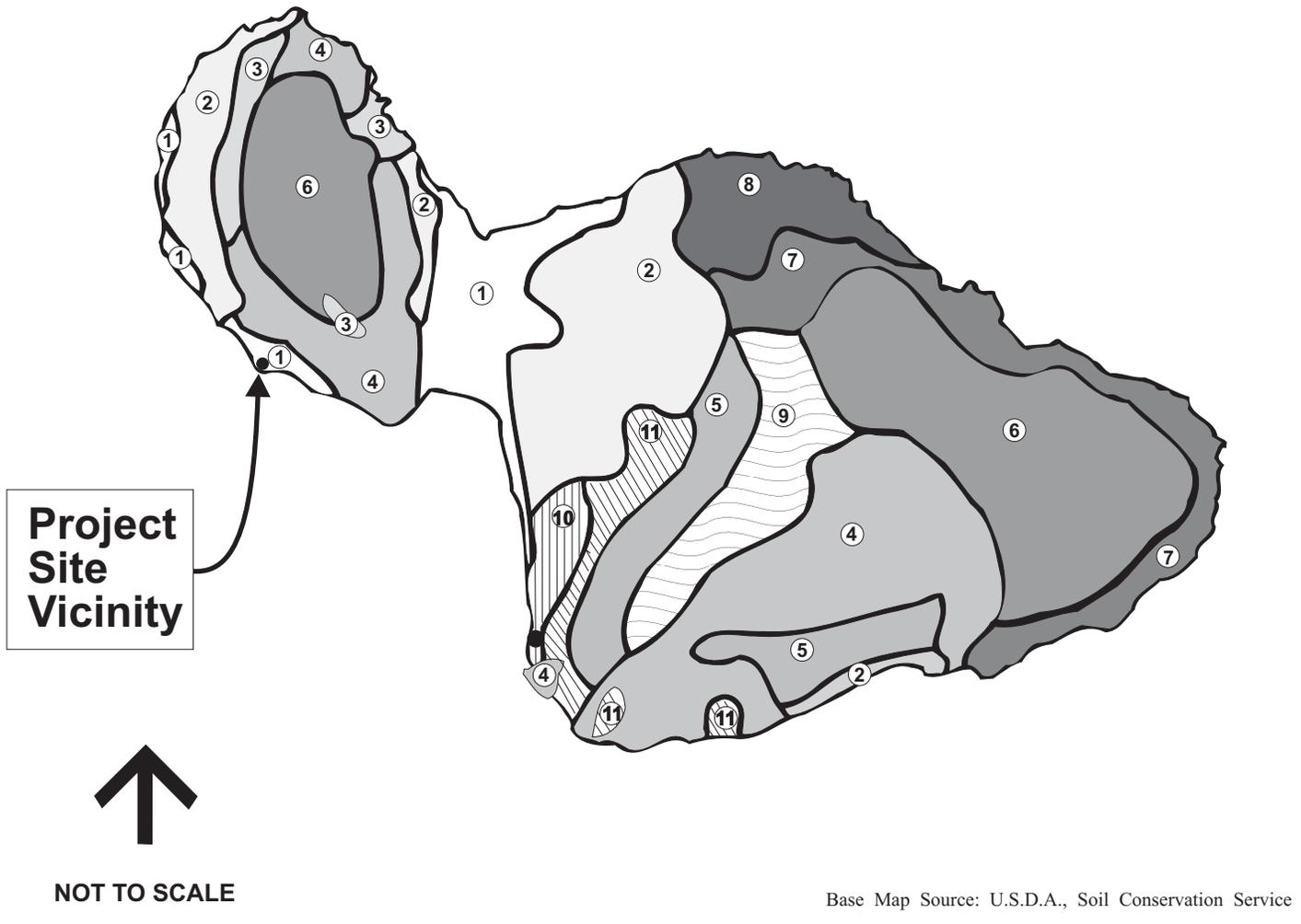




Proposed Poseley Single-Family Residence and Related Improvements  
 West Maui Community Plan Land Use Designations Map  
**Figure 9**

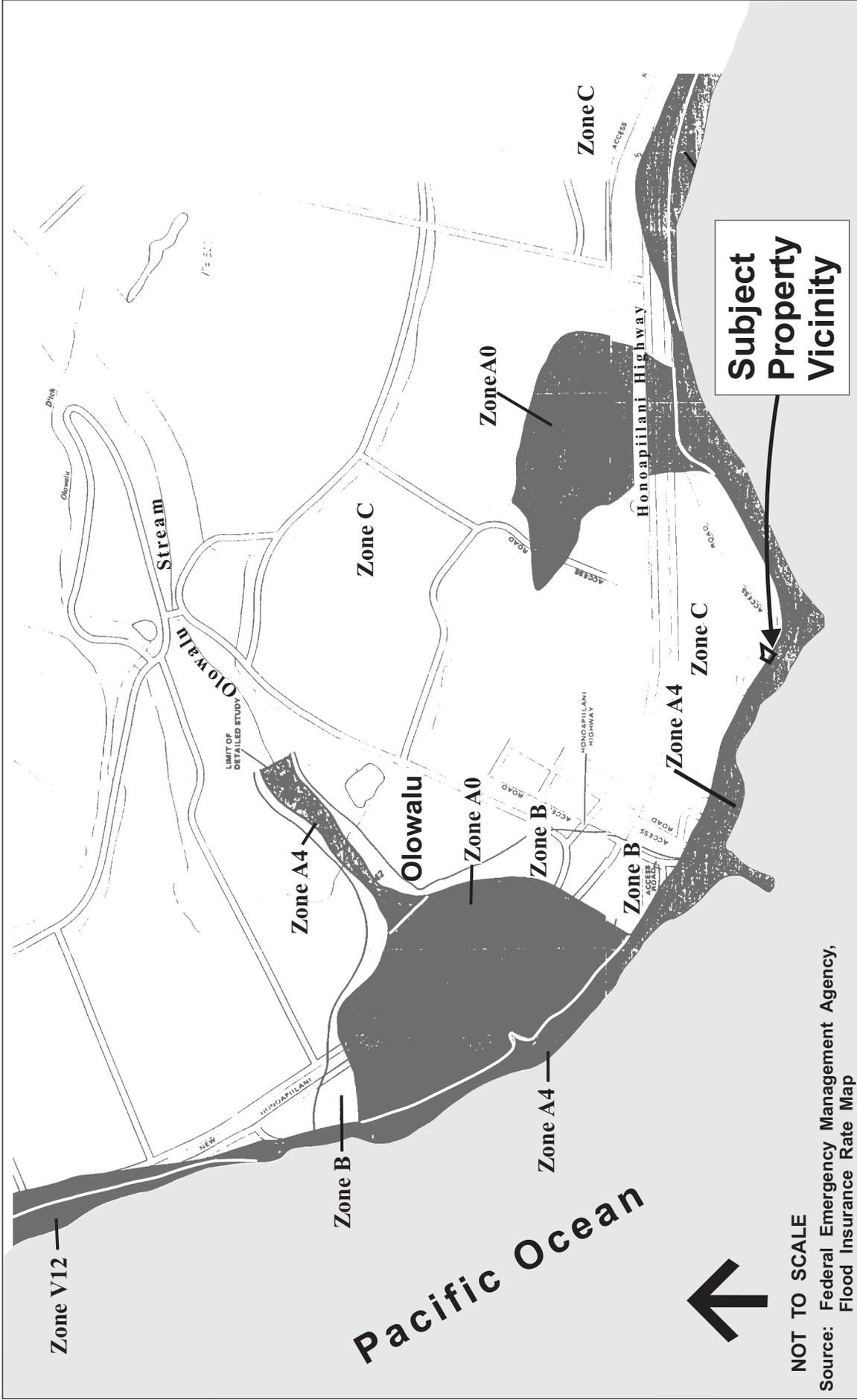
# LEGEND

- |  |                                     |
|--|-------------------------------------|
| ① Pulehu-Ewa-Jaucas association                | ⑦ Hana-Makaalae-Kailua association  |
| ② Waiakoa-Keahua-Molokai association           | ⑧ Pauwela-Haiku association         |
| ③ Honolua-Olelo association                    | ⑨ Laumaia-Kaipoi-Olinda association |
| ④ Rock land-Rough mountainous land association | ⑩ Keawakapu-Makena association      |
| ⑤ Puu Pa-Kula-Pane association                 | ⑪ Kamaole-Oanapuka association      |
| ⑥ Hydrandepts-Tropaquods association           |                                     |



Proposed Poseley Single-Family  
Residence and Related Improvements  
Soil Association Map  
**Figure 10**





**Proposed Poseley Single-Family Residence and Related Improvements**  
**Flood Insurance Rate Map**  
**Figure 12**

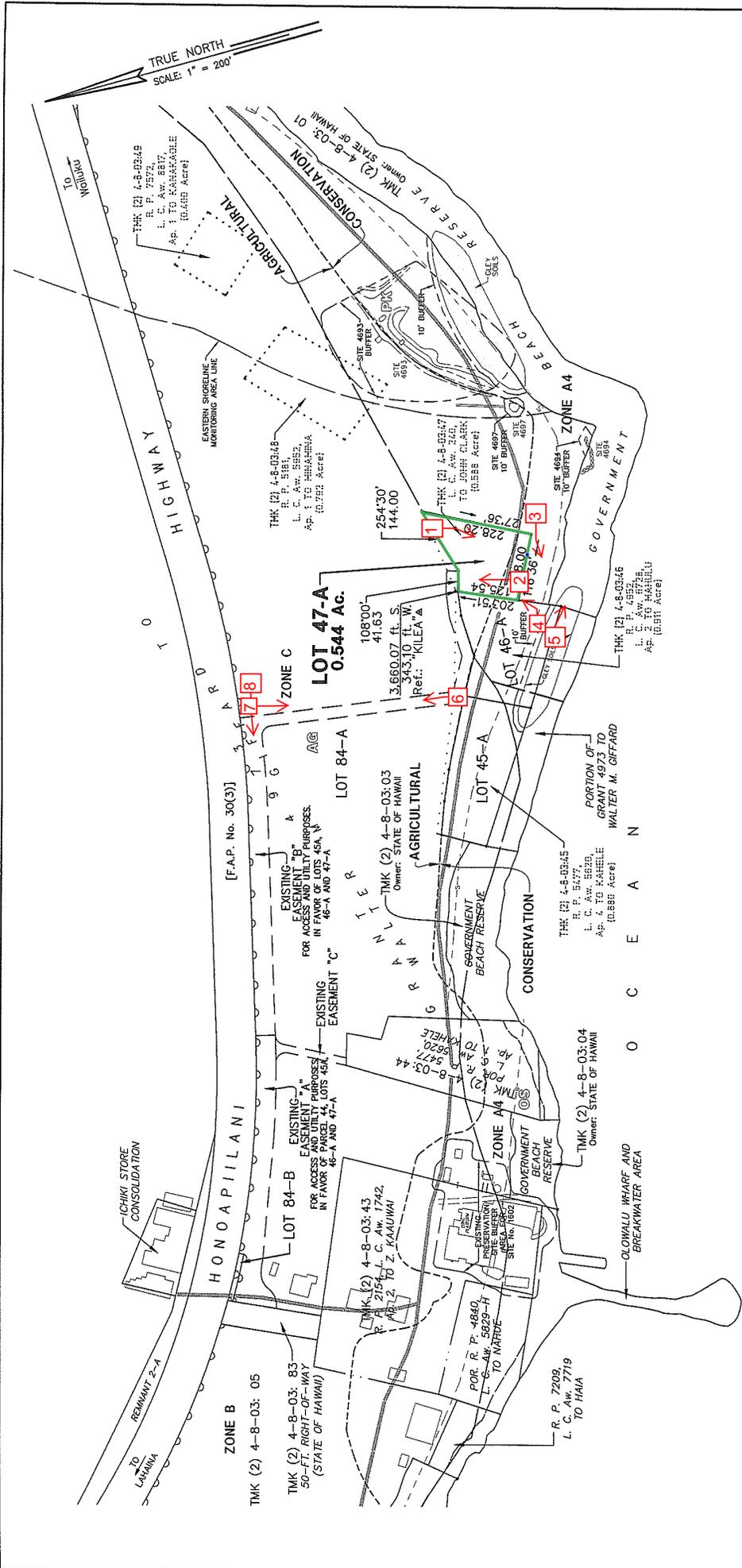




Source: Hawai'i Coastal Geology Group

Proposed Poseley Single-Family Residence and  
Related Improvements  
Aerial Photograph - Olowalu Vicinity (6/1/07)  
Figure 14

**APPENDIX A**  
Site Photographs



# PLAT MAP SHOWING LOT 47-A LOWALU MAKAI-HIKINA SUBDIVISION

AT OLOWALU, LAHAINA, MAUI, HAWAII

- LEGEND:**
- STATE LAND, USE COMMISSION BOUNDARY SEPARATING CONSERVATION LANDS FROM AGRICULTURAL LANDS. No. 98-48 CERTIFIED BY THE L.U.C. ON MARCH 01, 1989.
  - NEST MAUI COMMUNITY PLAN RESERVATION BOUNDARY.
  - LINE BETWEEN AGRICULTURAL (AG), SINGLE FAMILY (SF), PARK (PK) AND OPEN SPACE (OS).
  - BASE FLOOD CONTOUR
  - LINE SEPARATING FLOOD ZONES

Plat Map Key (2) 4-8-03: 47

871 KOLU STREET, SUITE 201  
WAILUKU, MAUI, HAWAII 96793

**R. T. TANAKA ENGINEERS, INC.**  
LAND SURVEYORS - CIVIL & STRUCTURAL ENGINEERS

APPENDIX A  
Site Photos Key  
Proposed Poseley  
Single-Family Residence



Photo 1: Makai View Across Property



Photo 2: Mauka View Across Property



Photo 3: Makai View across Easement "G"



Photo 4: Mauka View Across Easement "G"

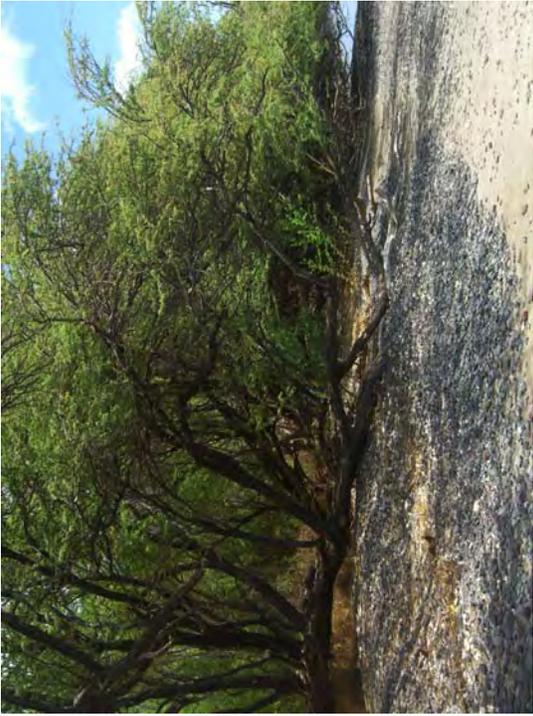


Photo 5: Southeastern View along coastline



Photo 6: Mauka View along access and utility easement



Photo 7: Makai View from Honoapi'ilani Highway along easement



Photo 8: Westerly view along access and utility easement

**APPENDIX B**  
Approval Letters From:  
Department of Land & Natural Resources (DLNR)  
State Historic Preservation (SHPD)



DEPUTIES  
JANET E. KAWELO  
LINNELL NISHIOKA

STATE OF HAWAII

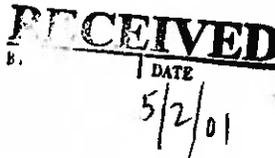
DEPARTMENT OF LAND AND NATURAL RESOURCES

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

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

April 16, 2001

Mr. Robert Horcajo  
Olowalu Elua Associates, LLC  
173 Ho'ohana Street, Suite 201  
Kahului, Hawai'i 96732



LOG NO: 27285 ✓  
DOC NO: 0103MK08

Dear Mr. Horcajo,

**SUBJECT: Review of Archaeological Mitigation and Preservation Plan  
the Makai Portion  
Olowalu Ahupua'a, Lahaina District, Maui  
TMK 4-8-3:1, 3, 4, 5, 6, 33, 41-49, 83 & 84**

Thank you for the opportunity to review this combined mitigation and preservation plan which our staff received on January 25, 2001 (Olowalu Elua Associates, LLC, 2001, *Archaeological Mitigation & Preservation Plan, Makai Portion (Phase I) Olowalu Ahupua'a, Lahaina District, Maui Island, TMK 4-8-3:1, 3, 4, 5, 6, 33, 41-49, 83 & 84*)...Olowalu Elua Associates, LLC ms.

The preservation plan includes six sites recommended for in-place preservation -- Site 4693, consisting of burials and a subsurface archaeological deposit outside of the burial area (burials covered under a separate preservation plan), Site 4694 (a wall structure on the subject parcel and on State Beach Reserve Land), Site 4697 (subsurface archaeological deposit), Site 4698 (subsurface archaeological deposit) and Site 1602 (the Olowalu Mill Complex), and the gleyed soils.

Interim protection of the sites will be provided by placement of temporary fencing along the buffer edge where construction may occur. This will be in place for any sites where construction will occur within one hundred feet (100'). Construction supervisors will be notified as to the nature and location of the site through written and verbal notice. This is acceptable, but the plan needs minor revision to include a statement saying that once the fences are in place our Division will be contacted, and our Division will then verify in writing that the interim protection measures are in place.

Long term preservation will consist of boundary markers along the outer edge of the buffer zones. Buffer zones vary on each site (10 feet for Sites 4694, 4697, and 4693, 30 feet for Site 1602). This is acceptable.

