

NEIL ABERCHOMBIE
GOVERNOR OF HAWAII



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

MAR 12 2012

LORETTA J. FUDDY, A.C.S.W., M.P.H.
DIRECTOR OF HEALTH

In reply, please refer to:
File: 12-046

March 8, 2012

Olowalu Town, LLC and Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

**SUBJECT: Draft EIS for Olowalu Town Master Plan
Olowalu, Lahaina, Maui, Hawaii**

The Department of Health (DOH), Environmental Planning Office (EPO), acknowledges receipt of your letter, dated **March 6, 2012**. Thank you for allowing us to review and comment on the subject document. The document was routed to the relevant branches of the Environmental Health Administration for more detailed comment. We have no comments at this time, but reserve the right to future comments. We strongly recommend that you review all of the Standard Comments on our website: www.hawaii.gov/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this application should be adhered to.

The same website also features a Healthy Community Design Smart Growth Checklist (Checklist). The Hawaii State Department of Health, Built Environment Working Group, recommends that State and county planning departments, developers, planners, engineers and other interested parties apply the healthy built environment principles in the Checklist whenever they plan or review new developments or redevelopments projects. We also ask you to share this list with others to increase community awareness on healthy community design.

If there are any questions about these comments please contact the Environmental Planning Office at 586-4337.

Sincerely,

A handwritten signature in black ink, appearing to read "Laura McIntyre", is written over a horizontal line.

Laura McIntyre AdCP
Manager
Environmental Planning Office

cc: Orlando "Dan" Davidson, Executive Director, Land Use Commission
✓ Collen Suyama, Senior Associate, Munekiyo & Hiraga, Inc.



MUNEKIYO HIRAGA

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Karlynn K. Fukuda
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Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Laura McIntyre, AICP, Manager
Environmental Planning Branch
Department of Health
P.O. Box 3378
Honolulu, Hawaii 96801-3378

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu
Town Master Plan at Olowalu, Hawaii (12-046)

Dear Ms. McIntyre:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolū, LLC, we thank you for your agency's letter of March 8, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. As recommended, we have read your standard comments available on your website. Regarding the applicable standard comments, the following responses are provided:

CLEAN AIR BRANCH – CONTROL OF FUGITIVE DUST:

During construction, the Olowalu Town Master Plan (OTMP) will comply with the Clean Air Branch standard comments for the Control of Fugitive Dust.

CLEAN WATER BRANCH:

Permit Issuance

- We acknowledge that the project and its potential impacts to State waters must meet the State's: 1) antidegradation policy; 2) designated uses, as determined by the classification of the receiving State waters; and 3) water quality criteria of HAR, Chapter 11-54.

- As the project progresses towards implementation, the Department of the Army (DA) will be contacted to determine whether a DA permit will be required for the project. We also acknowledge that if a DA permit is required, then a Section 401 Water Quality Certification (WQC) may be required from the Department of Health (DOH).
- As the project progresses towards implementation, a National Pollutant Discharge Elimination System (NPDES) permit may be required for the project and must be submitted at least 180 days prior to the initiation of construction.
- We acknowledge, if required, a Notice of Intent (NOI) must be submitted 30 calendar days before the start of construction activities.
- We acknowledge, if required, a copy of the NOI or NPDES permit application shall be submitted to the State Department of Land and Natural Resources (DLNR), State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the Clean Water Branch (CWB) that SHPD has or is in the process of evaluating the project. A copy of the request for review by SHPD or SHPD's determination letter for the project shall be submitted along with the NOI or NPDES permit application, as applicable.

Monitoring

- We acknowledge effluent discharge and/or receiving water monitoring may be required as conditions of Section 401 Water Quality Certifications and NPDES General and Individual permits.

Enforcement

- We acknowledge that noncompliance with water quality requirements contained in Hawaii Administrative Rules (HAR), Chapter 11-54 and/or permitting requirements specified in HAR, Chapter 11-55 may be subject to penalties of \$25,000 per day per violation.

Polluted Runoff Control Projects

- We acknowledge that projects addressing activities related to polluted runoff control as outlined in the State's Coastal Nonpoint Pollution Control Management Plan and/or Hawaii's Implementation Plan for Polluted Runoff Control may qualify for Federal grants administered by the DOH.
- We acknowledge that at a minimum, grant funds must be matched 100 percent with match funding or in-kind contributions from non-Federal sources and are

subject to the requirements of EPA 40 CFR Chapter 1 (7-1-98 Edition), Section 31.24 Matching or Cost Sharing.

- We acknowledge that Request for Proposals (RFP) to solicit qualified projects for grant funding are issued on an annual basis and interested parties can request to be placed on a mailing list to receive a copy of the RFP when it is issued. The deadline for submittal of a proposal is usually one (1) month from the date of the RFP.

HAZARD EVALUATION AND EMERGENCY RESPONSE:

If appropriate, the OTMP will comply with the standard comments of the Hazard Evaluation and Emergency Response (HEER) Office of the DOH.

INDOOR AND RADIOLOGY HEALTH BRANCH:

During construction, the OTMP will comply with the DOH, Administrative Rules, Chapters 11-39, Air Conditioning and Ventilating; 11-45, Radiation Control; 11-46, Community Noise Control; 11-501, Asbestos Requirements; 11-502, Asbestos-Containing Materials in Schools; 11-503, Fees for Asbestos Removal and Certification; and 11-504, Asbestos Abatement Certification Program.

SAFE DRINKING WATER BRANCH:

As applicable, the OTMP will comply with the standard comments of the Safe Drinking Water Branch relating to 1) public water systems; 2) underground injection control (UIC); and 3) groundwater protection.

SOLID AND HAZARDOUS WASTE BRANCH:

As applicable, the OTMP will comply with the standard comments of the Solid and Hazardous Waste Branch relating to 1) management of hazardous waste; 2) regulation of underground storage tanks; and 3) management of solid waste.

WASTEWATER BRANCH:

The OTMP will not have any cesspools. Wastewater will be processed through a private sewage treatment facility and individual wastewater systems. As applicable, these systems will comply with the DOH Wastewater Branch standard comments.