Mr. Robert Horcajo  
Page 2

Public Access for Site 4694 is along Beach Reserve access, and has no limitations. Access to Site 1602, the mill area, will be during daylight hours seven days a week. Access issues are not applicable for Sites 4697, and 4698, subsurface deposits. This part of the plan is acceptable.

Maintenance measures are applicable for Site 4693 (detailed in burial treatment plan) and 1602 (flush cut trees, native plants in an area that will not damage the structure). All maintenance is the responsibility of Olowalu Elua Associates, LLC.

Signage as indicated in the preservation plan consists of the State Site Number, the ahupua'a, moku, and island, and function. A brief description/explanation of each site is also included on each sign. Signs conclude with citation of appropriate statutes. The heading and text of some signs do need revision. Please see the attachment.

Archaeological monitoring will be conducted on the Eastern shoreline sand areas in case subsurface historic sites are found, allowing for their identification, documentation and appropriate treatment. The monitoring plan is acceptable.

Please make the minor revisions to the preservation plan. You can replacement pages if you wish. As always, if you disagree with our comments or have any questions, please contact our review staff as soon as possible to resolve these concerns. Should you have questions, please contact Dr. Melissa Kirkendall (Maui/Lana'i SHPD 243-5169).

Aloha,



Don Hibbard, Administrator  
State Historic Preservation Division

MK:jen

Attachment

c: John Min, Director, Department of Planning, County of Maui, FAX 270-7634  
Bert Ratte, County of Maui, Land Use and Codes, FAX 270-7972  
Glen Ueno, County of Maui, Land Use and Codes, FAX 270-7972



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  
COMMISSION ON WATER RESOURCE  
MANAGEMENT  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
LAND  
STATE PARKS

June 4, 2001

Mr. Robert Horcajo  
Olowalu Elua Associates LLC  
173 Ho Ohana Street, Suite 201  
Kahului, Hawaii 96732

LOG NO: 27621  
DOC NO: 0105MK20

Dear Mr. Horcajo:

**Subject: Historic Preservation Review of the Revised Archaeological Mitigation and Preservation Plan Olowalu Makai Lands Olowalu Ahupua'a, Lahaina District, Maui**

---

Thank you for the opportunity to review this revised plan which was sent to our office on 4 May 2001.

You have now addressed the concerns in our initial review (Log No. 27285, Doc. No. 0103MK08).

The plan is now acceptable. If you have any questions, please contact Dr. Melissa Kirkendall at 243-5169.

Aloha,

*Nathan Napier*

*for* DON HIBBARD, Administrator  
State Historic Preservation Division

MK:amk

- c. John Min, Director, Department of Planning, County of Maui, FAX 270-7634  
Bert Ratte, County of Maui, Land Use and Codes, FAX 270-7972  
Glen Ueno, County of Maui, Land Use and Codes, FAX 270-7972

**RECEIVED**  
BY \_\_\_\_\_ DATE \_\_\_\_\_

6/4/01

**APPENDIX C**  
Preliminary Engineering and Drainage Report

**PRELIMINARY**  
**CIVIL ENGINEERING AND DRAINAGE REPORT**  
**FOR**  
**PROPOSED RESIDENCE**

**LOT 47-A**

**OLOWALU MAKAI-HIKINA SUBDIVISION**

**LAHAINA, MAUI, HAWAII**

**TAX MAP KEY: (2) 4-8-03:47**

**PREPARED FOR:**

**MR. DOUGLAS POSELEY  
P. O. BOX 10772  
LAHAINA, HI 96761**

**PREPARED BY:**



**CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT & INSPECTIONAL SERVICES**

**871 KOLU STREET, SUITE 201  
WAILUKU, MAUI, HAWAII - 96793  
JOB 05-021**

**DECEMBER 2007  
REVISED: JANUARY 9, 2008**

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- IV. ACCESS
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- VIII. DRAINAGE
  - A. GENERAL
  - B. FLOODING HAZARD
  - C. EXISTING DRAINAGE CONDITIONS
  - D. STORM RUNOFF QUANTITIES
  - E. CONCEPTUAL DRAINAGE PLAN
  - F. CONCLUSION
- IX. GRADING REQUIREMENTS
- X. BEST MANAGEMENT PRACTICES
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FIGURE 5 - FLOOD MAP

FIGURE 6 - EXISTING TOPOGRAPHIC MAP

FIGURE 7 - SCHEMATIC SITE PLAN

**I. INTRODUCTION:**

The purpose of this report is to provide a brief description of the existing infrastructural and drainage conditions at the project site and vicinity. It will also provide a brief summary of probable site improvements to support the project. It will also define the requirements for grading and Best Management Practices to control soil erosion during construction.

**II. PROJECT DESCRIPTION:**

The proposed project entails the construction of a 2-story, 4-bedroom residence occupying a land area of about 4,750 square feet.

Related site work generally includes grading, driveway improvements, water, sewer and drainage systems. The proposed improvements are discussed in their respective sections of this report.

**III. LOCATION:**

The project site is located in Olowalu, a small community that lies along the shores of West Maui Mountains. It is particularly situated along the seashore about 600 feet south of Honoapiilani Highway. Refer to Figures 1, 2 and 3.

**IV. ACCESS:**

Regional access to the project site is primarily via Honoapiilani Highway which links West Maui to other parts of the island. The project site will be accessed from Honoapiilani Highway via a 24-foot wide access easement across Lot 84-A of Olowalu Makai-Hikina Subdivision as shown on Figure 3.

**V. EXISTING SOILS AND TOPOGRAPHY:**

Soils at the project site are classified as Pulehu Silt Loam, 0 to 3 percent slopes (PpA) and Jaucas Sand, 0 to 15 percent slopes (JaC) [2]. PpA occupies most of the lot area while JaC is found on a narrow strip of the southern portion of the property. Refer to Figure 4. PpA belongs to Pulehu Soil Series that consist of well-drained soils on alluvial fans and stream terraces and in basins. It is characterized by slow runoff, no more than slight erosion hazard and moderate permeability.

JaC belongs to Jaucas Soil Series which consist of excessively drained, calcareous soils that occurs as narrow strips on coastal plains adjacent to the ocean. It is characterized by rapid permeability, very slow to slow runoff, slight water erosion hazard and severe wind erosion hazard where the vegetation is removed.

The existing topography of the project parcel is shown on Figure 6. The site is currently vacant. The ground is nearly flat and is generally sloping down in a southerly direction towards the ocean at about one (1) percent.

**VI. WASTEWATER SYSTEM:**

There is no existing County sewer collection system in the Olowalu area. The proposed residence will be served by an individual wastewater system (IWS) consisting of a septic tank and onsite leaching field. The IWS will be designed and installed in accordance with the requirements of the State Department of Health, Wastewater Branch. Location of the proposed IWS is schematically shown on Figure 7.

Zone "A4", which occupies a narrow strip of the southern portion of the lot, are areas of 100-year flooding. The established base flood elevation at the vicinity of the site is 5 feet. The remainder of the site falls under Zone "C" where the potential of flooding is minimal.

C. Existing Drainage Conditions:

At present, surface runoff from the site generally flows in a southwesterly direction to discharge into the shoreline area. There is no man-made drainage facilities at the site or immediate vicinity.

D. Storm Runoff Quantities:

Hydrologic calculations are given in Appendix A - Preliminary Drainage Calculations. Based on the County Drainage Standards, the 10-year, 1-hour storm is used for surface runoff rates while the 50-year, 1-hour duration is used for the design of retention basin.

Based on the preliminary drainage calculations, the proposed project is anticipated to increase the existing 10-year runoff rate of 0.6 cfs to 1.0 cfs and the existing 50-year runoff volume of 1,486 cf to 2,574 cf, an increase of about 0.4 cfs and 1,118 cf, respectively. The runoff increases are due mainly to the introduction of impervious surfaces.

E. Conceptual Drainage Plan:

The proposed drainage plan is primarily to impound onsite the expected runoff volume increase as a result of the proposed project. This will be attained by the construction of a retention basin which will be sized at a minimum to contain the 50-year runoff volume increase. The basin could be open-cut grassed lined or subsurface (perforated pipes with rock

Based on the Department of Health Guidelines, the proposed four (4) bedroom residence must have a septic tank of at least 1,000 gallons capacity. The absorption area (leaching field) is based upon a flow of 200 gallons per bedroom per day and depends on the percolation rate (minutes per one inch) of the existing soil. Hence, the soil percolation rate must be determined before the design of the IWS.

**VII. WATER SYSTEM:**

There is no existing County water system in the vicinity that could serve the proposed project.

Water requirements for the proposed residence is planned to be provided by Olowalu Water Company, LLC, a private entity that is currently providing potable water to users in Olowalu such as the Olowalu Mauka Subdivision.

**VIII. DRAINAGE:**

A. General:

The preliminary Drainage Study, in general, is based on the requirements, formulas, charts and tables of the Rules of the Design of Storm Drainage Facilities of the County of Maui [1] hereinafter referred to as County Drainage Standards.

B. Flooding Hazard:

The site is located within Flood Zones “C” and A4 as plotted on Panel 15003-0229B of the Flood Insurance Rate Map for the County of Maui. Refer to Figure 5.

envelope buried underground) depending on the available space within the site. Preliminarily, a subsurface retention basin is proposed and schematically laid out on Figure 7. A conceptual section of the proposed basin is shown in Appendix A.

F. Conclusion:

The proposed project will increase the existing storm runoff mainly due to addition of impervious surfaces such as concrete slabs and roofs. Despite the increase of runoff, the proposed residential development is not anticipated to have adverse significant drainage effects on adjacent and downstream properties. The proposed retention basin will retain the runoff increase onsite resulting in zero runoff increase to downstream properties. The proposed retention basin will also have the effect of reducing the potential for sediments contained in the runoff from entering the nearby seashore.

**IX. GRADING REQUIREMENTS:**

The site will be graded to properly receive the proposed improvements. Site grading will be in conformance with the applicable requirements of Chapter 20.08, Soil Erosion and Sedimentation of the Maui County Code. A grading and grubbing permit must be obtained from the Development Services Administration prior to grading and grubbing work. Along with the Grading and Best Management Practices (BMPs) plans, the following are to be submitted for grading permit application:

1. Verification if a coastal dune exists on the property by a Coastal Scientist.  
Grading of coastal dune is prohibited.
2. Copy of SMA permit. All construction related conditions of the SMA permit shall be included in the grading plans.
3. Limits of shoreline setback area as determined by the Department of Planning. The importation and placement of soil within the shoreline area is prohibited.

**X. BEST MANAGEMENT PRACTICES:**

Requirements for the temporary control of soil erosion and dust during site improvement will be outlined and shown on the design construction plans. Some of the requirements will be as follows:

1. Control dust by means of water trucks or by installing temporary sprinkler systems or both if necessary.
2. Graded areas shall be thoroughly watered after construction activity has ceased for the day and for weekends and holidays.
3. All exposed areas shall be paved, grassed, or permanently landscaped as soon as finished grading is completed.
4. Storm runoff will be diverted away from graded areas to natural and/or existing drainageways during construction by means of sand bag berms or lined temporary swales.
5. Time of construction will be minimized.
6. Only areas that are needed for new improvements will be cleared.
7. Early construction of drainage control features.

8. Construction of drainage basin prior to mass grading of project site. Drainage basin will be temporarily utilized as sediment catchment during construction. Storm runoff from construction area will be diverted to the basin.
9. Installation of dust control fence surrounding the project site.
10. Installation of silt fence, gravel bag berms or other approved sediment trapping devices at the downstream side of the grading area.
11. Temporary control measures shall be in place and functional prior to construction and shall remain operational throughout the construction period or until permanent controls are in place.

The Contractor will also be required to submit a satisfactory soil erosion control plan to minimize soil erosion prior to an issuance of a grubbing and grading permit by the Development Services Administration. Best Management Practices shall be in compliance with Section 20.08.035 of the Maui County Code (Ord. No. 2684) and "Construction Best Management Practices (BMPs) for the County of Maui" of the Department of Public Works & Waste Management, May 2001.

**XI. CONSTRUCTION PLAN APPROVALS:**

Approval of construction plans for site development of the proposed project will be obtained from the Development Services Administration, Department of Public Works; Fire Prevention Bureau; Department of Planning; and State Department of Health, Wastewater Branch. The various improvements

will be designed in compliance with the applicable requirements of these governmental agencies.

**XII. REFERENCES:**

1. Rules for the Design of Storm Drainage Facilities in the County of Maui, Title MC-15, Department of Public Works and Waste Management, County of Maui, Chapter 4.
2. Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, prepared by U. S. Department of Agriculture, Soil Conservation Service, August 1972.
3. Flood Insurance Rate Maps for the County of Maui, June 1981.
4. Rainfall-Frequency Atlas of the Hawaiian Islands, Technical Paper No. 43, U. S. Department of Commerce, Weather Bureau, 1962.
5. Erosion and Sediment Control Guide for Hawaii, prepared by U. S. Department of Agriculture, Soil Conservation Service, March 1981.
6. Construction Best Management Practices (BMPs) for the County of Maui, Dept. of Public Works and Waste Management, County of Maui, May 2001.

## APPENDIX A

PRELIMINARY DRAINAGE CALCULATIONS  
PROPOSED RESIDENCE  
LOT 47-A  
OLOWALU MAKAI-HIKINA SUBDIVISION  
TMK: (2) 4-8-03:47  
DECEMBER 2007

### GENERAL

I. Reference: Rules for the Design of Storm Drainage Facilities in the County of Maui, November 12, 1995

II. Hydrologic Criteria:

A. 10-Year, 1-Hour: for surface flow runoff rate

1-Hr. Rainfall Value = 2.0"

B. 50-Year, 1-Hour: for storm runoff volumes

1-Hr. Rainfall Value = 2.5"

III. Runoff Quantity:

A. Methodology:

1. Rational Method,  $Q = CIA$

Where  $Q$  = Flow rate in cubic feet per second (cfs)

$C$  = Runoff Coefficient

$I$  = Rainfall intensity in inches per hour for a duration equal to the time of concentration

$A$  = Drainage Area in Acres

= 0.544 Acs.

Hydrologic calculations employing this method were performed on computer using hydrologic software "Hydraflow Hydrographs 2004" by Intelisolve. The Standard Rational Method is used to calculate runoff

peak discharges while the Modified Rational Method is employed to determine runoff volumes.

B. Runoff Coefficient, C:

C Values:

Unimproved = 0.30

Impervious Areas (Roofs, Conc., etc.) = 0.95

Lawn (Developed) = 0.17

1. Existing Condition:

C = 0.30

2. Developed Condition:

Impervious = 0.25 Ac.

Lawn = 0.29 Ac.

$$C_w = \frac{0.25 \times 0.95 + 0.29 \times 0.17}{0.54}$$

= 0.53

C. Time of Concentration, TC:

Length = 160 ft.

Slope = 1.0%

Tc = 18 min. (Average Grass, Existing)

= 5 min. (Paved, Developed)

D. Runoff Discharge:

Refer to attached Hydrograph Calculations. The proposed project is anticipated to increase the storm runoff as follows:

10-Year Storm Runoff Peak Rate:

Existing = 0.6 cfs (Hyd. No. 1)

Developed = 1.0 cfs (Hyd. No. 2)

Increase = 0.4 cfs

50-Year Storm Runoff Volume:

Existing = 1,456 cf (Hyd. No. 3)

Developed = 2,574 cf (Hyd. No. 4)

Increase = 1,118 cf (Min. Volume to be retained onsite in order not to increase existing runoff volume)

**IV. SUBSURFACE RETENTION BASIN:**

Following the applicable guidelines of the Storm Drainage Standards, the proposed subsurface retention basins will be designed to contain, at least, the 1-hour, 50-year runoff volume increase generated by areas less than 100 acres. Furthermore, capacity of the basins will be calculated without taking into account the volume that percolates into the ground and that only 50% of void volume of the crushed rock envelopes will be included.

Section and Storage Capacity Calculations of the proposed drainage subsurface retention basin are shown on the attached drawing. Location of the proposed basin system is shown on Figure 7.