Pursuant to our telephone discussion on October 16, 2014 the *Healthy Community Design Smart Growth Checklist* is no longer recommended by your agency and is no longer available on your department's website. It is our understanding that since 2012,

Laura McIntyre, AICP
October 26, 2015
Page 4

smart growth information on the internet has expanded. As advised, in planning for the new neighborhoods in the OTMP our design consultants will review the Environmental Protection Agency website www.epa.gov/smarthgrowth.

We appreciate your review of the document and your conveying confirmation that the Department of Health, Environmental Planning Branch has no comments at this time.

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,



Colleen Suyama
Senior Associate

CS:tn

cc: William Frampton, Olowalu Town, LLC
David Ward, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball, LLP

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NEIL ABERCROMBIE
GOVERNOR OF HAWAII



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

MAR 14 2012

LORETTA J. FUDDY, A.C.S.W., M.P.H.
DIRECTOR OF HEALTH

In reply, please refer to:
File:

March 13, 2012

Ms. Colleen Suyama
Senior Associate
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Suyama:

Thank you for your submittal requesting comments to the Environmental Impact Statement for the Olowalu Town Master Plan (TMK: (2)4-8-003:084, 098 through 118, and 124), Olowalu, Lahaina, Maui.

Project activities shall comply with the following Administrative Rules of the Department of Health:

- Chapter 11-46 Community Noise Control

Should you have any questions, please contact me at (808) 586-4701.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey M. Eckerd".

Jeffrey M. Eckerd
Program Manager
Indoor and Radiological Health Branch

C: Orlando "Dan" Wilson, Executive Director, Land Use Commission



MUNEKIYO HIRAGA

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Michael T. Munekiyo
PRESIDENT

Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Jeffery M. Eckerd, Program Manager
State of Hawaii
Department of Health
Indoor and Radiological Health Branch
P.O. Box 3378
Honolulu, Hawaii 96801-3378

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu
Town Master Plan at Olowalu, Hawaii

Dear Mr. Eckerd:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of March 13, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan.

We confirm that project activities will comply with Chapter 11-46, Community Noise Control of the Administrative Rules of the Department of Health.

Jeffery M. Eckerd, Program Manager
October 26, 2015
Page 2

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,



Colleen Suyama
Senior Associate

CS:la

cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekoru, LLC
Jennifer Lim, Carlsmith Ball, LLP

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NEIL ABERCROMBIE
GOVERNOR OF HAWAII



MAR 15 2012

LORETTA J. FUDDY, A.C.S.W., M.P.H.
DIRECTOR OF HEALTH

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

In reply, please refer to:
File:

LUD-2 4 8 003 084 etc-ID932
Olowalu Development

March 14, 2012

Ms. Colleen Suyama
Senior Associate
Munekiyo & Hiraga, Inc.
305 High Street Suite 104
Wailuku, Hawaii 96793

Dear Ms. Suyama:

Subject: Draft Environmental Impact Statement for Olowalu Town Master Plan
TMK (2) 4-8-003: 084, 098 through 118 and 124
Olowalu, Lahaina, Maui 96761

Thank you for allowing us the opportunity to review the above subject project which requests comments on the Draft Environmental Impact Statement for Olowalu Town Master Plan. We have the following comments and information on the above subject property.

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

The proposed wastewater system for the project shall comply with the Department of Health's Administrative Rules, chapter 11-62, "Wastewater Systems." We do reserve the right to review the detailed wastewater plans for conformance to applicable rules.

Should you have any questions, please contact the Planning & Design Section of the Wastewater Branch at our direct toll free phone 984-2400 ext. 64294 or fax to (808) 586-4300.

Sincerely,

A handwritten signature in black ink, appearing to read "Sina Pruder".

SINA PRUDER, P.E., ACTING CHIEF
Wastewater Branch

LM:cla

c: DOH's Environmental Planning Office (EPO 12-046)
DOH-WWB's Maui Staff - Mr. Roland Tejano

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Answers about me? Earn Free PB Credits Free HomeMail

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Page Safety Tools

Home IWS

IWS Permits

Permit IWS Permit Status Pending Review Plan Approved Use Approved Terminated Show All

TMK/Street Search

TMK/Street

General Search

TMK/Street

Building Permits

BPA Show All

Cesspool Cards

Cesspool Card Show All

AU Inspection

AU Inspections AU Inspect Types Initial Inspection Follow Up Inspection 1st INOV 2nd INOV Show All

CWDA Zones

CWDA Zone Show All

BPA Enforcement Complaints WWTP Reuse Variance Land Use Sludge Reports My Profile

General Site Info IWS System Inspections Compliance Documents BPA Notes

Site Information

Property Owner

First Name: Last Name: Street Address: Street Address 2: Suite/Apts: City: State: Zip Code: Email Address: Use Project Address:

Dwelling Information

Lot Size (sq ft.): CPR Lot: Dwelling Type: Existing IWS: # of Existing IWS: Other Wastewater Bldgs: Total Bedrooms: Designed Flow Rate (gpd): Building Type: LCC: Potable well within 1,000ft:

Added By: phsieh 2/26/2007 10:52 AM Last Modified: rtejano 2/4/2010 8:04 AM

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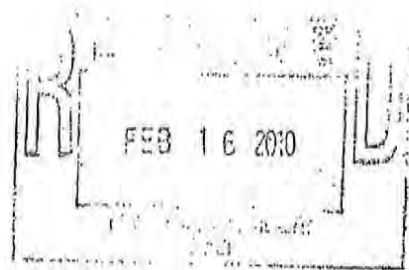
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IWS System Information	
Aerobic Unit Information	
Aerobic Unit Name:	Best Industries (ESIS)
Aerobic Unit Tank Size:	1350 gallons/day
Aerobic Unit Model:	ESIS 1700
Disposal Type:	Bed
Initial Main Contract Start Date:	
Remarks:	Existing 3 bd SFD/ Kitchen hall serving cabin O&M contract by Best Industries
Soil Profile Information	
Percolation Rate:	5
Minimum Soil Absorption:	125 sq. ft./bd
Total Min. Soil Absorp. Required:	625 sq. ft.
Total Soil Absorp. Provided:	770 sq. ft.
Soil Absorption Information	
Soil Absorption Bed	Soil Absorption Trenches
Length: 35 ft	Length: ft
Width: 22 ft	Width: ft
3' Soil Replacement: <input type="checkbox"/>	# of Trenches: <input type="checkbox"/>
Total Bed Area: 770 sq. ft.	3' Soil Replacement: <input type="checkbox"/>
Seepage Pit	
Diameter: ft	Depth: ft
Lining Type: <input type="checkbox"/>	Access Opening: inches
Cover Diameter: ft	6" Inspection Port: <input type="checkbox"/>
Added By: phisieh 2/26/2007 10:52 AM Last Modified: rrejano 2/4/2010 8:04 AM	
<input type="button" value="Save"/>	

February 08, 2010



Linda V Taylor
Linda Taylor Engineering, Inc.
P.O. Box 779
Makawao, HI 96768

Dear Sir/Madam:

Subject: Individual Wastewater System (IWS) for
Owner/Lessee: - WEST MAUI LAND COMPANY
Project Site: Honoapillani Highway, Lahaina, HI
TMK: 248003084
IWS File No.: 7714 (Aerobic Unit)
Old File No.: 6150

We have received your IWS final inspection report, Certification of Construction and As Built Plans for the above IWS. Information submitted to us indicates that the installed IWS meets applicable provisions of Hawaii Administrative Rules, Title 11, Chapter 62, entitled Wastewater Systems.

As the professional engineer responsible for the Certification of Construction, please inform your client that the above IWS is approved for use. You are also responsible for seeing that your client receives a copy of this Approval for Use letter together with the IWS as-built plans. We strongly recommend that you discuss the necessary operation and maintenance of the individual wastewater system with your client. Emphasis should be placed on periodic inspections of scum and sludge accumulation as well as informing them not to dispose of materials that could affect the operation of the wastewater system.

If the IWS is an aerobic system, please inform your client that an active service contract must be maintained. Furthermore, the Department of Health may perform an annual inspection of the subject wastewater system for compliance with our Chapter 11-62 rules.

Should you have any questions, please feel free to contact Roland Tejano at 984-8232.

Sincerely,

MARSHALL LUM, P.E.
Acting Chief, Wastewater Branch

(If you answer NO to the question above, please attach a site evaluation / percolation test form showing the soil profile observation at a minimum depth of five (5) feet.)

Abandoning Existing Cesspool: (Check One) YES

For Large Capacity Cesspool (Less Than 1000 gpd)
(Please submit LCC Backfilling Completion Form) Yes

For Regular Cesspool, Filled, Abandoned or Render It Safe: No

For Conversion to a Seepage, Pumped & Cleaned: No

List of Changes Made to Approved IWS Plans: _____

As the engineer performing the above final IWS inspection, check one of the following statement:

_____ The IWS has been installed in strict accordance with the plans that were submitted and approved of by the Department of Health.

 X Noted deficiencies and / or changes to the approved plans have been addressed by the homeowner, contractor, and myself and the final as built IWS is acceptable to me.

_____ Final construction of the IWS cannot be completed for the following reasons:

_____ Construction of the IWS is not in accordance with the approved plans and I do not accept the changes made to the plans designed by me.