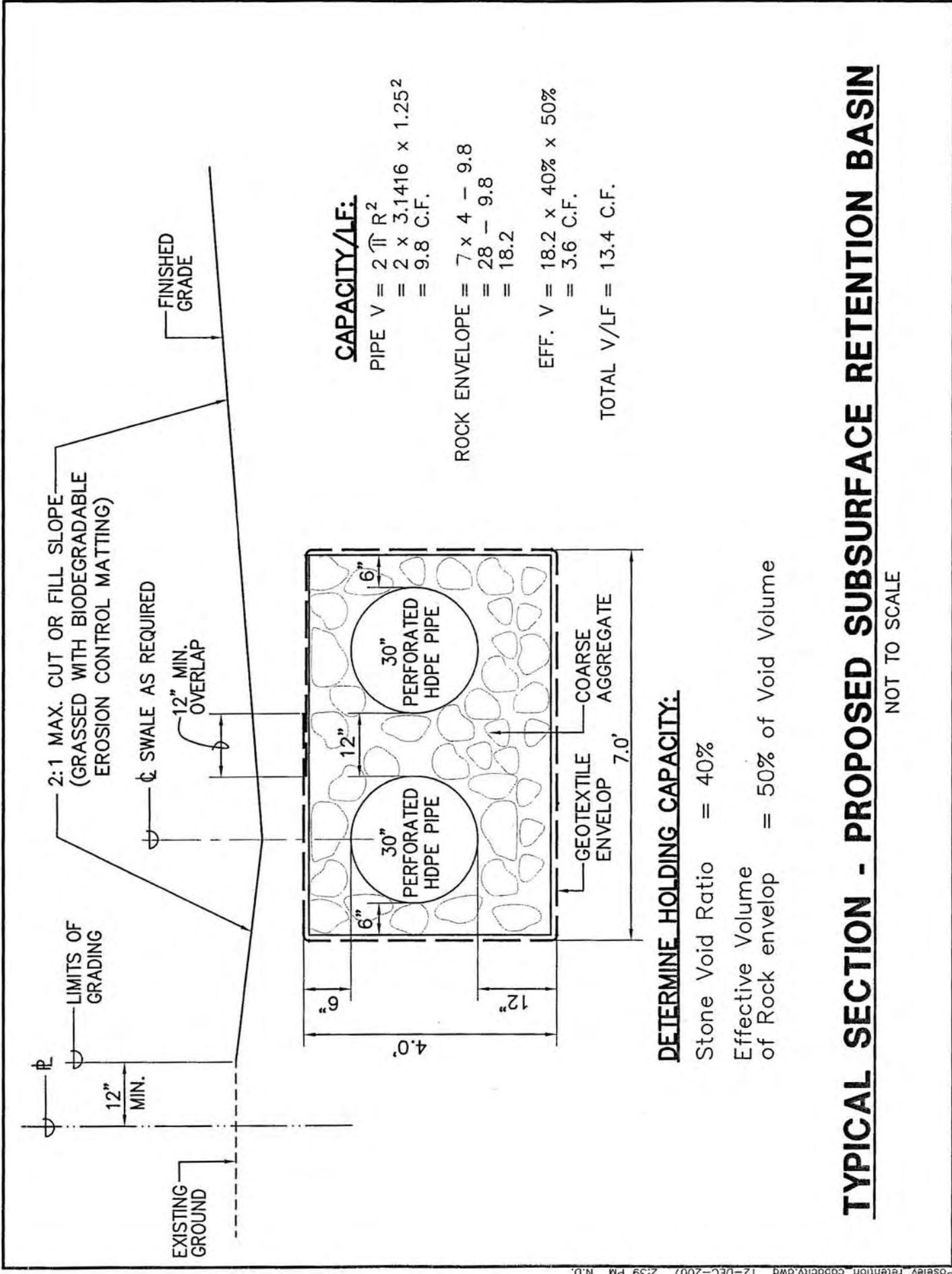
The minimum length (L) of subsurface retention basin needed for the proposed project is:

$$\text{Min. L} = \frac{V_{\text{inc}} (50\text{-Yr., 1-Hr. Storm})}{\text{Capacity/LF}}$$

$$= \frac{1,118}{13.4}$$

$$= 83 \text{ Ft.}$$

$$= 85 \text{ Ft.}$$



**CAPACITY/LF:**

PIPE  $V = 2 \uparrow R^2$   
 $= 2 \times 3.1416 \times 1.25^2$   
 $= 9.8 \text{ C.F.}$

ROCK ENVELOPE  $= 7 \times 4 - 9.8$   
 $= 28 - 9.8$   
 $= 18.2$

EFF.  $V = 18.2 \times 40\% \times 50\%$   
 $= 3.6 \text{ C.F.}$

TOTAL  $V/LF = 13.4 \text{ C.F.}$

**DETERMINE HOLDING CAPACITY:**

Stone Void Ratio = 40%

Effective Volume of Rock envelop = 50% of Void Volume

**TYPICAL SECTION - PROPOSED SUBSURFACE RETENTION BASIN**

NOT TO SCALE

# Hydraflow IDF Report

Return Period (Yrs)	Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	0.0000	0.0000	0.0000	-----
3	0.0000	0.0000	0.0000	-----
5	0.0000	0.0000	0.0000	-----
10	27.3279	9.9000	0.6180	-----
25	0.0000	0.0000	0.0000	-----
50	36.7032	10.6000	0.6330	-----
100	115.2477	10.5000	0.8225	-----

C:\Program Files\Hydraflow\Hydrographs 2004\Poseley 05021.IDF

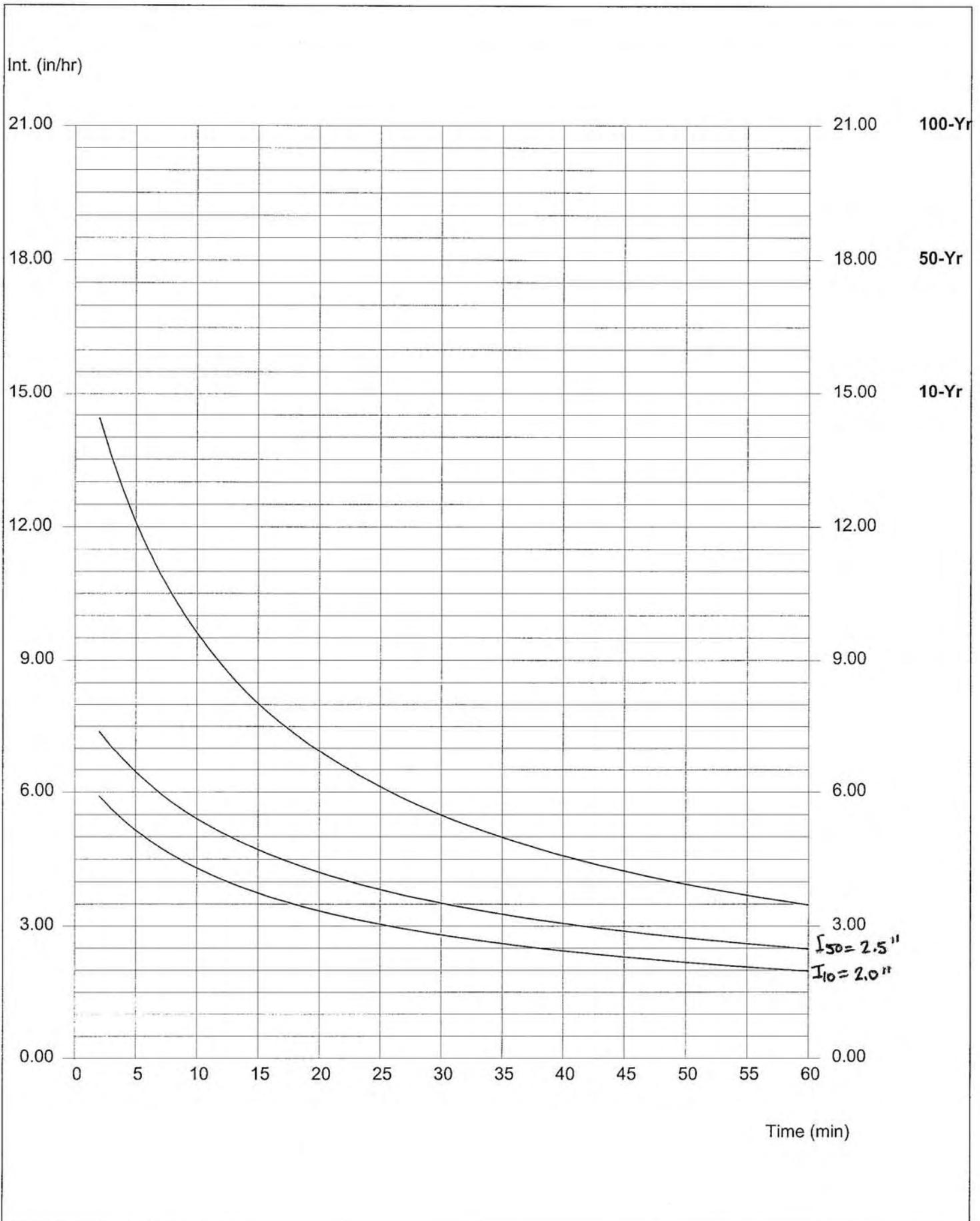
**Intensity = B / (Tc + D)^E**

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	5.15	4.30	3.75	3.35	3.04	2.80	2.60	2.44	2.30	2.18	2.07	1.98
25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50	6.45	5.41	4.71	4.21	3.83	3.52	3.27	3.06	2.88	2.73	2.60	2.48
100	12.10	9.61	8.03	6.93	6.12	5.49	4.99	4.58	4.24	3.95	3.70	3.48

Tc = time in minutes

# Hydrograph IDF Curves

IDF file: Poseley 05021.IDF



# Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Tuesday, Dec 11 2007, 11:41 AM

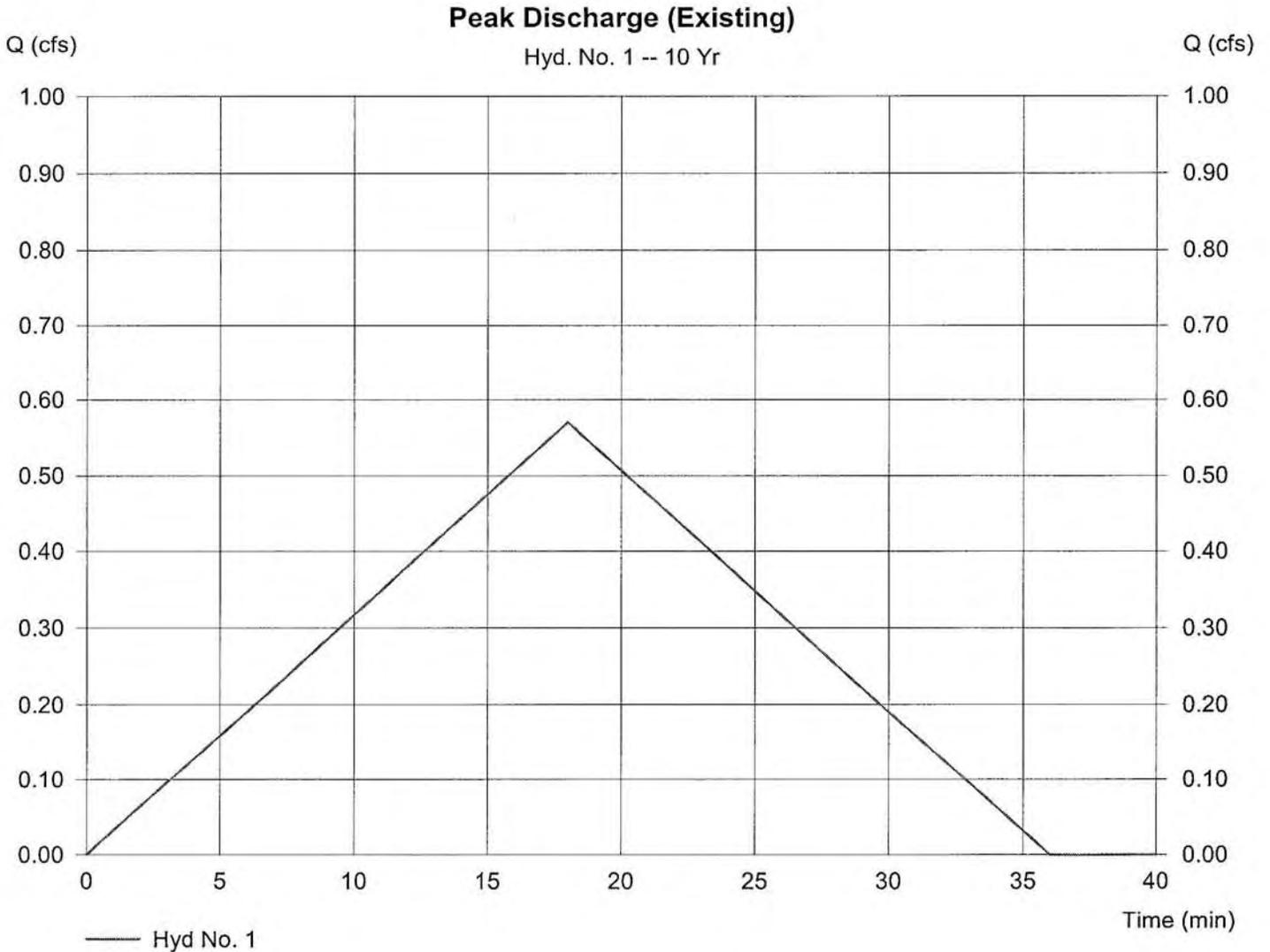
## Hyd. No. 1

### Peak Discharge (Existing)

Hydrograph type = Rational  
Storm frequency = 10 yrs  
Drainage area = 0.544 ac  
Intensity = 3.493 in/hr  
IDF Curve = Poseley 05021.IDF

Peak discharge = 0.57 cfs  
Time interval = 1 min  
Runoff coeff. = 0.3  
Tc by User = 18.00 min  
Asc/Rec limb fact = 1/1

Hydrograph Volume = 616 cuft



# Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Tuesday, Dec 11 2007, 3:58 PM

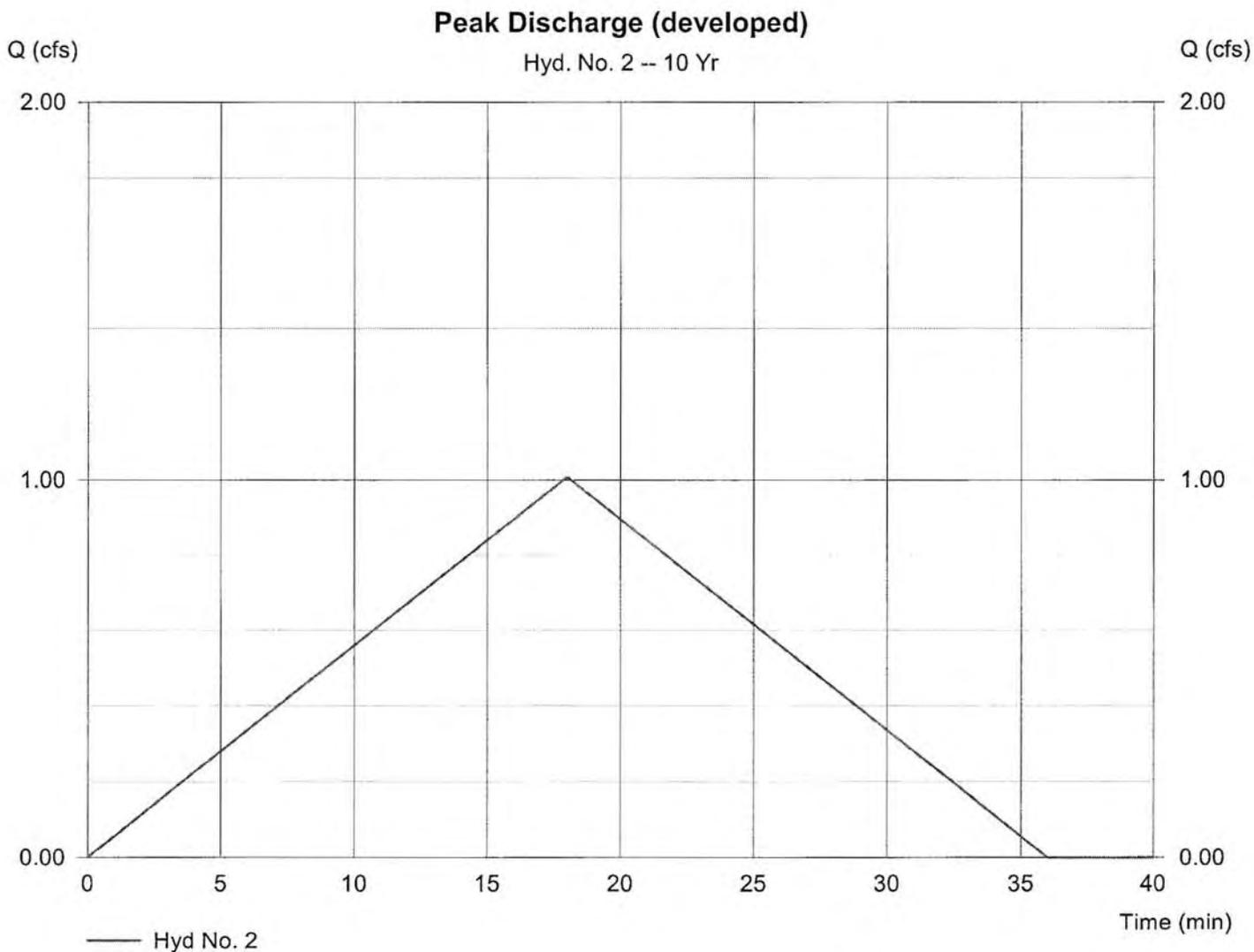
## Hyd. No. 2

Peak Discharge (developed)

Hydrograph type = Rational  
Storm frequency = 10 yrs  
Drainage area = 0.544 ac  
Intensity = 3.493 in/hr  
IDF Curve = Poseley 05021.IDF

Peak discharge = 1.01 cfs  
Time interval = 1 min  
Runoff coeff. = 0.53  
Tc by User = 18.00 min  
Asc/Rec limb fact = 1/1

Hydrograph Volume = 1,088 cuft



# Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Tuesday, Dec 11 2007, 3:59 PM