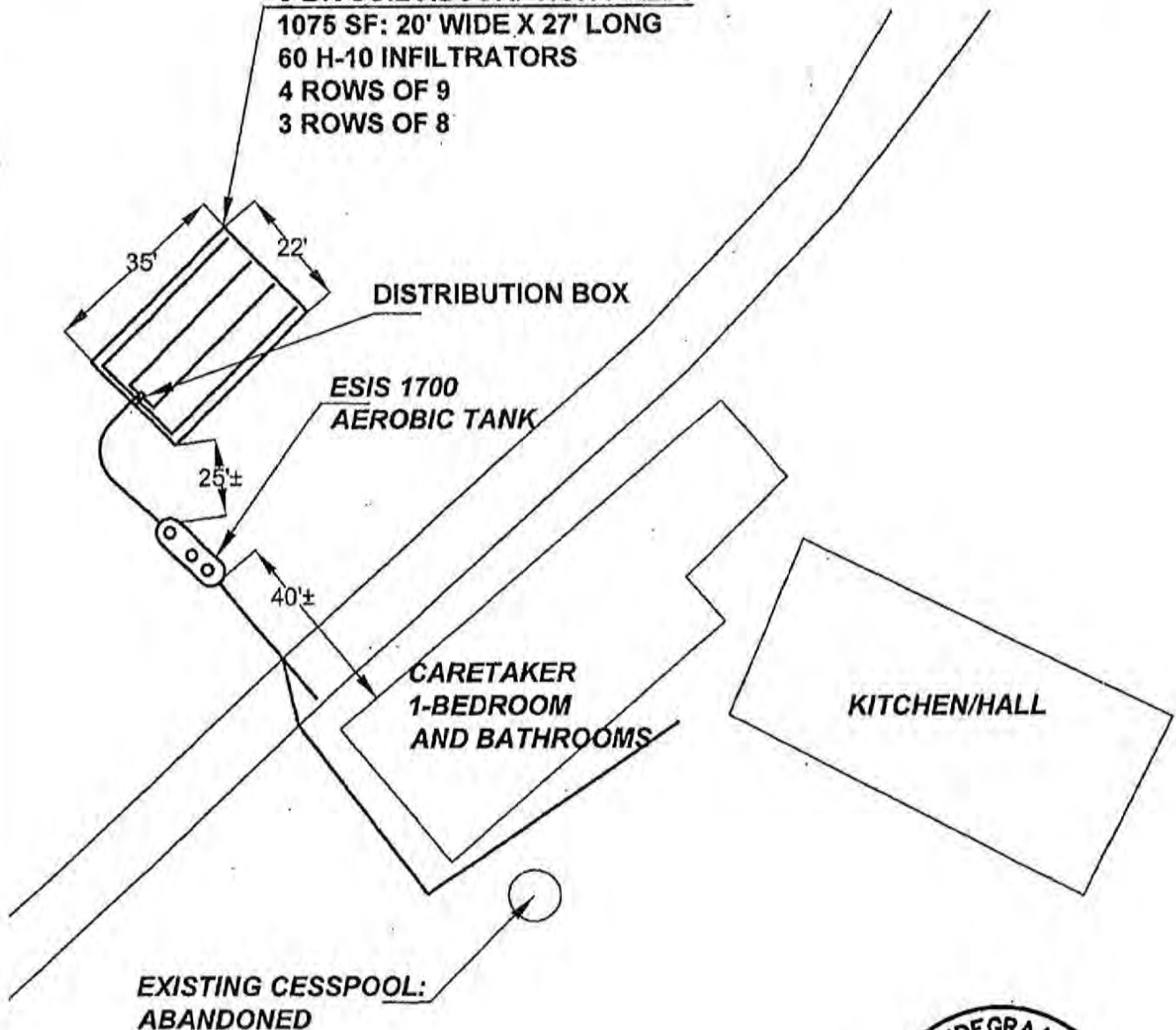
Linda Taylor
Signature, Stamp

1/26/00
Date

Enclosures: As-Built Plans, Stamped and Signed by Engineer Photographs of Treatment Unit, Disposal System, Overview of IWS

INDIVIDUAL WASTEWATER ASBUILT FOR:
CAMP PERCUSA
TMK:(2) 4-8-003:084
12/20/09

5-BR SOIL ABSORPTION FIELD:
1075 SF: 20' WIDE X 27' LONG
60 H-10 INFILTRATORS
4 ROWS OF 9
3 ROWS OF 8



SIGNATURE *Linda Taylor* EXP 04/30/10
THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION



Linda Taylor Engineering, Inc.
Post Office Box 779, Makawao, Maui, Hawaii

ASBUILT

SCALE: 1" = 30'

INDIVIDUAL WASTEWATER SYSTEM DESIGN CALCULATIONS

EFFLUENT DISPOSAL SYSTEM:

Number of Bedrooms: 5

Percolation Rate: 5 min/in

Absorption Area Required: 125 SF/BR, use 150 SF/ BR for design
(ref. Manual of Septic Tank practice (11-62-34(a)(3))).

Total Absorption Area Required: 5 x 150 SF = 750 SF

Soil Absorption Trenches:

750sf / 2 ft wide = 375 ft

For 5 trenches: 375 ft / 5 = 75 ft long

375 LF SOIL ABSORPTION TRENCH REQUIRED: 5 trenches, 75 FT long, 5 FT apart, 3 FT deep maximum, see details.

A system of the size will not feasibly fit in the area dedicated to the IWS. A Soil Absorption Bed may be more suitable.

Soil Absorption Bed:

750 SF of Absorption Bed is required: 750 SF / 22 ft wide = 34.1 ft, use 35 ft long

750 SF SOIL ABSORPTION BED REQUIRED: 22 FT WIDE X 35 FT LONG, 4 lines, 6 FT apart, 2 FT from sidewalls, 3 FT deep maximum, see details.

For Infiltrators: In the event that Infiltrators will be used:

Required area = 750sf

750 sf / 15.4sf = 48.7 EQ 36 Infiltrators, use 50. (EQ-36 Infiltrator chamber: 1 5/6 ft wide by 8.4 ft long.)

or 750 SF / 17.7 SF = 42.4 H-10 Infiltrators, use 44. (H-10 chamber: 34" wide x 6.25 ft long

**750 SF OF SOIL ABSORPTION AREA WITH INFILTRATORS REQUIRED.
50 EQ36 INFILTRATOR CHAMBERS OR 44 H-10 INFILTRATOR CHAMBERS.**

Linda Taylor Engineering, Inc.

P.O. Box 779, Makawao, Maui, Hawai'i, 96768
(808) 572-2688

INDIVIDUAL WASTEWATER SYSTEM DESIGN FOR:

CAMP PERCUSA

TMK: (2) 4-8-003:033

November 8, 2005

HONOAPIILANI HWY

NOTES:

1. Soil Absorption Bed shall be a minimum of 18 inches deep and maximum of 36 inches below finished grade. Bottom of bed shall be level.
2. 4 inch perforated lines shall be spaced 4 to 6 feet apart and 6 to 24 inches from sidewalls.
3. Exact location of IWS to be field determined.
4. Contact Engineer 48 hours prior to observation.
5. All dimensions shown are minimums, locations approximate.
6. DO NOT DRIVE OVER THE INDIVIDUAL WASTEWATER SYSTEM.
7. Regrade where necessary to install system according to details.
8. Septic tank manholes or removable covers to the septic tank shall be extended to within 12 inches of finished grade. If manhole or removable cover is brought to grade, it shall be properly secured from unwanted entry. If manhole or removable cover does not extend to finished grade, a permanent inspection port with a minimum diameter of 6 inches expanding through the cover shall be brought to finished grade and fitted with a screw type cap. The inspection port shall be located such that the downward projection of the inspection port clears the inlet and outlet.
9. System to be installed in stabilized fill only.
10. Exact location to be field verified.

REGRADE AS
NEEDED TO
INSTALL PER SPECS.

EXACT LOCATION TO
BE FIELD DETERMINED

5-BEDROOM IWS

750 SF SOIL ABSORPTION BED
22 FT WIDE BY 35 FT LONG
4 LINES, 6 FT. APART, 2 FT. FROM
SIDEWALLS, 3 FT. DEEP MAXIMUM.
SEE DETAILS.

OR

750 SF SOIL ABSORPTION BED WITH
50 EQ-36 INFILTRATOR CHAMBERS OR
44 H-10 INFILTRATOR CHAMBERS
WITH FILTER FABRIC (see details)

CESSPOOL ABANDONMENT NOTES:

The Contractor shall abandon the cesspool by first removing any excess liquid and solids and then filling the cesspool with earth, sand, gravel, concrete or rubble. If the cover is removed, the final three (3) feet of fill shall be with soil that is compacted to prevent surface contaminants from gaining access to underground sources of water. Any liquids or solids removed from the cesspool shall be taken to a municipal wastewater treatment plant that accepts such materials. Any liquid or solids from the cesspool that are discharged onto the ground as the result of abandoning the cesspool is a violation of HAR, section 11-62-06(g).

DISTRIBUTION BOX

Bring inspection ports
to grade for D-box,
chlorinator
& aerobic tank
see specs.

CHLORINATOR

1000 GALLON
AEROBIC TANK
WHITEWATER DF 100
OR APPROVED EQUAL

CARETAKERS
1-BEDROOM

MENS

WOMENS

EXISTING
DINING HALL &
KITCHEN

PUMP
BY OTHERS

PARKING
(DIRT)

INSTALL NEW
C.O.M. APPROVED
GREASE INTERCEPTOR
W/SAMPLE BOX
(see separate drawings)

EXISTING CESSPOOL
TO BE PUMPED,
COLLAPSED, BACKFILLED
AND ABANDONED.
(SEE NOTES)

EXISTING
CABINS

PARKING
(DIRT)

IWS SETBACKS:

Buildings: 5'
Property Lines: 5'
Large Trees: 10'
Streams: 50'

SITE PLAN
SCALE: 1"=50'



THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION.



Linda Taylor Engineering

P.O. Box 779, Makawao, Maui, Hawaii • (808) 572-2688

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WWB - OneStop

Home IWS

IWS Permits

IWS Permit Status

Pending Review

Plan Approved

Use Approved

Terminated

Show All

TMK/Street Search

TMK/Street

General Search

TMK/Street

Building Permits

BPA

Show All

Cesspool Cards

Cesspool Card

Show All

AU Inspection

AU Inspections

AU Inspect Types

Initial Inspection

Follow Up Inspection

1st INOV

2nd INOV

Show All

CWDA Zones

CWDA Zone

Show All

BPA Enforcement Complaints WWTP Reuse Variance Land Use Sludge Reports My Profile

General IWS System Compliance Documents BPA Notes

Site Information

Property Owner

First Name:

LLC

Last Name:

OLOWALLU ELUA ASSOCIATES

Street Address:

33 Lono Avenue, Suite 450

Street Address 2:

Suite/Apt#:

City:

Kahului

State:

Hawaii

Zip Code:

96732

Email Address:

Use Project Address:

Dwelling Information

Lot Size (sq ft.):

726145

CPR Lot:

Dwelling Type:

New Dwelling

Existing IWS:

of Existing IWS:

Other Wastewater Bldgs:

Total Bedrooms:

2 Bedroom

Designed Flow Rate (gpd):

400

Building Type:

Residential

LCC:

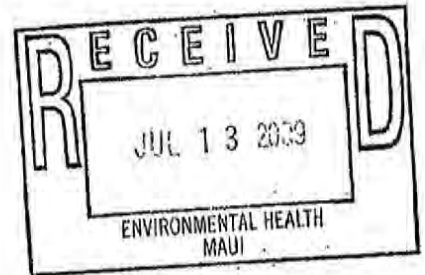
Potable Well within 1,000ft?:

Added By: phsieh 2/26/2007 10:52 AM Last Modified: rtejano 7/7/2009 7:17 AM

Save

Done

5 Internet Explorer WordPerfect 9 - [D... 2012 TMK - 0 P... 7/13 Trusted sites 77145539.pdf - A... 12:06 PM



July 08, 2009

Linda V Taylor
Linda Taylor Engineering, Inc.
P.O. Box 779
Makawao, HI 96768

Dear Sir/Madam:

Subject: Individual Wastewater System (IWS) for
Owner/Lessee: LLC OLOWALU ELUA ASSOCIATES
Project Site: 814 HONOAPIILANI HIGHWAY, LAHAINA, HI
TMK: 248003106
IWS File No.: 6460 (Septic Tank)
Old File No.: 4739-23


We have received your IWS final inspection report, Certification of Construction and As Built Plans for the above IWS. Information submitted to us indicates that the installed IWS meets applicable provisions of Hawaii Administrative Rules, Title 11, Chapter 62, entitled Wastewater Systems.

As the professional engineer responsible for the Certification of Construction, please inform your client that the above IWS is approved for use. You are also responsible for seeing that your client receives a copy of this Approval for Use letter together with the IWS as-built plans. We strongly recommend that you discuss the necessary operation and maintenance of the individual wastewater system with your client. Emphasis should be placed on periodic inspections of scum and sludge accumulation as well as informing them not to dispose of materials that could affect the operation of the wastewater system.

If the IWS is an aerobic system, please inform your client that an active service contract must be maintained. Furthermore, the Department of Health may perform an annual inspection of the subject wastewater system for compliance with our Chapter 11-62 rules.

Should you have any questions, please feel free to contact Roland Tejano at 984-8232.

Sincerely,


TOMAS S. SEE, P.E.
Chief, Wastewater Branch

Department of Health - Wastewater Branch
Individual Wastewater System (IWS) - Construction Inspection Report
Please Print or Type

Inspector's Name: Linda Taylor

Date of Inspection: 2/4/04

TMK: (2) 4-8-03:106

Permit I.D. #: (IWS File #): 4739-23

Project Name: Oluwalu Elua Association

Site Address: 814 Honoapilani Hwy

General Area: Oluwalu

Contractor: Curtis Welch

License #: ABC-22596

License type: (Circle one only, No Others) A

Technical Information:

Grease Interceptor (if applicable): Make / Model: N/A Size:

Septic Tank: Make / Model: PICO-concrete Size: 1000 gallons
For Aerobic Unit a copy of executed service contract must be included.