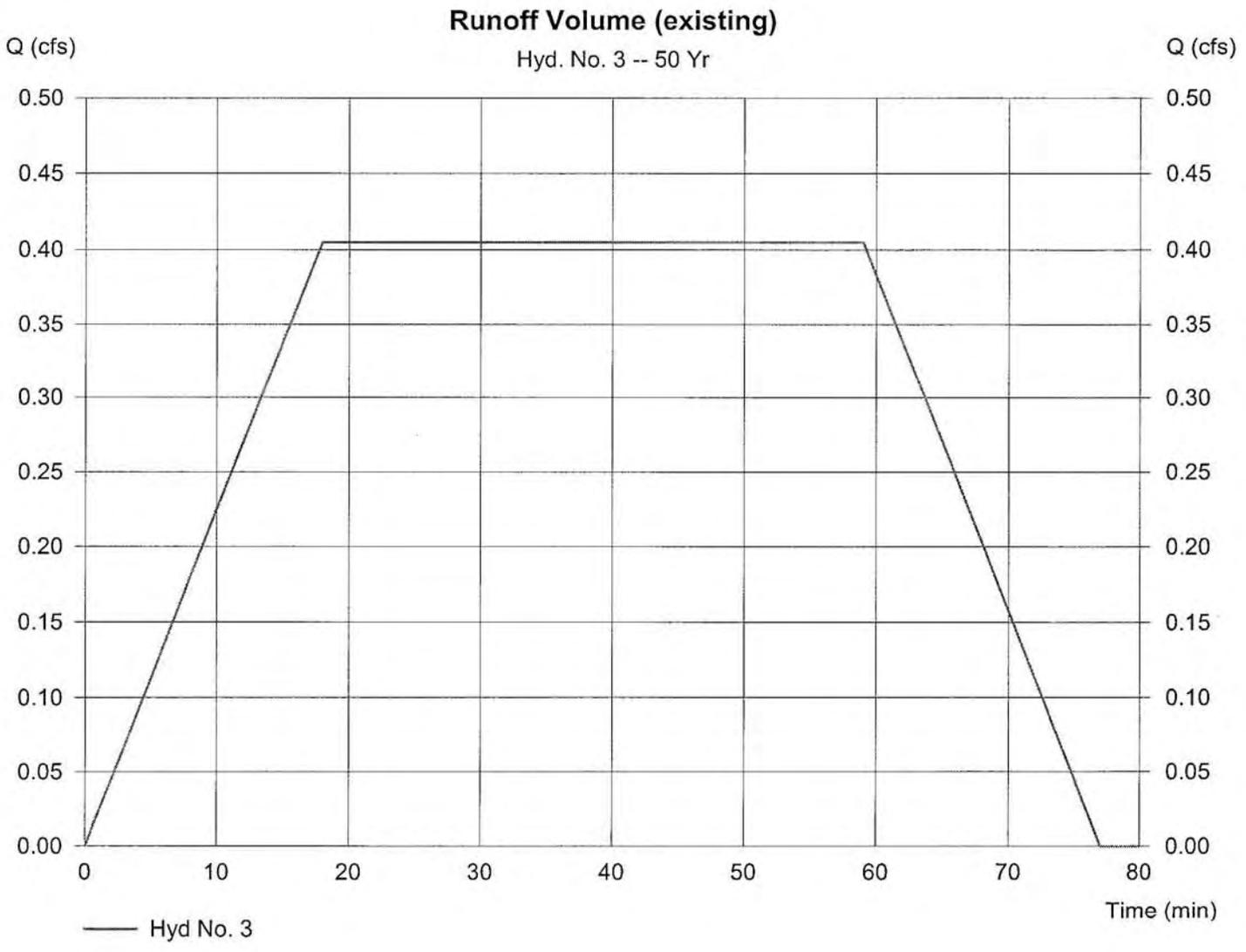
## Hyd. No. 3

Runoff Volume (existing)

Hydrograph type = Mod. Rational  
Storm frequency = 50 yrs  
Drainage area = 0.544 ac  
Intensity = 2.481 in/hr  
IDF Curve = Poseley 05021.IDF

Peak discharge = 0.40 cfs  
Time interval = 1 min  
Runoff coeff. = 0.3  
Tc by User = 18.00 min  
Storm duration = 3.33 x Tc

Hydrograph Volume = 1,456 cuft



# Hydrograph Plot

Hydraflow Hydrographs by Intelisolve

Tuesday, Dec 11 2007, 3:59 PM

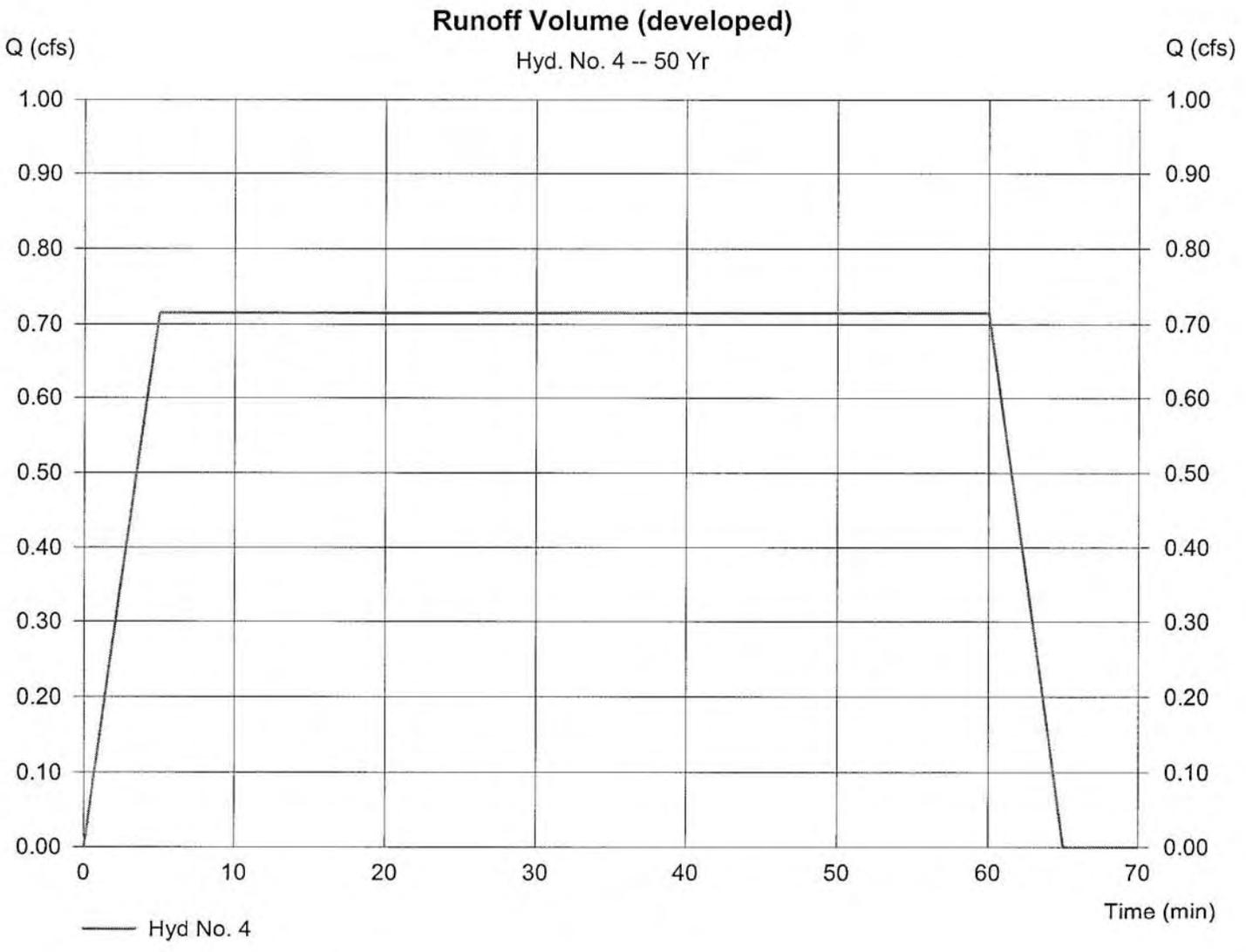
## Hyd. No. 4

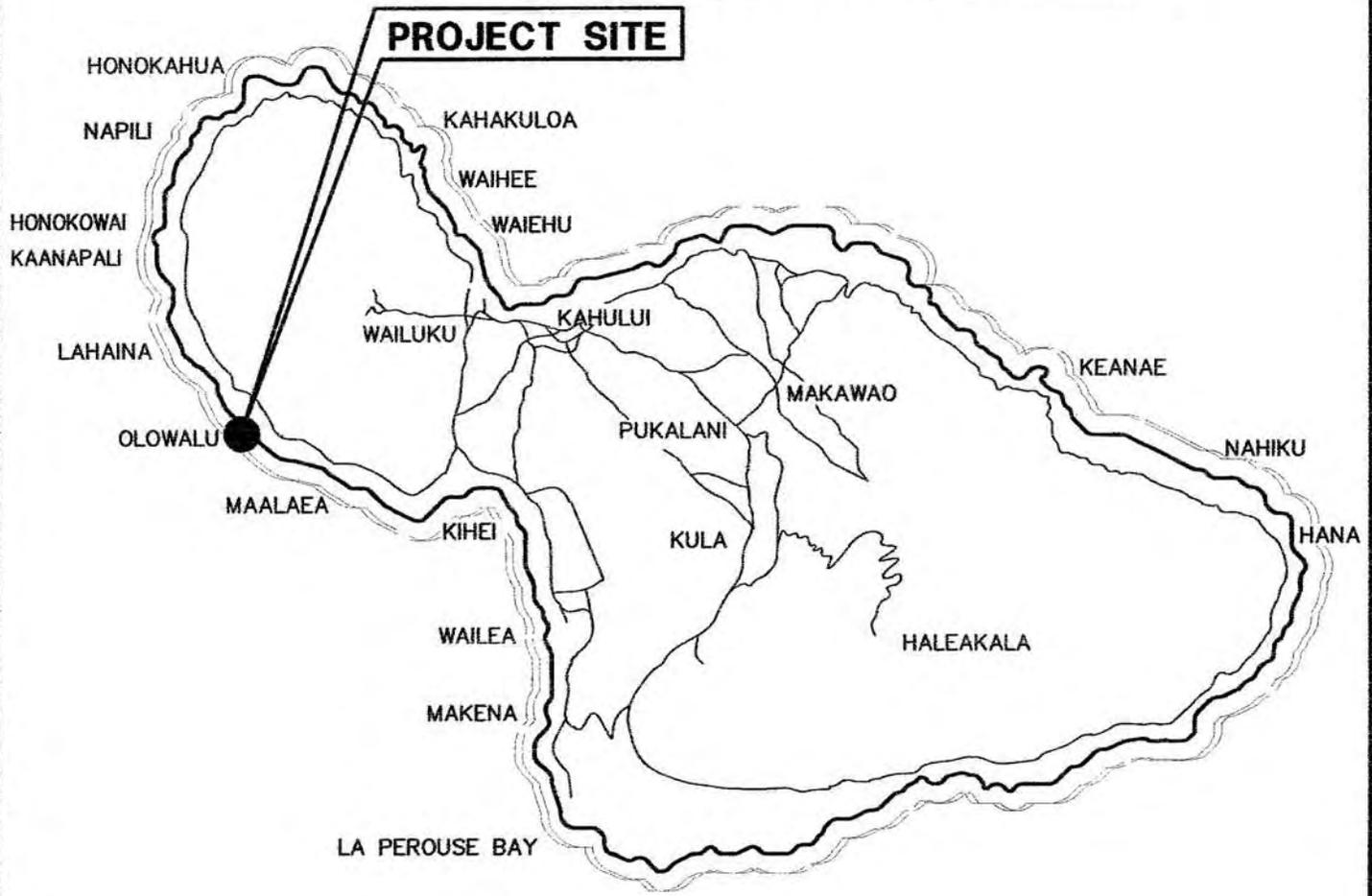
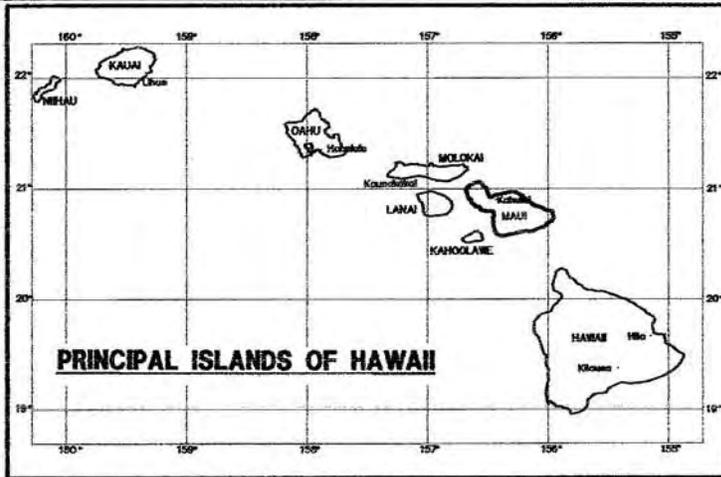
Runoff Volume (developed)

Hydrograph type = Mod. Rational  
Storm frequency = 50 yrs  
Drainage area = 0.544 ac  
Intensity = 2.480 in/hr  
IDF Curve = Poseley 05021.IDF

Peak discharge = 0.72 cfs  
Time interval = 1 min  
Runoff coeff. = 0.53  
Tc by User = 5.00 min  
Storm duration = 12 x Tc

Hydrograph Volume = 2,574 cuft





**LOCATION MAP  
ISLAND OF MAUI**

Q:\2005\05-021\POSELEY\_LOCATIONMAP.dwg

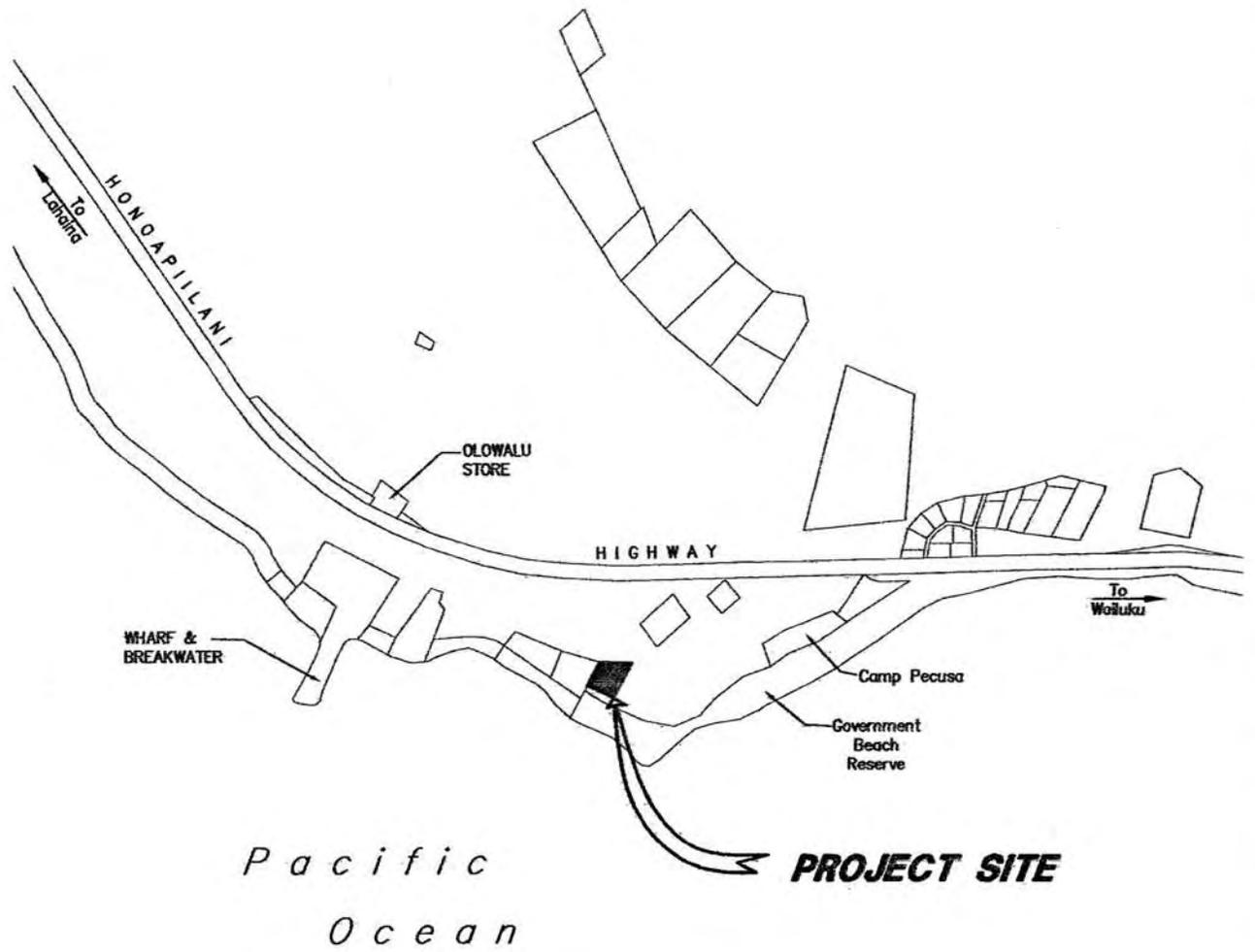
Tax Map Key (2) 4-8-03: 047

**FIGURE 1**

871 KOLU STREET, SUITE 201  
WAILUKU, MAUI, HAWAII 96793

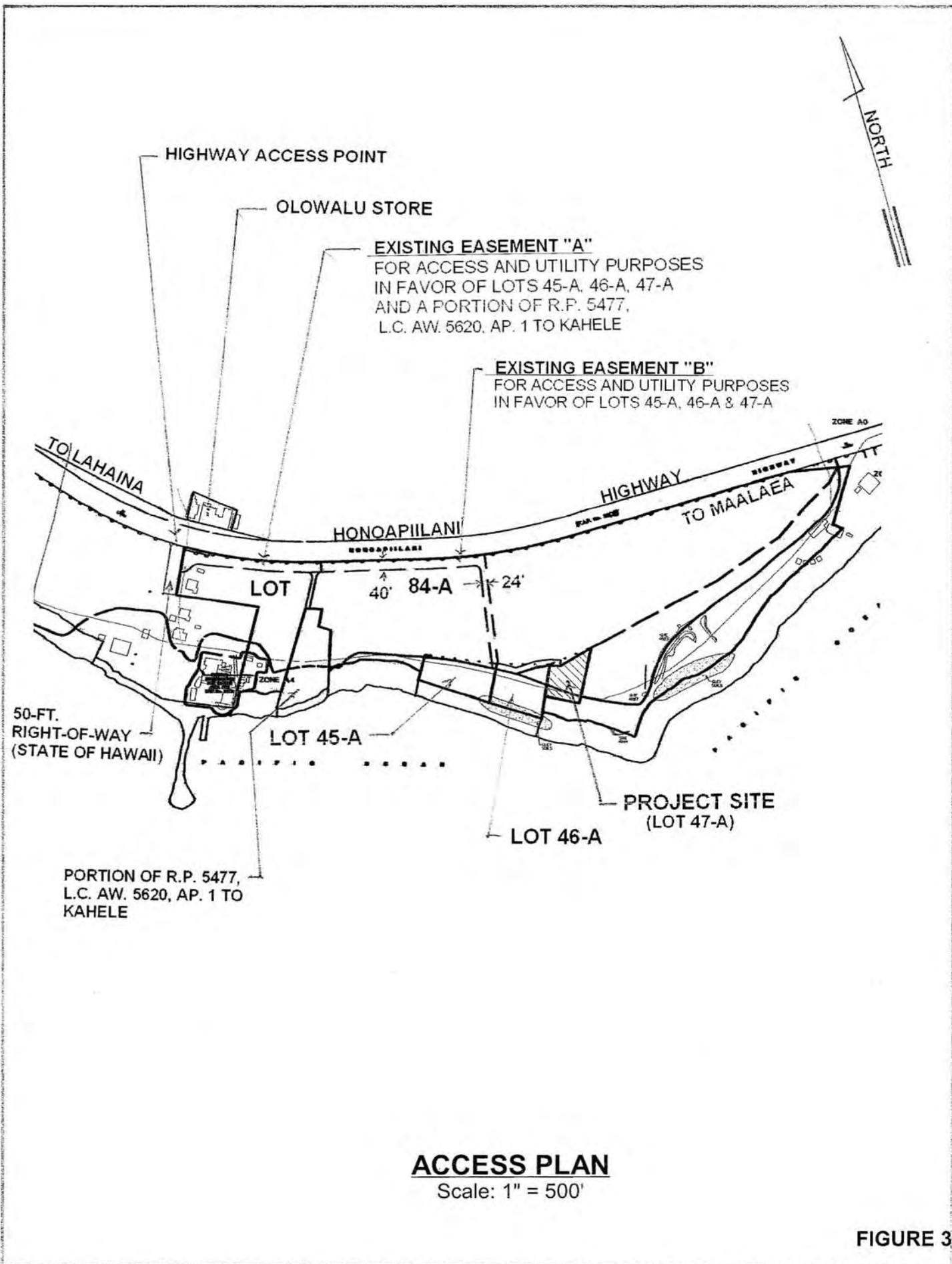
**R. T. TANAKA ENGINEERS, INC.**  
LAND SURVEYORS - CIVIL & STRUCTURAL ENGINEERS

JOB NO. 05-021

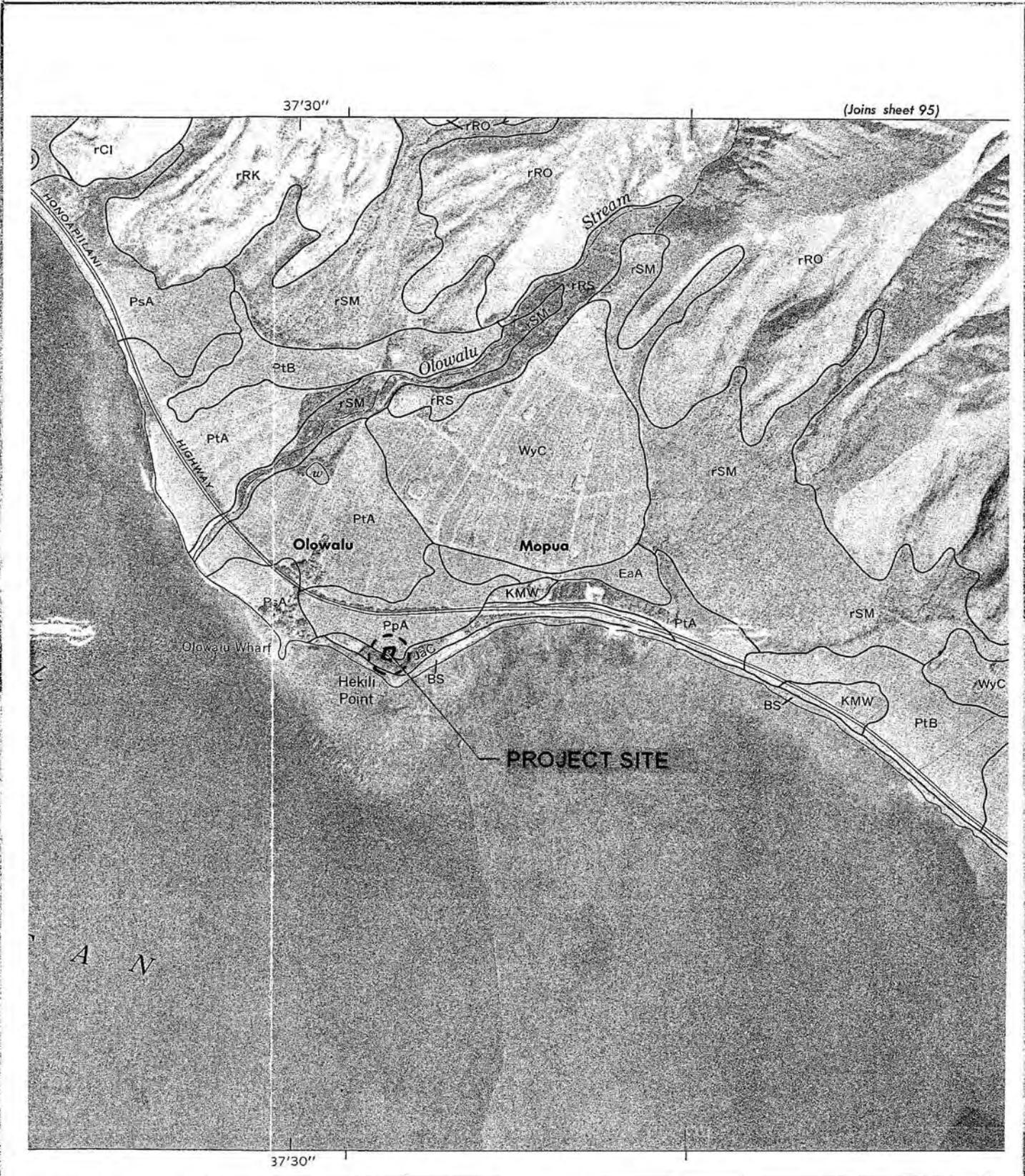


**VICINITY MAP**  
*NOT TO SCALE*

**FIGURE 2**

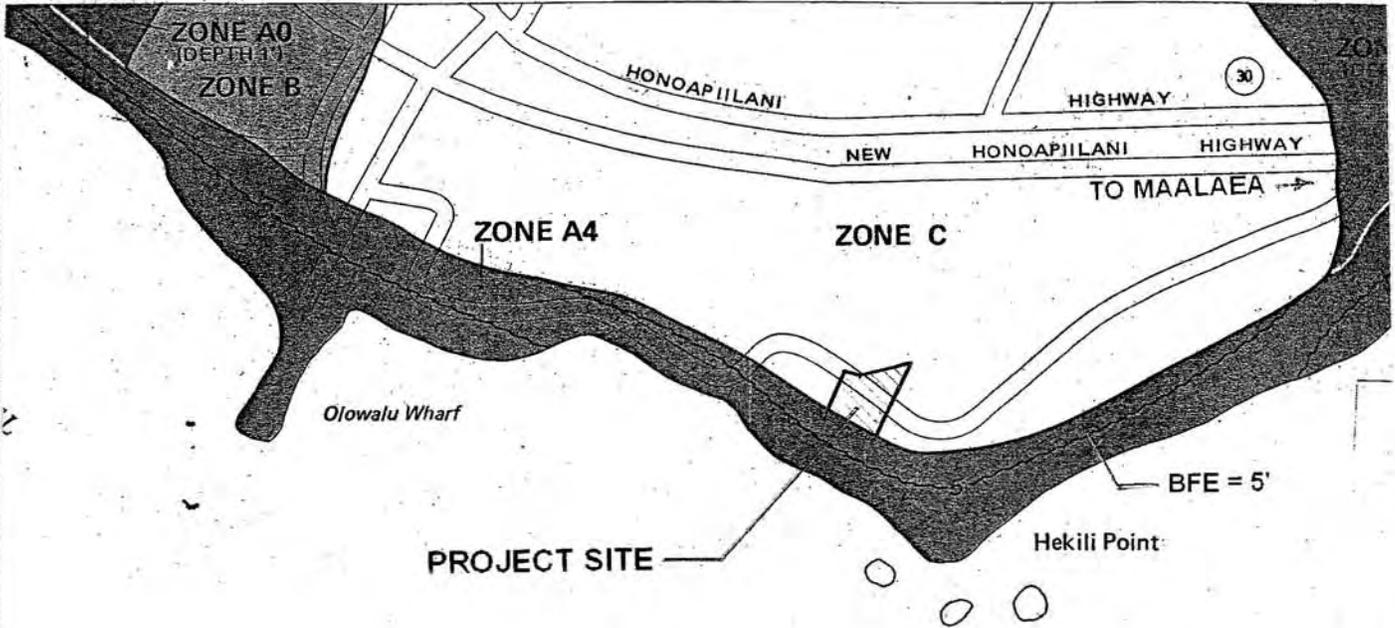


**FIGURE 3**



**SOILS MAP**  
 Scale: 1" = 2,000'

**FIGURE 4**



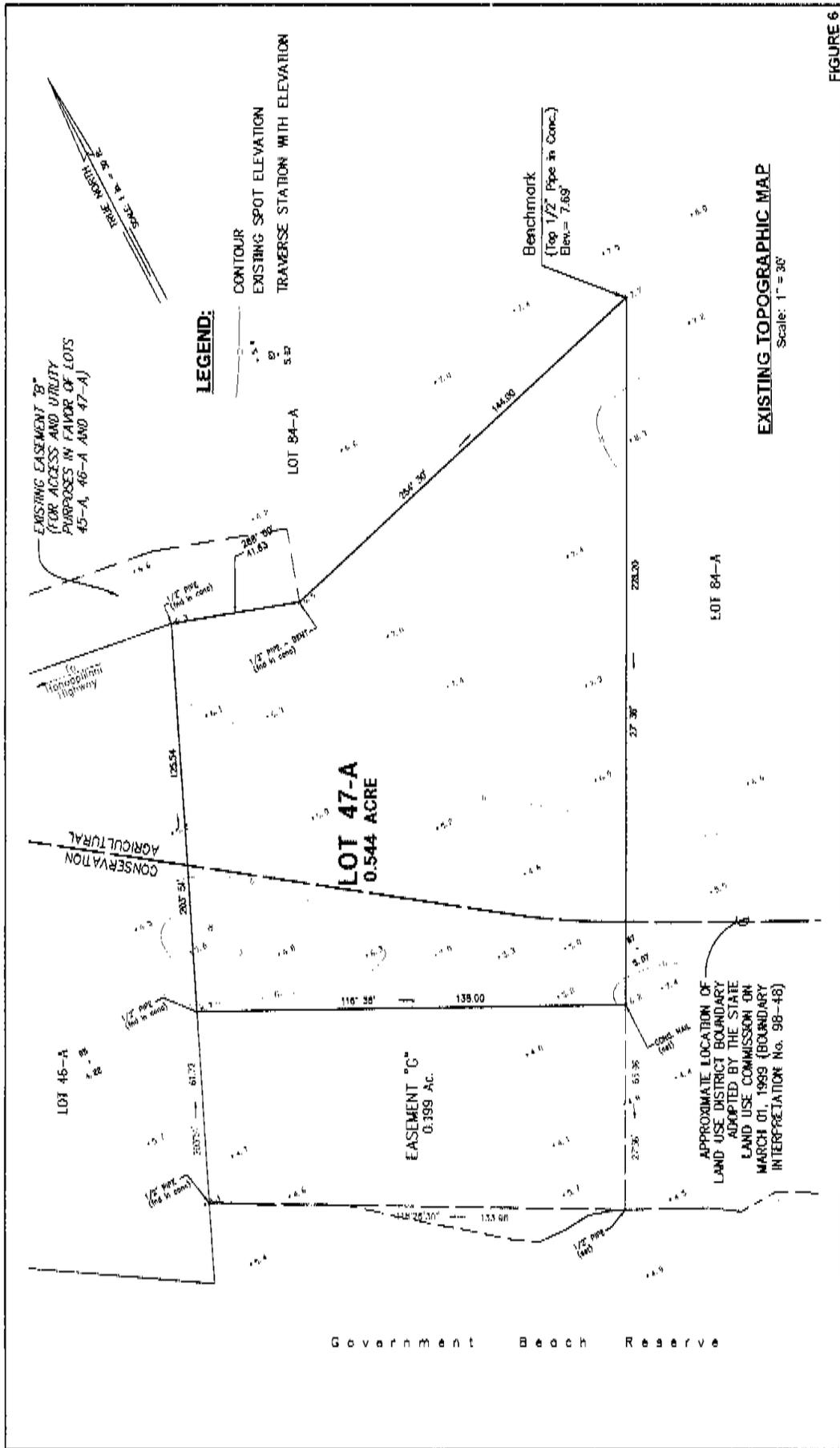
**FLOOD ZONE DESIGNATION**

- Zone C: Areas of Minimal Flooding  
No Shading
- Zone A4: Area of 100-year flood;  
base flood elevations (BFE) and  
flood hazard factors are determined

**FLOOD MAP**

Scale: 1" = 500'

**FIGURE 5**



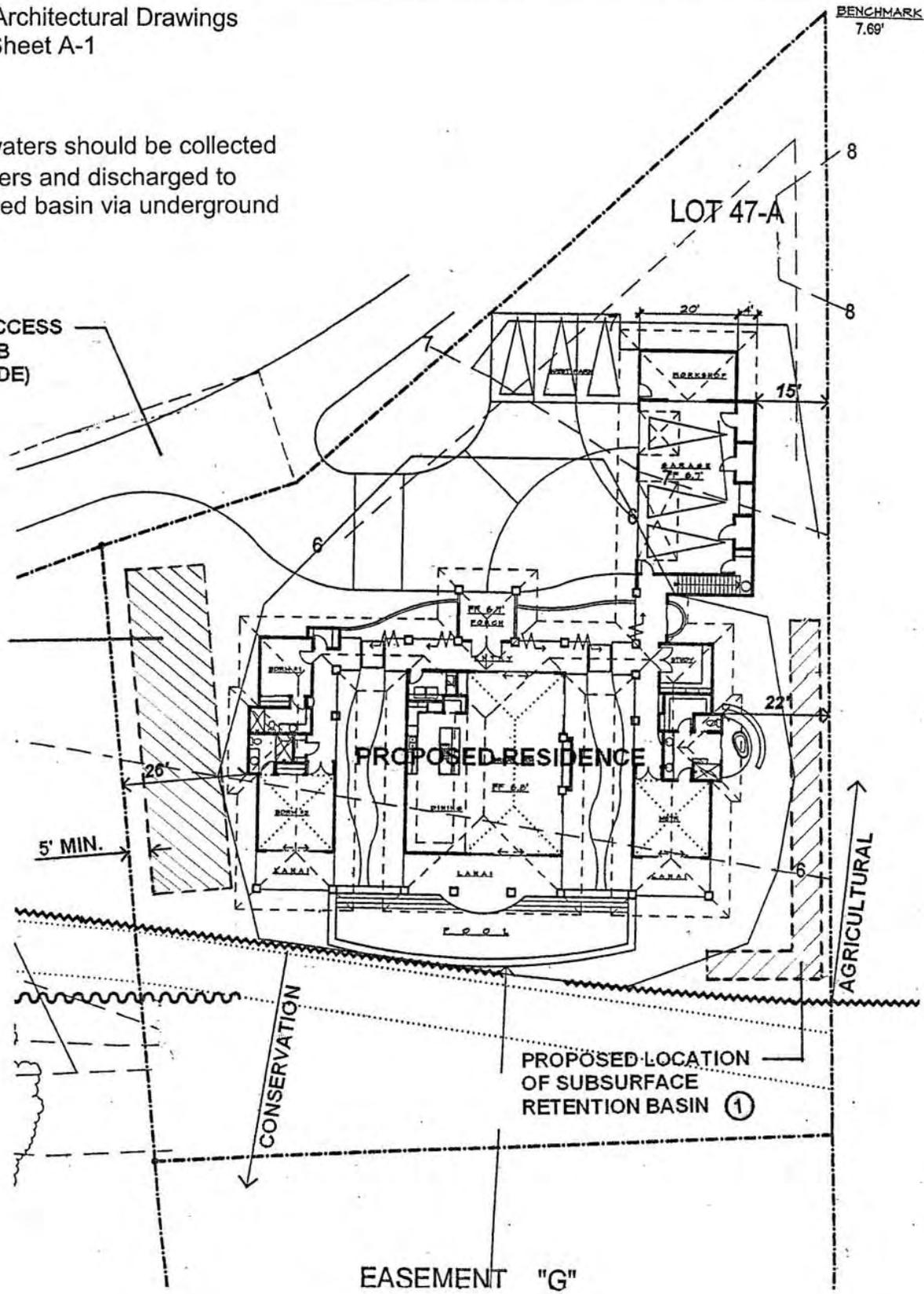
Source: Architectural Drawings  
Sheet A-1

BENCHMARK  
7.69'

- ① Roof waters should be collected by gutters and discharged to proposed basin via underground piping.