Disposal System: (Check One)

X Trenches / Bed (circle one):
of Trenches / Bed: Length: 25' Width: 16'
Gravel & Lining verified: Yes
Soil Replacement: No

Seepage Pit:

Diameter:

Depth:

Pit Lining Type:

If not lined, attach justification

House Construction: (Circle One) Partial

Setback Distance (shortest) between IWS and the Followings are measured in feet and recorded on as-built.
At least three (3) distinct points must be referenced:

Buildings: 42" Property Line: 150' Stream: N/A

Ocean at Vegetation line: N/A Wells: N/A
(If Applicable)

Item Verified: Yes / No / NA

Manhole / Inspection Ports to Grade Yes

Three (3) Feet of Suitable Soil Below Trench / Bed Yes

Soil Profile Observation at a Minimum Depth of Five (5) Feet Yes

(If you answer NO to the question above, please attach a site evaluation / percolation test form showing the soil profile observation at a minimum depth of five (5) feet.)

Abandoning Existing Cesspool: (Check One) No

For Large Capacity Cesspool (Less Than 1000 gpd) No
(Please submit LCC Backfilling Completion Form)

For Regular Cesspool, Filled, Abandoned or Render it Safe: No

For Conversion to a Seepage, Pumped & Cleaned: No

List of Changes Made to Approved IWS Plans: This system was approved and installed in 2003, prior to the IAPMO certified septic tank requirement and ports to grade. This is all the information available.

As the engineer performing the above final IWS inspection, check one of the following statement:

_____ The IWS has been installed in strict accordance with the plans that were submitted and approved of by the Department of Health.

 X Noted deficiencies and / or changes to the approved plans have been addressed by the homeowner, contractor, and myself and the final as built IWS is acceptable to me.

_____ Final construction of the IWS cannot be completed for the following reasons:

_____ Construction of the IWS is not in accordance with the approved plans and I do not accept the changes made to the plans designed by me.




Signature, Stamp

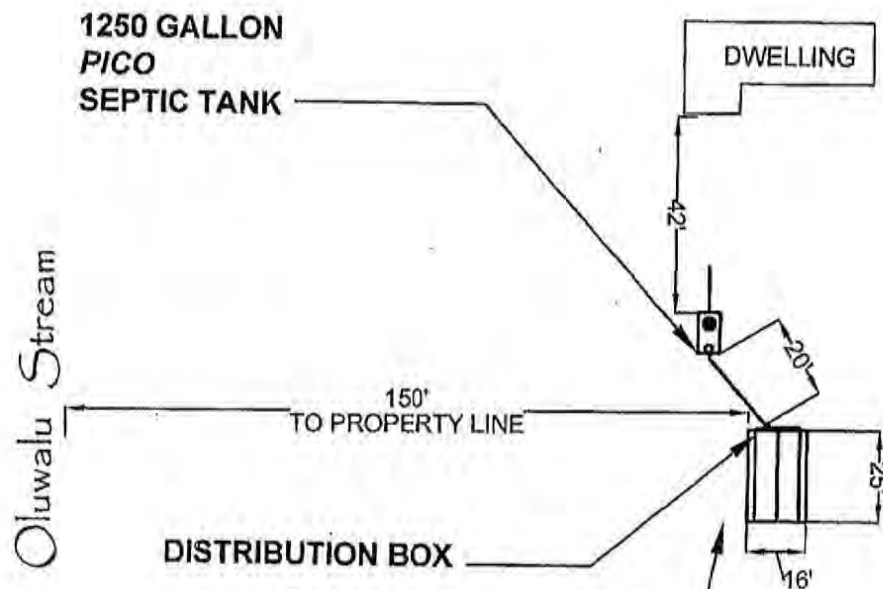
6/29/05
Date

Enclosures: As-Built Plans, Stamped and Signed by Engineer Photographs of Treatment Unit, Disposal System, Overview of IWS

INDIVIDUAL WASTEWATER SYSTEM FOR:
OLUWALU ELUA ASSOCIATION
TMK:(2) 4-8-003:010
June 29, 2009

SETBACKS:

BUILDINGS: 5 FT
PROPERTY LINES: 5 FT
LARGE TREES: 10 FT
STREAMS: 50 FT



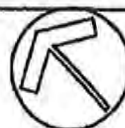
2-BR SOIL ABSORPTION FIELD:
380 SF: 16' WIDE X 25' LONG
3 ROWS OF 4" PERF PIPE, 6 FT APART,
2 FT FROM SIDE WALLS WITH GRAVEL
& FILTER FABRIC



SIGNATURE EXP 04/30/10
THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION



Linda Taylor Engineering, Inc.
Post Office Box 779, Makawao, Maui, Hawaii



ASBUILT

SCALE: 1" = 30'

Oluwalu Elua Association, LLC
TMK : (2) 4-8-03:por 10, lot 23
July 11, 2003

INDIVIDUAL WASTEWATER SYSTEM DESIGN CALCULATIONS

EFFLUENT DISPOSAL SYSTEM :

Number of Bedrooms : 2
Percolation Rate : 15 min/in
Absorption Area Required : 190 SF/BR
(ref. Manual of Septic Tank practice (11-62-34(a)(3))).

Total Absorption Area Required : $2 \times 190 \text{ SF} = 380 \text{ SF}$

Soil Absorption Trenches:

$380 \text{ sf} / 2 \text{ ft wide} = 190 \text{ ft}$

For 4 trenches : $190 \text{ ft} / 4 = 47.5 \text{ ft long}$, or 48 ft

190 LF SOIL ABSORPTION TRENCH REQUIRED: 4 trenches, 48 FT long, 5 FT apart, 3 FT deep maximum, see details.

A system of the size will not feasibly fit in the area dedicated to the IWS. A Soil Absorption Bed may be more suitable.

Soil Absorption Bed :

380 SF of Absorption Bed is required : $380 \text{ SF} / 16 \text{ ft wide} = 23.8 \text{ ft}$, use 24 ft long

380 SF SOIL ABSORPTION BED REQUIRED: 16 FT WIDE X 24 FT LONG, 3 lines, 6 FT apart, 2 FT from sidewalls, 3 FT deep maximum, see details.