EXISTING ACCESS  
EASEMENT B  
(24 FEET WIDE)

PROPOSED  
LOCATION  
OF IWS



### SCHEMATIC SITE PLAN

Scale: 1' = 30'

FIGURE 7

**APPENDIX D**  
*Agencies / Organizations Consulted During the  
Preparation of the Draft Environmental Assessment,  
Comments Received and Response Letters*

## APPENDIX D.

# Agencies/Organizations Consulted During The Preparation Of The Draft Environmental Assessment And Responses Received

The following agencies were contacted prior to or during the preparation of the Draft Environmental Assessment. Comments received from these agencies, as well as responses to substantive comments, are included in this chapter.

1. Larry Yamamoto  
State Conservationist  
**U.S. Department of Agriculture  
Natural Resources Conservation  
Service**  
P.O. Box 50004  
Honolulu, Hawai'i 96850-0001
2. Ranae Ganske-Cerizo  
Soil Conservationist  
**Natural Resources Conservation  
Service  
U.S. Department of Agriculture**  
210 Imi Kala Street, Suite 209  
Wailuku, Hawai'i 96793-2100
3. George Young  
Chief, Regulatory Branch  
**U.S. Department of the Army**  
U.S. Army Engineer District, Honolulu  
Regulatory Branch  
Building 230  
Fort Shafter, Hawai'i 96858-5440
4. Patrick Leonard  
Field Supervisor  
**U. S. Fish and Wildlife Service**  
300 Ala Moana Blvd., Rm. 3-122  
Box 50088  
Honolulu, Hawai'i 96813
5. Russ K. Saito, State Comptroller  
**Department of Accounting and  
General Services**  
1151 Punchbowl Street, #426  
Honolulu, Hawai'i 96813
6. Sandra Lee Kunimoto, Chair  
**Department of Agriculture**  
1428 South King Street  
Honolulu, Hawai'i 96814-2512
7. Theodore E. Liu, Director  
State of Hawai'i  
**Department of Business,  
Economic Development & Tourism**  
P.O. Box 2359  
Honolulu, Hawai'i 96804
8. Patricia Hamamoto, Superintendent  
State of Hawai'i  
**Department of Education**  
P.O. Box 2360  
Honolulu, Hawai'i 96804
9. Ron Okumura  
Complex Area Superintendent  
(Lanai/Molokai/Hana/Lahaina)  
**Department of Education**  
54 High Street, 4th Floor  
Wailuku, Hawai'i 96793
10. Micah Kane, Chairman  
**Department of Hawaiian Home  
Lands**  
P. O. Box 1879  
Honolulu, Hawai'i 96805
11. Chiyome Fukino, M.D., Director  
State of Hawai'i  
**Department of Health**  
919 Ala Moana Blvd., Room 300  
Honolulu, Hawai'i 96814
12. Alec Wong, P.E., Acting Chief  
**Clean Water Branch**  
State of Hawai'i  
**Department of Health**  
919 Ala Moana Blvd., Room 300  
Honolulu, Hawai'i 96814

13. Herbert Matsubayashi  
District Environmental Health  
Program Chief  
State of Hawai'i  
**Department of Health**  
54 High Street  
Wailuku, Hawai'i 96793
14. Peter Young, Chairperson  
State of Hawai'i  
**Department of Land and Natural Resources**  
P. O. Box 621  
Honolulu, Hawai'i 96809
15. Melanie Chinen, Administrator  
State of Hawai'i  
**Department of Land and Natural Resources**  
**State Historic Preservation Division**  
601 Kamokila Blvd., Room 555  
Kapolei, Hawai'i 96707
14. Barry Fukunaga, Director  
State of Hawai'i  
**Department of Transportation**  
869 Punchbowl Street  
Honolulu, Hawai'i 96813  
cc: Fred Cajigal
15. Genevieve Salmonson, Director  
**Office Of Environmental Quality Control**  
235 S. Beretania Street, Suite 702  
Honolulu, Hawai'i 96813
16. Clyde Namu`o, Administrator  
**Office of Hawaiian Affairs**  
711 Kapiolani Boulevard, Suite 500  
Honolulu, Hawai'i 96813
17. Laura Thielen, Director  
State of Hawai'i  
**Office of Planning**  
P.O. Box 2359  
Honolulu, Hawai'i 96804
18. Carl Kaupololo, Chief  
County of Maui  
**Department of Fire and Public Safety**  
200 Dairy Road  
Kahului, Hawai'i 96732
19. Vanessa A. Medeiros, Director  
County of Maui  
**Department of Housing and Human Concerns**  
200 South High Street  
Wailuku, Hawai'i 96793
20. Tamara Horcajo, Director  
County of Maui  
**Department of Parks and Recreation**  
700 Halia Nako Street, Unit 2  
Wailuku, Hawai'i 96793
21. Jeffrey Hunt, Director  
County of Maui  
**Department of Planning**  
250 South High Street  
Wailuku, Hawai'i 96793
22. Thomas Phillips, Chief  
County of Maui  
**Police Department**  
55 Mahalani Street  
Wailuku, Hawai'i 96793
23. Milton Arakawa, Director  
County of Maui  
**Department of Public Works and Environmental Management**  
200 South High Street  
Wailuku, Hawai'i 96793
24. Donald Medeiros, Director  
County of Maui  
**Department of Transportation**  
200 South High Street  
Wailuku, Hawai'i 96793
25. Jeffrey Eng, Director  
County of Maui  
**Department of Water Supply**  
200 South High Street  
Wailuku, Hawai'i 96793

26. Hawaiian Telcom  
60 South Church Street  
Wailuku, Hawai'i 96793
27. Neal Shinyama, Manager –  
Engineering  
**Maui Electric Company, Ltd.**  
P.O. Box 398  
Kahului, Hawai'i 96733
28. Theo Morrison, Executive Director  
**Lahaina Bypass Now**  
505 Front Street, Suite 202  
Lahaina, Hawai'i 96761
29. Keoki Freeland, Executive Director  
**Lahaina Restoration Foundation**  
120 Dickenson Street  
Lahaina, Hawai'i 96761
30. Karee Karlucci, Executive Director  
**Lahainatown Action Committee**  
648 Wharf Street, Suite 102  
Lahaina, Hawai'i 96761
31. Joe Pluta, President  
**West Maui Improvement  
Foundation**  
P. O. Box 10338  
Lahaina, Hawai'i 96761
32. Mahealani Strong, Executive Director  
**West Maui Taxpayers Association**  
P.O. Box 10338  
Lahaina, Hawai'i 96761

MAR 13 2007

United States Department of Agriculture



Natural Resources Conservation Service  
210 Imi Kala St. Ste 209  
Wailuku, HI 96793  
808-244-3100

March 12, 2007

Mr. Mark Alexander Roy  
Munekiyo & Hiraga, Inc.  
305 High St., Suite 104  
Wailuku, HI 96793

Dear Mr. Roy:

Subject: Chapter 343, Hawaii Revised Statutes Early Consultation Request for Proposed Poseley Single-Family Residence at Lot 47-A; TMK: 4-8-003: 047, Olowalu Makai-Hikina Subdivision

We have no comment in this matter.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in black ink that reads "Ranae Ganske-Cerizo".

Ranae Ganske-Cerizo  
District Conservationist

Helping People Help the Land

An Equal Opportunity Provider and Employer





REPLY TO  
ATTENTION OF

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

March 15, 2007

Corps File No. POH-2007-82

Regulatory Branch

Munekiyo & Hiraga, Inc.  
Attn: Mark Alexander Roy  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Subject: Early consultation request for proposed Poseley single-family residence at Lot 47-A, Olowalu Makai-Hikina Subdivision, Olowalu, Maui, Hawaii (TMK: (2) 4-8-3:047).

Dear Mr. Roy:

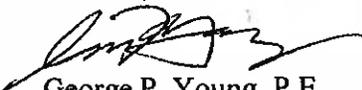
This office has reviewed the materials you submitted on February 23, 2007 for the above-referenced project. Work related to the construction of the two-story residence will include grading, driveway improvements and installation of water, sewer and drainage systems.

The draft Environmental Assessment (dEA), prepared pursuant to Chapter 343, Hawaii Revised Statutes, should indicate whether any waters of the United States, as represented by the presence of perennial or intermittent streams or wetlands, are in, or adjacent to, the proposed project area. The dEA should also state in appropriate sections if there is an existing surface water connection to the Pacific Ocean. When the dEA addresses this information, it can be determined, upon receipt of the dEA, if a Department of Army (DA) permit under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act of 1899 will be required for activities associated with construction of the proposed residence.

Information regarding the Corps regulatory program can be found at the following web site: <http://www.usace.army.mil/inet/functions/cw/cecwo/reg/>.

If you have any further questions, please contact Ms. Connie Ramsey by telephone at 808-438-2039, by facsimile at 808-438-4060 or by electronic mail at [Connie.L.Ramsey@usace.army.mil](mailto:Connie.L.Ramsey@usace.army.mil). Please refer to the file number listed above for future inquiries. Thank you for your cooperation with our regulatory program.

Sincerely,

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

# Rory FRAMPTON

Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place  
Kula, Hawaii 96790

cell 808 298 4956  
[rory@westmauiand.com](mailto:rory@westmauiand.com)

May 28, 2010

George P. Young, P.E., Chief, Regulatory Branch  
Department of the Army  
Attention: Connie Ramsey  
US Army Engineer District, Honolulu  
Ft. Shafter, Hawai`i 96858-5400

Subject: Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A; TMK:  
(2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui, Hawai`i (Corps  
File No. POH-2007-82)

Dear Mr. Young:

We are in receipt of your letter dated March 15, 2007 providing early consultation comments on the subject project. We apologize for the delay in responding to your comments. Based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the property instead of Rural designations indicated in the original correspondence to your office.

We offer the following in response to your comments arranged in the same order as in your letter.

1. The subject property does not contain any perennial or intermittent streams, special aquatic sites (anchialine, ponds, wetlands, etc.), or surface water connection to the Pacific Ocean. A Preliminary Drainage Resport will be included in the Draft Environmental Assessment (DEA) along with a discussion of potential impacts from the project on water resources in the area. Opportunities for mitigation will also be identified to ensure minimization of any identified impacts to the maximum extent practicable.
2. We look forward to receiving the department's determination on the applicability of Department of Army's Permit requirements following review of the DEA.

We appreciate your input. A copy of the DEA will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,

  
Rory Frampton  
Land Use Planner

cc: Douglas Poseley

MAR 20 2007

LINDA LINGLE  
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.  
DIRECTOR OF HEALTH

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

In reply, please refer to:  
EMD / CWB

03057PKP.07

March 16, 2007

Mr. Mark Alexander Roy  
Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Mr. Roy:

**Subject: Early Consultation Request for Proposed Poseley Single-Family Residence at Lot 47-A, Olowalu Makai-Hikina Subdivision, Olowalu, Maui, Hawaii**

The Department of Health (DOH), Clean Water Branch (CWB), has reviewed the limited information contained in the subject document and offers the following comments:

1. The Army Corps of Engineers should be contacted at (808) 438-9258 for this project. Pursuant to Federal Water Pollution Control Act (commonly known as the "Clean Water Act" (CWA) Paragraph 401(a)(1), a Section 401 Water Quality Certification (WQC) is required for "[a]ny applicant for Federal license or permit to conduct any activity including, but not limited to, the construction or operation of facilities, which may **result** in any discharge into the navigable waters..." (emphasis added). The term "discharge" is defined in CWA, Subsections 502(16), 502(12), and 502(6); Title 40, Code of Federal Regulations (CFR), Section 122.2; and Hawaii Administrative Rules (HAR), Chapter 11-54.
2. In accordance with HAR, Sections 11-55-04 and 11-55-34.05, the Director of Health may require the submittal of an individual permit application or a Notice of Intent (NOI) for general permit coverage authorized under the National Pollutant Discharge Elimination System (NPDES).
  - a. An application for an NPDES individual permit is to be submitted at least 180 days before the commencement of the respective activities. The NPDES application forms may also be picked up at our office or downloaded from our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/forms/indiv-index.html>.

- b. An NOI to be covered by an NPDES general permit is to be submitted at least 30 days before the commencement of the respective activity. A separate NOI is needed for each NPDES general permit. The NOI forms may be picked up at the office or downloaded from our website at:  
<http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl->
- i. Storm water associated with industrial activities, as defined in Title 4 Sections 122.26(b)(14)(i) through 122.26(b)(14)(ix) and 122.26(b)(14)(x) [HAR, Chapter 11-55, Appendix B]
  - ii. Storm water associated with construction activities, including clearing, grading, excavation, that result in the disturbance of equal to or greater than one acre of total land area. The total land area includes a contiguous area where separate and distinct construction activities may be taking place at different times or different schedules under a larger common plan of development or sale. **NPDES permit is required before the commencement of the construction activities.** [HAR, Chapter 11-55, Appendix C]
  - iii. Discharges of treated effluent from leaking underground storage tank activities. [HAR, Chapter 11-55, Appendix D]
  - iv. Discharges of once through cooling water less than one (1) million gallons per year. [HAR, Chapter 11-55, Appendix E]
  - v. Discharges of hydrotesting water. [HAR, Chapter 11-55, Appendix F]
  - vi. Discharges of construction dewatering effluent. [HAR, Chapter 11-55, Appendix G]
  - vii. Discharges of treated effluent from petroleum bulk stations and terminals. [HAR, Chapter 11-55, Appendix H]
  - viii. Discharges of treated effluent from well drilling activities. [HAR, Chapter 11-55, Appendix I]
  - ix. Discharges of treated effluent from recycled water distribution systems. [HAR, Chapter 11-55, Appendix J]

Mr. Mark Alexandar Roy

March 16, 2007

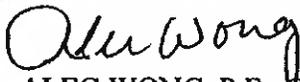
Page 3

- x. Discharges of storm water from a small municipal separate storm sewer system. [HAR, Chapter 11-55, Appendix K]
  - xi. Discharges of circulation water from decorative ponds or tanks. [HAR, Chapter 11-55, Appendix L]
3. In accordance with HAR, Section 11-55-38, the applicant for an NPDES permit is required to either submit a copy of the new NOI or NPDES permit application to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the DOH that the project, activity, or site covered by the NOI or application has been or is being reviewed by SHPD. If applicable, please submit a copy of the request for review by SHPD or SHPD's determination letter for the project.
4. Any discharges related to project construction or operation activities, with or without a Section 401 WQC or NPDES permit coverage, shall comply with the applicable State Water Quality Standards as specified in HAR, Chapter 11-54.

The Hawaii Revised Statutes, Subsection 342D-50(a), requires that "[n]o person, including any public body, shall discharge any water pollutants into state waters, or cause or allow any water pollutant to enter state waters except in compliance with this chapter, rules adopted pursuant to this Chapter, or a permit or variance issued by the director."

If you have any questions, please contact the Engineering Section, CWB, at 586-4309.

Sincerely,

  
ALEC WONG, P.E., CHIEF  
Clean Water Branch

KP:np

# Rory FRAMPTON

Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place  
Kula, Hawai'i 96790

cell 808 298 4956  
[rory@westmauiland.com](mailto:rory@westmauiland.com)

May 28, 2010

Alec Wong, P.E., Chief  
State of Hawai'i, Department of Health  
Clean Water Branch  
P. O. Box 3378  
Honolulu, HI 96801-3378

**Subject:** Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A; TMK: (2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui, Hawai'i (03057PKP.07)

Dear Mr. Wong:

We are in receipt of your letter dated March 16, 2007 providing early consultation comments on the subject project. We apologize for the delay in responding to your comments. Based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the property instead of Rural designations indicated in the original correspondence to your office.

We offer the following in response to your comments arranged in the same order as in your letter.

1. Coordination with the Department of the Army is being undertaken for the proposed action. Water quality certification requirements will be addressed as applicable prior to the initiation of construction for the project.
2. As applicable, an individual permit or a Notice of Intent (NOI) for general permit coverage under the National Pollutant Discharge Elimination System (NPDES) will be obtained in connection with construction activities for the subject project.
3. The project will comply with applicable requirements of Section 11-55-38, Hawai'i Administrative Rules (HAR).
4. The project will comply with applicable State Water Quality Standards as specified in HAR, Chapter 11-54.
5. The project will comply with Hawai'i Revised Statutes, Subsection 342D-50(a)

Alec Wong  
May 28, 2010  
Page 2

We appreciate your comments and input. A copy of the Draft Environmental Assessment will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rory Hampton". The signature is fluid and cursive, with a large loop at the end.

Rory Hampton  
Land Use Planner

cc: Douglas Poseley

MAR 09 2007

LINDA LINGLE  
GOVERNOR



**STATE OF HAWAII**  
DEPARTMENT OF ACCOUNTING AND GENERAL SERV  
P.O. BOX 119, HONOLULU, HAWAII 96810

MAR - 8 2007

(P)1056.7

Mr. Mark Roy, Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Mr. Roy:

**Subject:** Early Consultation Request for Proposed Poseley Single-Family Residence at  
Lot 47-A (TMK: (2) 4-8-003:047)  
Olowalu Makai-Hikina Subdivision  
Olowalu, Maui, Hawaii

Your letter of February 23, 2007, requested early review and comment on the proposed action to construct a single-family residence at Lot 47-A (TMK: (2) 4-8-003:47), Olowalu Makai-Hikina Subdivision, Olowalu, Maui, Hawaii. This project does not impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer.

If you have any questions, please call me at 808-586-0400, or have your staff call Mr. Clarence Kubo at 808-586-0488

Sincerely,

  
RUSS K. SAITO  
State Comptroller

MAR 15 2007



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

**LINDA LINGLE**  
GOVERNOR  
**THEODORE E. LIU**  
DIRECTOR  
**MARK K. ANDERSON**  
DEPUTY DIRECTOR  
**LAURA H. THIELEN**  
DIRECTOR  
OFFICE OF PLANNING

**OFFICE OF PLANNING**

235 South Beretania Street, 6th Floor, Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Telephone: (808) 587-2846  
Fax: (808) 587-2824

Ref. No. P-11696

March 14, 2007

Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Attention: Mr. Mark Alexander Roy  
Planner

Subject: Early Consultation Request  
Chapter 343, Hawaii Revised Statutes (HRS)  
Proposed Poseley Single-family Residence  
TMK: (2)4-8-003: 47  
Olowalu Makai-Hikina Subdivision  
Olowalu, Maui, Hawaii

Dear Mr. Roy:

It is our understanding that the subject property consists of approximately 0.54 acres (23,522 square feet) and is "split-zoned" Agricultural District and Conservation District according to the State Land Use Commission. The applicant will seek a reclassification to the Rural District.

The applicant proposes to build a two-story single-family residence with four bedrooms and a footprint of approximately 3,265 square feet.

A county Community Plan Amendment (CPA) is required from "Park" to "Rural". The project is also within the Shoreline Management Area (SMA).

Since there is no State Rural District in the Olowalu area, we recommend that the applicant seek an amendment to the West Maui Community Plan first, to determine public policy regarding single-family development and parks for the shoreline properties makai of Honoapiilani Highway. Most of the coastal areas are in the State Agricultural District with a narrow band of Conservation District along the shoreline.

Mr. Mark Alexander Roy  
Page 2  
March 14, 2007

Thank you for the opportunity to comment. Should you have any questions,  
please call the Land Use Division at 587-2842.

Sincerely,



Laura H. Thielen  
Director

c: Sam Lemmo, DLNR  
Anthony Ching, LUC  
Theodore E. Liu, DBEDT

# Rory FRAMPTON

Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place  
Kula, Hawaii 96790

cell 808 298 4956  
[rory@westmauiland.com](mailto:rory@westmauiland.com)

May 28, 2010

Abbey Seth Mayer, Director  
Department of Business, Economic Development & Tourism  
Office Of Planning  
P. O. Box 2359  
Honolulu, HI 96804

Subject: Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A;  
TMK: (2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui,  
Hawai'i (Ref. No. P-11696)

Dear Mr. Mayer:

We are in receipt of your office's letter dated March 14, 2007 providing early consultation comments on the subject project.

We apologize for the delay in responding to your comments. Based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the property instead of Rural designations indicated in the original correspondence to your office.

We appreciate your comments and input. A copy of the Draft Environmental Assessment will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,



Rory Frampton  
Land Use Planner

cc: Douglas Poseley

LINDA LINGLE  
GOVERNOR

MAR 06 2007

PATRICIA HAMAMOTO  
SUPERINTENDENT



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

OFFICE OF THE SUPERINTENDENT

March 6, 2007

Mr. Mark Alexander Roy, Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Mr. Roy:

Subject: Early Consultation for Poseley Residence, Olowalu, Maui

The Department of Education has no comment to offer on the early consultation.

If you have any questions, please call Heidi Meeker of the Facilities Development Branch at (808) 733-4862.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Hamamoto".

Patricia Hamamoto  
Superintendent

PH:jmb

c: Randolph Moore, Acting Assistant Superintendent, OBS  
Duane Kashiwai, Public Works Administrator, FDB

MAR 13 2007

LINDA LINGLE  
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M. D.  
DIRECTOR OF HEALTH

LORRIN W. PANG, M. D., M. P. I  
DISTRICT HEALTH OFFICER

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
MAUI DISTRICT HEALTH OFFICE  
54 HIGH STREET  
WAILUKU, MAUI, HAWAII 96793-2102

March 12, 2007

Mr. Mark Alexander Roy, Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawai'i 96793

Dear Mr. Roy:

Subject: **Poseley Single-Family Residence**  
**TMK: (2) 4-8-003: 047**

Thank you for the opportunity to participate in the early consultation process for the Poseley Single Family Residence project. The following comments are offered:

1. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work.
2. Plan review and approval of all new wastewater disposal systems is required prior to construction of the systems.

It is strongly recommended that the Standard Comments found at the Department's website: [www.state.hi.us/health/environmental/env-planning/landuse/landuse.html](http://www.state.hi.us/health/environmental/env-planning/landuse/landuse.html) be reviewed, and any comments specifically applicable to this project should be adhered to.

Should you have any questions, please call me at 808 984-8230.

Sincerely,

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

Herbert S. Matsubayashi  
District Environmental Health Program Chief

# Rory FRAMPTON

Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place  
Kula, Hawaii 96790

cell 808 298 4956  
[rory@westmauland.com](mailto:rory@westmauland.com)

May 28, 2010

Herbert S. Matsubayashi  
State of Hawaii  
Department of Health  
Maui District Health Office  
54 South High Street  
Wailuku, HI 96793-2102

Subject: Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A; TMK:  
(2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui, Hawai'i

Dear Mr. Matsubayashi:

We are in receipt of your letter dated March 12, 2007 providing early consultation comments on the subject project. We apologize for the delay in responding to your comments. Based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the property instead of Rural designations indicated in the original correspondence to your office.

We offer the following in response to your comments arranged in the same order as in your letter.

1. The proposed project will comply with the applicable requirements of Hawaii Administrative Rules (HAR) Chapter 11-46, "Community Noise Control" and a noise permit, if required, will be obtained prior to the commencement of construction work for the project.+
2. The applicant's civil engineer will coordinate with the State Department of Health prior to construction to address plan review requirements related to the installation of the proposed wastewater treatment system for the project.

We appreciate your comments and input. A copy of the Draft Environmental Assessment will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,



Rory Frampton  
Land Use Planner

cc: Douglas Poseley

LINDA LINGLE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

Office of Conservation and Coastal Lands  
POST OFFICE BOX 621  
HONOLULU, HAWAII 96809

REF:OCCL:MC

Corr MA-07-195

Mark Alexander Roy  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, HI 96793

MAR - 5 2007

Dear Mr. Roy

**SUBJECT:** Consultation on Single-Family Residence  
Olowalu, Lahaina, Maui  
TMK (2) 4-8-03:47

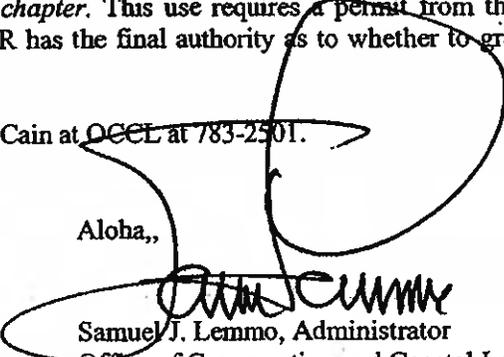
The Office of Conservation and Coastal Lands (OCCL) has received your letter to the Department of Land and Natural Resources (DLNR) requesting consultation on your client's proposal to seek a Conservation District Boundary amendment and to then seek a permit for a single-family residence.

The subject parcel is currently in the Limited Subzone of the State Land Use Conservation District. Boundary amendment requests are handled by the State Land Use Commission. If the Commission re-designates the parcel as rural then the County will oversee the permitting process for any proposed residence.

If the land remains in the Conservation District then OCCL will oversee the permitting process. Single family residences in the limited subzone are only identified land uses under certain conditions pursuant to Hawai'i Administrative Rules (HAR) §13-5-23 *Identified land uses in the limited subzone, L-6 SINGLE FAMILY RESIDENCES, (D-1) A single family residence in a floodplain or coastal high hazard area that conforms to applicable county regulations regarding the National Flood Insurance Program and single family residential standards as outlined in this chapter.* This use requires a permit from the Board of Land and Natural Resources (BLNR). The BLNR has the final authority as to whether to grant or deny the permit.

If you have further questions please call Michael Cain at OCCL at 783-2501.

Aloha,,

  
Samuel J. Lemmo, Administrator  
Office of Conservation and Coastal Lands

# Rory FRAMPTON

Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place  
Kula, Hawai'i 96790

cell 808 298 4956  
[rory@westmauland.com](mailto:rory@westmauland.com)

May 28, 2010

Samuel J. Lemmo, Administrator  
State of Hawai'i  
Department of Land & Natural Resources  
Office of Conservation & Coastal Lands  
PO Box 621  
Honolulu, HI 96709

Subject: Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A; TMK:  
(2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui, Hawai'i (REF:  
OCCL:MC Corr MA-07-195)

Dear Mr. Lemmo:

We are in receipt of your letter dated March 5, 2007 providing early consultation comments on the subject project. We apologize for the delay in responding to your comments.

We offer the following in response to your comments.

The property is split-zoned, with the makai portion located in the Conservation District. Based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the portion of the property within the State Agricultural District. The proposed dwelling will be located outside of the Conservation District, entirely within the State Agricultural District. The applicant will be requesting approval from your office for associated landscape improvements which are proposed in the Conservation District. A description and analysis of the proposed actions within the Conservation District will be included in the Draft Environmental Assessment (DEA), in compliance with Chapter 343, HRS.

The request for Community Plan Amendment also triggers the review requirements under Chapter 343, HRS. It is our understanding that the Maui Planning Commission will act as the accepting agency for the Environmental Assessment, as part of its processing of the Community Plan Amendment.

We appreciate your comments and input. A copy of the DEA will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,



Rory Frampton  
Land Use Planner

cc: Douglas Poseley

# Rory FRAMPTON

Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place  
Kula, Hawai`i 96790

cell 808 298 4956  
[rory@westmauiland.com](mailto:rory@westmauiland.com)

May 28, 2010

Samuel J. Lemmo, Administrator  
State of Hawai`i  
Department of Land & Natural Resources  
Office of Conservation & Coastal Lands  
PO Box 621  
Honolulu, HI 96709

Subject: Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A; TMK:  
(2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui, Hawai`i (REF:  
OCCL:MC Corr MA-07-195)

Dear Mr. Lemmo:

We are in receipt of your letter dated March 5, 2007 providing early consultation comments on the subject project. We apologize for the delay in responding to your comments.

We offer the following in response to your comments.

The property is split-zoned, with the makai portion located in the Conservation District. Based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the portion of the property within the State Agricultural District. The proposed dwelling will be located outside of the Conservation District, entirely within the State Agricultural District. The applicant will be requesting approval from your office for associated landscape improvements which are proposed in the Conservation District. A description and analysis of the proposed actions within the Conservation District will be included in the Draft Environmental Assessment (DEA), in compliance with Chapter 343, HRS.

The request for Community Plan Amendment also triggers the review requirements under Chapter 343, HRS. It is our understanding that the Maui Planning Commission will act as the accepting agency for the Environmental Assessment, as part of its processing of the Community Plan Amendment.

We appreciate your comments and input. A copy of the DEA will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,

  
Rory Frampton  
Land Use Planner

cc: Douglas Poseley

LINDA LINGLE  
GOVERNOR



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

MAR 14 2007  
BARRY FUKUNAGA  
INTERIM DIRECTOR

Deputy Directors  
FRANCIS PAUL KEENO  
BRENNON T. MORIOKA  
BRIAN H. SEKIGUCHI

IN REPLY REFER TO:

STP 8.2424

March 8, 2007

Mr. Mark Alexander Roy  
Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Mr. Roy:

Subject: Douglas Poseley  
Early Consultation – Proposed Poseley Single-Family Residence  
TMK: (2) 4-8-003: 047, Olowalu, Maui

The proposal for a single new residential dwelling to be used by one family is anticipated not to have a significant traffic impact on the State highway. However, proper documentation, recordation and driveway connection design of the access at the highway for the new residential use may need to be completed by the owner.

A copy of your letter of February 23, 2007 has been forwarded to our Highways Division Planning Branch for further coordination with other Highways offices involved with use of the highways on Maui. When your firm completes the environmental assessment (EA) supporting the associated land use and zoning applications for the proposed residence, please provide at least three (3) copies of the EA (with land use/zoning applications) to the Highways Planning Branch in Honolulu and one (1) copy to the Highways Maui District Office in Kahului, and continue to work with the Highways staff, as may be determined by the staff, on the access for the proposed residence.

We appreciate the courtesy of your early notice on the proposed new residence and connection to the State highway.

Very truly yours,

  
BARRY FUKUNAGA  
Interim Director of Transportation

# Rory FRAMPTON

Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place  
Kula, Hawai`i 96790

cell 808 298 4956  
[rory@westmauland.com](mailto:rory@westmauland.com)

May 28, 2010

Brennon Morioka, Director  
State of Hawai`i  
Department Transportation  
869 Punchbowl Street  
Honolulu, HI 96813-5097

Subject: Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A; TMK:  
(2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui, Hawai`i (STP  
8.2424)

Dear Mr. Morioka:

We are in receipt of your office's letter dated March 8, 2007 providing early consultation comments on the subject project. We apologize for the delay in responding to your comments. Based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the property instead of Rural designations indicated in the original correspondence to your office.

We offer the following in response to your comments.

Access to the property is provided via the existing intersection at the Olowalu General Store. It is the applicant's understanding that this is a properly recorded access.

We appreciate your comments and input. A copy of the Draft Environmental Assessment will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,



Rory Frampton  
Land Use Planner

cc: Douglas Poseley

MAR 05 2007

LINDA LINGLE  
GOVERNOR OF HAWAII



GENEVIEVE SALMONSON  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

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

March 2, 2007

Mr. Mark Alexander Roy  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Subject: Pre-consultation for Proposed Poseley Single-Family Residence at Lot 47-A,  
Olowalu Makai-Hikina Subdivision, Olowalu, Maui, Hawaii

Dear Mr. Roy:

We have received your letter dated February 23, 2007 for the Poseley Single Family Residence.

We have following suggestions:

1. Use the guidelines for a sustainable building design
2. Use of native plants for landscaping
3. Use of solar water heating or other energy saving technology
4. Use of recycled materials such as glass cullet for back fill or sub base

We have no further comments to offer at this time, but will reserve comments when the documents are submitted. Thank you for the opportunity to review your request. Should you have any questions, please feel free to call our office at 586-4185.

Sincerely,

*Genevieve Salmonson*  
Genevieve Salmonson

Director

# Rory FRAMPTON

Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place  
Kula, Hawai'i 96790

cell 808 298 4956  
[rory@westmauiand.com](mailto:rory@westmauiand.com)

May 28, 2010

Genevieve Salmonson, Director  
State of Hawai'i  
Office of Environmental Quality Control  
235 South Beretania Street, Suite 702  
Honolulu, HI 96813

Subject: Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A; TMK:  
(2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui, Hawai'i

Dear Ms. Salmonson:

We are in receipt of your letter dated March 5, 2007 providing early consultation comments on the subject project. We apologize for the delay in responding to your comments. Based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the property instead of Rural designations indicated in the original correspondence to your office.

We offer the following in response to your comments.

Thank you for your design suggestions. The applicant will be utilizing native plants for landscaping, solar water heating and other energy saving technology. Other sustainable building design and use of recycled materials will also be considered.

We appreciate your comments and input. A copy of the DEA will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,



Rory Frampton  
Land Use Planner

cc: Douglas Poseley



**STATE OF HAWAII**  
**OFFICE OF HAWAIIAN AFFAIRS**  
711 KAPI'OLANI BOULEVARD, SUITE 500  
HONOLULU, HAWAII 96813

HRD06/2925

March 16, 2007

Mark Alexander Roy  
Munekiyo and Haraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii, 96793

**RE: Pre-Draft Environmental Assessment Consultation for the Proposed Construction of a Single Family Residence at Lot 47-A, Olowalu, Maui, TMK (2) 4-8-003: 047.**

Dear Mr. Roy,

The Office of Hawaiian Affairs (OHA) is in receipt of your February 26, 2007 submission and offers the following comments:

Please contact Thelma Shimaoka of OHA's Maui office as well as Paulo Fujishiro of Ukumehame, as they may have specific recommendations regarding the proposed project. Our staff looks forward to reviewing the Draft Environmental Assessment upon completion. Thank you for your continued correspondence.

OHA asks that, in accordance with Section 6E-46.6, Hawaii Revised Statutes and Chapter 13-300, Hawaii Administrative Rules, if the project moves forward, and if any significant cultural deposits or human skeletal remains are encountered, work shall stop in the immediate vicinity and the State Historic Preservation Division (SHPD/DLNR) shall be contacted.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jesse Yorck, Native Rights Policy Advocate, at (808) 594-0239 or [jessey@oha.org](mailto:jessey@oha.org).

Aloha,

A handwritten signature in black ink, appearing to read "Clyde W. Nāmu'o".

Clyde W. Nāmu'o  
Administrator

C: Thelma Shimaoka  
OHA Community Affairs Coordinator (Maui)  
140 Hoohana St., Ste. 206  
Kahului, HI 96732

# Rory FRAMPTON

Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place  
Kula, Hawai'i 96790

cell 808 298 4956  
[rory@westmauland.com](mailto:rory@westmauland.com)

May 28, 2010

Clyde Nāmu`o, CEO  
Office of Hawaiian Affairs  
Attention: Jesse Yorck, Native Right Policy Advocate  
711 Kapiolani Boulevard, Suite 500  
Honolulu, HI 96813

Subject: Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A; TMK:  
(2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui, Hawai'i  
(HRD06/2925)

Dear Mr. Nāmu`o:

We are in receipt of your letter dated March 16, 2007 providing early consultation comments on the subject project. We apologize for the delay in responding to your comments. Based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the property instead of Rural designations indicated in the original correspondence to your office.

We offer the following in response to your comments arranged in the order of your letter.

A copy of the Draft Environmental Assessment (DEA) will be sent to OHA's Maui office for review and comment. In accordance with Section 6E-46.6, Hawaii Revised Statutes, and Chapter 13-300, Hawaii Administrative Rules, should any archaeological remains be discovered during ground altering activities for the proposed project, all work in the vicinity shall cease and the SHPD will be contacted to identify the appropriate level of mitigation.