For Infiltrators: In the event that Infiltrators will be used, a 17% reduction will be taken:

Required area = 380 sf

17% reduction = - 64.6 sf

Adjusted area = 315.4 sf

$315.4 \text{ sf} / 15.4 \text{ sf} = 20.48$ EQ 36 Infiltrators, use 20. (EQ-36 Infiltrator chamber: 1 5/6 ft wide by 8.4 ft long.)

or $315.4 \text{ SF} / 17.7 \text{ SF} = 17.8$ H-10 Infiltrators, use 18. (H-10 chamber : 34" wide x 6.25 ft long

**315 SF OF SOIL ABSORPTION AREA WITH INFILTRATORS REQUIRED.
20 EQ36 INFILTRATOR CHAMBERS OR 18 H-10 INFILTRATOR CHAMBERS.**

Linda Taylor Engineering, Inc.
P.O. Box 779, Makawao, Maui, Hawaii, 96768
(808) 572-2688

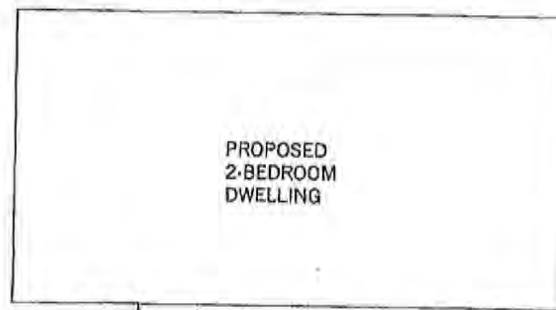
INDIVIDUAL WASTEWATER SYSTEM DESIGN FOR:
OLUWALU ELUA ASSOCIATES, LLC
TMK : (2) 4-8-03:por 10, lot 23
July 14, 2003

IWS SETBACKS:

Buildings : 5'
 Property Lines : 5'
 Large Trees : 10'
 Streams : 50'



GENTLE
SLOPE

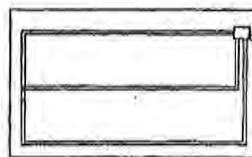


PROPOSED
2-BEDROOM
DWELLING

5' min

1000 GALLON
SEPTIC TANK

EXACT LOCATION TO
BE FIELD DETERMINED
 PROVIDE POSITIVE
DRAINAGE AWAY FROM IWS



DISTRIBUTION BOX

2-BEDROOM IWS

380 SF SOIL ABSORPTION BED
 16 FT WIDE BY 25 FT LONG
 3 LINES, 6 FT APART, 2 FT FROM SIDEWALLS
 3 FT DEEP MAXIMUM (SEE DETAILS).

OR

315 SF SOIL ABSORPTION BED WITH
 20 EQ-36 INFILTRATOR CHAMBERS OR
 18 H-10 INFILTRATOR CHAMBERS MINIMUM
 with filter fabric (SEE DETAILS).

NOTES:

1. Soil Absorption Bed shall be a minimum of 18 inches deep and maximum of 36 inches below finished grade. Bottom of bed shall be level.
2. 4 inch perforated lines shall be spaced 4 to 6 feet apart and 6 to 24 inches from sidewalls.
3. Exact location of IWS to be field determined.
4. Contact Engineer 48 hours prior to observation.
5. All dimensions shown are minimums, locations approximate.
6. DO NOT DRIVE OVER THE INDIVIDUAL WASTEWATER SYSTEM.
7. Regrade where necessary to install system according to details.
8. Septic tank manholes to be brought to grade with risers and covered with 6 inches of fill.
9. System to be installed in stabilized fill only.
10. Exact location to be field verified.



THIS WORK WAS PREPARED BY ME
 OR UNDER MY SUPERVISION.



Linda Taylor Engineering
 P.O. Box 779, Makawao, Maui, Hawaii • (808) 572-2688

SITE PLAN

SCALE : 1"=20'

October 26, 2015

Sina Pruder, P.E., Chief
State of Hawaii
Department of Health
Wastewater Branch
P.O. Box 3378
Honolulu, Hawaii 96801-3378

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii (File: LUD-2 4 8 003 084 etc-ID932)

Dear Ms. Pruder:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of March 14, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We offer the following information, which addresses your comments, in the order listed in your letter.

Response to Comment Regarding the Critical Wastewater Disposal Area

We acknowledge the project is located in the critical wastewater disposal area and no new cesspools are allowed. As such, a wastewater treatment facility in conformance with applicable rules is proposed for the disposal of wastewater from the project. Individual wastewater systems will also be considered for the Rural and Agricultural lots within the Olowalu Town Master Plan (OTMP).

Response to Comment Regarding the Proposed Wastewater System

The proposed wastewater system for the project will comply with Chapter 11-62 of the Department's Administrative Rules. We also understand that the Department reserves the right to review the detailed wastewater plans for conformance to applicable rules.

Sina Pruder, P.E., Acting Chief
October 26, 2015
Page 2

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,



Colleen Suyama
Senior Associate

CS:la

cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekoru, LLC
Craig Lekven, Brown and Caldwell
Jennifer Lim, Carlsmith Ball, LLP

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NEIL ABERCROMBIE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF HUMAN SERVICES
Benefit, Employment & Support Services Division
820 Milliani Street, Suite 606
Honolulu, Hawaii 96813

MAR 29 2012

PATRICIA McMANAMAN
DIRECTOR

BARBARA A. YAMASHITA
DEPUTY DIRECTOR

March 27, 2012

Refer to 12-0149

Olowalu Town, LLC and Olowalu Ekolu, LLC
2045 Main Street, Suite 1
Wailuku, Hawaii 96793

To Whom It May Concern:

Thank you for your letter that requests the Department of Human Services (DHS) review the Draft Environmental Assessment (DEA) for the proposed Olowalu Town Master Plan located at TMK (2)4-8-003:084, 098 through 118 and 124, Olowalu, Lahaina, Maui, Hawaii.

We have reviewed your DEA and we do not have any comments or recommendations to approve the project. However, we do foresee a potential impact on the need for child care services in the community for children under kindergarten ages due to new residents moving into the project. We believe that it is important to plan for child care as this project may have the potential to result in supply gaps to families who shall live and work in the planned project community.