We appreciate your comments and input. A copy of the DEA will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,

  
Rory Frampton  
Land Use Planner

cc: Douglas Poseley

MAR 15 2007

CHARMAINE TAVARES  
Mayor



TAMARA HORCAJO  
Director

ZACHARY Z. HELM  
Deputy Director

**DEPARTMENT OF PARKS & RECREATION**

**Planning & Development Division**  
700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793

(808) 270-7931  
Fax (808) 270-7162

March 12, 2007

Mark Alexander Roy, Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

**RE: Chapter 343, Hawaii Revised Statutes (HRS) Early Consultation  
Request for Proposed Poseley Single-Family Residence at Lot 47-A  
TMK (2) 4-8-003:047, Olowalu Makai-Hikina Subdivision, Olowalu,  
Maui, Hawaii**

Dear Mr. Roy:

Thank you for the opportunity to review and provide early comment on the proposed Poseley Single-Family Residence at Lot 47-A in Olowalu.

Our department does not generally support the removal of land from "Park" designation in a community plan. The applicant should justify their request for a Community Plan Amendment to change the current classification of the parcel from "Park" to "Rural."

Should you have any questions or require further comment regarding the above subject action, please call me or Patrick Matsui, Chief of Parks Planning & Development, at 270-7387.

Sincerely,

A handwritten signature in cursive script that reads "Tamara Horcajo".

Tamara Horcajo  
Director

c: Patrick Matsui, Chief of Parks Planning & Development

# Rory FRAMPTON

Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place  
Kula, Hawai`i 96790

cell 808 298 4956  
[rory@westmauland.com](mailto:rory@westmauland.com)

May 28, 2010

Tamara Horcajo, Director  
County of Maui, Department of Parks & Recreation  
Planning & Development Division  
700 Hali`a Nakoa Street, Unit 2  
Wailuku, HI 96793

Subject: Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A; TMK:  
(2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui, Hawai`i

Dear Ms. Horcajo:

We are in receipt of your letter dated March 12, 2007 providing early consultation comments on the subject project. We apologize for the delay in responding to your comments. Based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the property instead of Rural designations indicated in the original correspondence to your office.

We offer the following in response to your comments.

According to the West Maui Community Plan (WMCP), the Park designation was provided in this area with the intention of providing for a 10-acre public beach park for camping and ocean-related recreational land and educational activities (WMCP, pg. 17). Furthermore, the recommendation specifically provides that "The final boundaries of this park shall be determined in consultation with the landowner." As such, the precise location or boundaries of the future Park area have yet to be defined and the Community Plan anticipated flexibility during implementation.

The subject property is situated in the western corner of the Park designated area and is the only small-sized parcel included in the Park area. The remainder of the Park designation is located within Parcel 84A, a larger 28.87 acres which abuts the property. Amending the Community Plan designation to remove the subject parcel from the Park designated area will have a minimal impact on the larger park designated area especially given the uncertainty of the final boundaries.

Lastly, in their recent review of the Maui Island Plan, the Maui Planning Commission and the Maui County Planning Department have recommended that the parcel not be included in the abutting Park designated areas.

Tamara Horcajo  
May 28, 2010  
Page 2

We appreciate your comments and input. A copy of the Draft Environmental Assessment will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Rory Frampton". The signature is written in a cursive, flowing style with some loops and flourishes.

Rory Frampton  
Land Use Planner

cc: Douglas Poseley

MAY 08 2007

CHARMAINE TAVARES  
Mayor



JEFFREY K. ENG  
Director

ERIC H. YAMASHIGE, P.E., L.S.  
Deputy Director

**DEPARTMENT OF WATER SUPPLY**

**COUNTY OF MAUI**

200 SOUTH HIGH STREET

WAILUKU, MAUI, HAWAII 96793-2155

www.mauiwater.org

April 20, 2007

Mr. Mark Alexander Roy, Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku HI 96793

Dear Mr. Roy:

**SUBJECT:** Early Consultation Request for the Proposed Poseley Single-Family Residence  
at Lot 47-A TMK 248003047

Thank you for the opportunity to participate in the EA early consultation process for the above stated project proposal.

**Source Availability**

The project site is outside of the DWS service area. The EA should include the source of potable and non-potable water for the proposed development.

**System Infrastructure**

We recommend that water systems be built in accordance with the Statewide Water System Standards.

**Conservation**

We encourage the applicant to consider the following water conservation measures in the project design and construction:

Use brackish and /or reclaimed water sources for dust control and for all non-potable water uses during construction.

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

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

*"By Water All Things Find Life"*

The Department of Water Supply is an Equal Opportunity provider and employer. To file a complaint of discrimination, write: USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington DC 20250-9410. Or call (202) 720-5964 (voice and TDD)

Mr. Mark Alexander Roy  
April 20, 2007  
Proposed Poseley Single-Family Residence

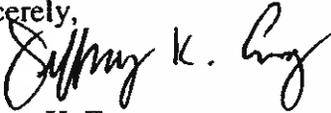
Use Climate -adapted Plants: The project is located in the Maui County Planting Plan - Plant Zones 3 and 5. We encourage the applicant to utilize appropriate native and non invasive species and avoid the use of potentially invasive plants. Native plants adapted to the area, conserve water and protect the watershed from degradation due to invasive alien species. Attached is a list of appropriate plants for the zone as well as potentially invasive plants to avoid.

**Pollution Prevention**

The project overlies the Olowalu aquifer which has an estimated sustainable yield of 3MGD. In order to protect ground and surface water resources, we recommend that the applicant adopt Best Management Practices (BMPs) designed to minimize infiltration and runoff from construction and vehicle operations.

Should you have any questions, please call our Water Resources and Planning Division at 244-8550.

Sincerely,



Jeffrey K. Eng  
Director

eam

c: engineering division  
applicant, with attachments:

The Costly Drip

Maui County Planting Plan - Saving Water in the Yard - What and How to Plant in your Area

Ordinance No. 2108 - A Bill for an Ordinance Amending Chapter 16.20 of the Maui County Code, Pertaining to the Plumbing Code

Selected BMP's from "Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters"-EPA

A Checklist of Water Conservation Ideas for the Home and Yard

D:\My Documents\WP\_permit rev\Proj Rev\Lahaina\_comment\Poseley SF Residence.wpd

# Rory FRAMPTON

Land Use and Environmental Planning ▪ Consulting ▪ Project Management

340 Napoko Place  
Kula, Hawai'i 96790

cell 808 298 4956  
[rory@westmauland.com](mailto:rory@westmauland.com)

May 28, 2010

Jeffrey K. Eng, Director  
County of Maui  
Department of Water Supply  
200 South High Street  
Wailuku, HI 96793-2155

**Subject:** Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A; TMK:  
(2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui, Hawai'i

Dear Mr. Eng:

We are in receipt of your letter dated March 8, 2007 providing early consultation comments on the subject project. We apologize for the delay in responding to your comments. Based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the property instead of Rural designations indicated in the original correspondence to your office.

We offer the following in response to your comments.

## Source Availability

The Draft Environmental Assessment (DEA) will describe that the potable and non-potable water sources for this project will be via the existing Olowalu Water Company's systems.

## System Infrastructure

The existing water system has been designed according to applicable system standards.

## Conservation

The applicant will consider water conservation measures including the use of brackish and/or reclaimed water sources during construction utilizing low flow fixtures and devices, and the use of climate adapted plants.

## Pollution Prevention

The project will incorporate BMPs designed to protect ground and surface water resources.

Jeffery K. Eng  
May 28, 2010  
Page 2

We appreciate your comments and input. A copy of the Draft Environmental Assessment will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,

A handwritten signature in black ink that reads "Rory Frampton". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Rory Frampton  
Land Use Planner

cc: Douglas Poseley



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

**MAR - 2 2007**  
CHARMAJNE TAVARES  
Mayor  
VANESSA A. MEDEIROS  
Director  
LORI TSUHAKO  
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165 • EMAIL [director.hhc@mauicounty.gov](mailto:director.hhc@mauicounty.gov)

February 27, 2007

Mr. Mark Alexander Roy, Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Dear Mr. Roy:

**Subject: Early Consultation Request For Proposed Posely  
Single-Family Residence at Lot 47-A  
[TMK (2)4-8-003:047], Olowalu Makai-Hikina  
Subdivision, Olowalu, Maui, Hawaii**

The proposed project will involve the construction of one single family dwelling. Therefore, the project is not subject to the requirements of Chapter 2.96, Maui County Code (Residential Workforce Housing Policy).

Thank you for the opportunity to comment.

Very truly yours,

VANESSA A. MEDEIROS  
Director of Housing and  
Human Concerns

ETO:bp

c: Housing Administrator

# Rory FRAMPTON

Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place  
Kula, Hawai`i 96790

cell 808 298 4956  
[rory@westmauiand.com](mailto:rory@westmauiand.com)

May 28, 2010

Lori Tshako, Director  
County of Maui  
Department of Housing and Human Concerns  
200 South High Street  
Wailuku, HI 96793-2155

Subject: Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A; TMK:  
(2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui, Hawai`i

Dear Ms. Tshako:

We are in receipt of your office's letter dated March 2, 2007 providing early consultation comments on the subject project and offer the following in response to your comments.

We acknowledge the confirmation from your office that the project is not subject to the requirements of Chapter 2.96, Maui County Code (Residential Workforce Housing Ordinance).

For your information, based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the property instead of Rural designations indicated in the original correspondence to your office.

We apologize for the delay in responding to your comments and appreciate your comments and input. A copy of the Draft Environmental Assessment will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,



Rory Frampton  
Land Use Planner

cc: Douglas Poseley



**CHARMAINE TAVARES**  
MAYOR

OUR REFERENCE  
YOUR REFERENCE

**POLICE DEPARTMENT**  
COUNTY OF MAUI

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

March 12, 2007

MAR 14 2007



**THOMAS M. PHILLIPS**  
CHIEF OF POLICE

**GARY A. YABUTA**  
DEPUTY CHIEF OF POLICE

Mr. Mark Alexander Roy, Planner  
Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, HI 96793

Dear Mr. Roy:

**SUBJECT:** Early Consultation Request for Proposed Poseley Single-Family Residence at Lot 47-A TMK (2) 4-8-003:047, Olowalu Makai-Hikina Subdivision

Thank you for your letter of February 23, 2007, requesting comments on the above subject.

At this time, we will defer any comments until the Environmental Assessment is produced. We will then review the EA and make any necessary comments. Thank you for giving us the opportunity to comment on this project.

Very truly yours,

Assistant Chief Wayne T. Ribao  
for: Thomas M. Phillips  
Chief of Police

c: Jeff Hunt, Planning Department

CHARMAINE TAVARES  
Mayor

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

MICHAEL M. MIYAMOTO  
Deputy Director



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

APR 10 2007

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

DAVID TAYLOR, P.E.  
Wastewater Reclamation Division

CARY YAMASHITA, P.E.  
Engineering Division

BRIAN HASHIRO, P.E.  
Highways Division

TRACY TAKAMINE, P.E.  
Solid Waste Division

March 30, 2007

Mr. Mark Alexander Roy  
MUNEKIYO & HIRAGA, INC.  
305 High Street, Suite 104  
Wailuku, Maui, Hawaii 96793

Dear Mr. Roy:

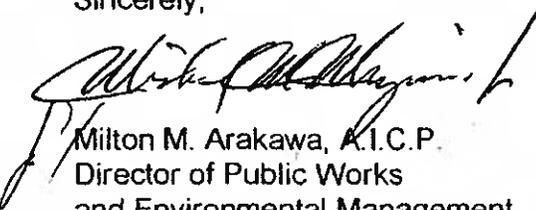
SUBJECT: APPLICATION FOR EARLY CONSULTATION REQUEST FOR  
PROPOSED SINGLE-FAMILY RESIDENCE  
FOR MR. DOUGLAS POSELEY  
TMK: (2) 4-8-003:047

We reviewed the subject application and have the following comment:

1. Address construction waste recycling.

Please call Michael Miyamoto at 270-7845 if you have any questions regarding this letter.

Sincerely,



Milton M. Arakawa, A.I.C.P.  
Director of Public Works  
and Environmental Management

MMA:MMM:da

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# Rory FRAMPTON

Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place  
Kula, Hawai'i 96790

cell 808 298 4956  
[rory@westmauiland.com](mailto:rory@westmauiland.com)

May 28, 2010

Milton M. Arakawa, A.I.C.P., Director  
County of Maui, Department of Public Works  
Development Services Administration  
250 South High Street  
Wailuku, HI 96793

Subject: Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A; TMK:  
(2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui, Hawai'i

Dear Mr. Arakawa:

We are in receipt of your office's letter dated March 30, 2007 providing early consultation comments on the subject project and offer the following in response to your comments.

Opportunities for the recycling of construction waste will be assessed during the construction phase of the subject project. All waste deemed unfit for recycling purposes will be transported to a State of Hawaii, Department of Health permitted construction waste facility for disposal.

For your information, based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the property instead of Rural designations indicated in the original correspondence to your office.

We apologize for the delay in responding to your comments and appreciate your comments and input. A copy of the Draft Environmental Assessment will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,



Rory Frampton  
Land Use Planner

cc: Douglas Poseley

MAR 16 2007

March 13, 2007

Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, HI 96793

ATTN: Mark Alexander Roy, Planner  
Phone: (808) 244-2015  
Fax: (808) 244-8729

SUBJECT: Chapter 343, Hawai'i Revised Statutes (HRS) Early Consultation  
Request for Proposed Poseley Single-Family Residence at Lot 7-A  
(TMK (2)4-8-003:047), Olowalu Makai-Hikina Subdivision, Olowalu,  
Maui, Hawaii

Dear Mr. Roy:

Thank you for providing Hawaiian Telcom Incorporated, the opportunity to comment on the proposed action for Chapter 343, HRS Early Consultation Request for the proposed Poseley Single-Family residence at Lot 7-A, Olowalu Makai-Hikina on the Island of Maui.

At this time, Hawaiian Telcom Inc. would like to notify you that telephone service requests for this project will require a perpetual easement through the surrounding properties from Honoapiilani Highway and may be subject to a Line Extension or service connection fee as well as State or County permitting processes, should work along a State Highway or County access road be required in order to service this project.

If there are any questions, please call Sheri Tihada at (808) 242-5258.

Sincerely,



Gordon Yadao  
Section Manager –  
Network Engineering & Planning

C: File (3045 0702-017)  
S. Tihada

# Rory FRAMPTON

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340 Napoko Place  
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cell 808 298 4956  
[rory@westmauland.com](mailto:rory@westmauland.com)

May 28, 2010

Gordon Yadao, Section Manager  
Network Engineering & Planning  
Hawaiian Telcom  
Attention: Sheri Tihada  
60 South Church Street  
Wailuku, HI 96793

Subject: Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A; TMK:  
(2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui, Hawai`i

Dear Mr. Yadao:

We are in receipt of your office's letter dated March 16, 2007 providing early consultation comments on the subject project and offer the following in response to your comments.

Easements have been established to the property for utilities including telephone service. The necessary utility connections will be identified in the Environmental Assessment as part of the County's permitting review processes.

For your information, based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the property instead of Rural designations indicated in the original correspondence to your office.

We apologize for the delay in responding to your comments and appreciate your comments and input. A copy of the Draft Environmental Assessment will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,



Rory Frampton  
Land Use Planner

cc: Douglas Poseley

MAR 06 2007

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



March 2, 2007

Munekiyo & Hiraga, Inc.  
Attention: Mark Alexander Roy, Planner  
305 High Street, Suite 104  
Wailuku, Hawaii 96793

Subject: Chapter 343, Hawai'i Revised Statutes (HRS) Early Consultation Request for  
Proposed Poseley Singly-Family Residence at Lot 47-A (TMK (2)4-8-003:047),  
Olowalu Makai-Hikina Subdivision, Olowalu, Maui, Hawai'i

Dear Mr. Roy,

In reviewing our records and the information received, Maui Electric Company (MECO) has no objection to the subject project at this time. Please note that in order for Maui Electric Company to provide electric service to the proposed residence, an easement will be required to extend the electrical line from Honoapi'ilani Highway to Lot 47-A. We highly encourage the developer's electrical consultant to submit the electrical demand requirements and project time schedule as soon as practical so that service can be provided on a timely basis.

In addition, may we suggest that the developer and/or their consultant make contact with Sage Kiyonaga of our Demand Side Management (DSM) group at 872-3283 to review potential energy conservation and efficiency opportunities for their project.

Should you have any other questions or concerns, please call Mark Suehiro at 872-3273.

Sincerely,

A handwritten signature in black ink, appearing to read "Neal Shinyama". The signature is fluid and cursive, written over the printed name.

Neal Shinyama  
Manager, Engineering

NS/ms:lh  
cc: Sage Kiyonaga – MECO DSM

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Land Use and Environmental Planning • Consulting • Project Management

340 Napoko Place  
Kula, Hawai`i 96790

cell 808 298 4956  
[rory@westmauland.com](mailto:rory@westmauland.com)

May 28, 2010

Mark Suehiro  
Maui Electric Company, Engineering  
210 West Kamehameha Avenue  
PO Box 398  
Kahului, HI 96732

Subject: Proposed Poseley Single-Family Dwelling and Related Improvements at Lot 47-A; TMK:  
(2) 4-8-003: 047 of Olowalu Makai-Hikina Subdivision, Lahaina, Maui, Hawai`i

Dear Mr. Suehiro:

We are in receipt of your office's letter dated March 6, 2007 providing early consultation comments on the subject project and offer the following in response to your comments.

The applicant's electrical engineer will coordinate with Maui Electric Company, as necessary, during the plans preparation phase of work to ensure that all electrical requirements for the project are addressed. Easements have been established to the property for utilities including for electrical service.

Based on recent consultation with the Maui County Planning Department, the applicant will be requesting to establish Agricultural land use designations on the property instead of Rural designations indicated in the original correspondence to your office.

We apologize for the delay in responding to your comments and appreciate your comments and input. A copy of the Draft Environmental Assessment will be provided for your review and comment. Please contact me at (808) 877-4202 should you have any questions.

Respectfully submitted,



Rory Frampton  
Land Use Planner

cc: Douglas Poseley

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