If you have any questions or need further information, please contact Mr. Robert Reed, Child Care Program Specialist, at (808) 586-0978.

Sincerely,

A handwritten signature in black ink, appearing to read "Pankaj Bhanot".

Pankaj Bhanot
Administrator

c: Patricia McManaman, Director
Orlando "Dan" Davidson, Land Use Commission
Colleen Suyama, Munekiyo and Hiraga, Inc.



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Michael T. Munekiyo
PRESIDENT

Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Dr. Rachel Wong, Director
State of Hawaii
Department of Human Services
Attention: Pankaj Bhanot, Deputy Director
P.O. Box 339
Honolulu, Hawaii 96809-0339

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu
Town Master Plan at Olowalu, Hawaii (12-0149)

Dear Dr. Wong:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your department's letter of March 27, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan (OTMP). Your department's comments regarding future child care services within the OTMP are noted. As the project progresses towards implementation, the applicants will consider ways to provide opportunities that will encourage child care provider services within the OTMP.

We appreciate your review of the document and your conveying confirmation that the Department of Human Services has no recommendations at this time.

Dr. Rachel Wong, Director
October 26, 2015
Page 2

We appreciate the input provided and will be including a copy of your department's letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,



Colleen Suyama
Senior Associate

CS:la

cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekoru, LLC
Jennifer Lim, Carlsmith Ball, LLP

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NEIL ABERCROMBIE
GOVERNOR



MAR 19 2012

DWIGHT TAKAMINE
DIRECTOR

AUDREY HIDANO
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LABOR AND INDUSTRIAL RELATIONS
830 PUNCHBOWL STREET, ROOM 321
HONOLULU, HAWAII 96813
www.hawaii.gov/labor
Phone: (808) 586-8844/Fax: (808) 586-9099

March 15, 2012

Olowalu Town, LLC and Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, HI 96793

To Whom It May Concern:

This is in response to the request for comments dated March 6, 2012 on the Draft Environmental Impact Statement for the Olowalu Town Master Plan located in Lahaina, island of Maui.

The Department of Labor and Industrial Relations has no comments, and we foresee no impact on our existing or proposed programs. Should you have any questions, please call me at (808) 586-8844.

Sincerely,

A handwritten signature in black ink, appearing to read "Dwight Takamine".

DWIGHT TAKAMINE
Director

c: Orlando Davidson, Executive Director, LUC
✓ Colleen Suyama, Munekiyo & Hiraga, Inc.



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Michael T. Munekiyo
PRESIDENT

Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Linda Chu Takayama, Director
State of Hawaii
Department of Labor and Industrial Relations
830 Punchbowl Street, Room 321
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu
Town Master Plan at Olowalu, Hawaii

Dear Ms. Takayama:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolū, LLC, we thank you for your department's letter of March 15, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We appreciate your review of the document and your conveying confirmation that the Department of Labor and Industrial Relations has no comment at this time.

Linda Chu Takayama, Director
October 26, 2015
Page 2

We appreciate the input provided and will be including a copy of your department's letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,

A handwritten signature in black ink, appearing to read 'Colleen Suyama', with a long horizontal flourish extending to the right.

Colleen Suyama
Senior Associate

CS:la

cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekoru, LLC
Jennifer Lim, Carlsmith Ball, LLP

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NEIL ABERCROMBIE
GOVERNOR OF HAWAII



WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSIONER ON WATER RESOURCES MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

April 20, 2012

Munekiyo & Hiraga, Inc.
Attention: Ms. Colleen Suyama
305 High Street, Suite 104
Wailuku, Hawaii 96793

via email: planning@mhplanning.com

Dear Ms. Suyama:

SUBJECT: Draft Environmental Impact Statement (EIS) for Olowalu Town Master Plan

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comments.

At this time, enclosed are comments from (a) Commission of Water Resource Management and (b) Land Division – Maui District on the subject matter. Should you have any questions, please feel free to call Lydia Morikawa at 587-0410. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji". The signature is stylized with a large, sweeping loop.

Russell Y. Tsuji
Land Administrator

Enclosure(s)

cc: Central Files

NEIL A. BERGCRUMIE
GOVERNOR OF HAWAII



RECEIVED
LAND DIVISION

WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
MANAGER IN CHARGE WATER RESOURCE MANAGEMENT

2012 APR 10 P 4:00

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

DEPT OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

March 20, 2012

MEMORANDUM

2012 MAR 21 PM 2:42

DLNR Agencies:

- ☒ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☐ Div. of Forestry & Wildlife
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☒ Office of Conservation & Coastal Lands
- ☒ Land Division - Maui District
- ☒ Historic Preservation

FROM: Russell Y. Tsuji, Land Administrator
SUBJECT: Draft Environmental Impact Statement (EIS) for Olowalu Town Master Plan
LOCATION: Olowalu, Lahaina, Maui; TMK: (2) 4-8-003:084, 098 through 118, and 124
APPLICANT: Munekiyo & Hiraga, Inc. on behalf of Land Use Commission

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 18, 2012.

Three (3) copies of the document are available for your review in Land Division office, Room 220.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

- () We have no objections.
- (☒) We have no comments.
- () Comments are attached.

Signed: W. Bergcrumie
Date: APR 10 2012

cc: Central Files



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

March 20, 2012

MEMORANDUM

TO:

DLNR Agencies:

- ☒ Div. of Aquatic Resources
- ☐ Div. of Boating & Ocean Recreation
- ☒ Engineering Division
- ☐ Div. of Forestry & Wildlife
- ☐ Div. of State Parks
- ☒ Commission on Water Resource Management
- ☒ Office of Conservation & Coastal Lands
- ☒ Land Division – Maui District
- ☒ Historic Preservation

FROM:

Russell Y. Tsuji, Land Administrator

SUBJECT:

Draft Environmental Impact Statement (EIS) for Olowalu Town Master Plan

LOCATION:

Olowalu, Lahaina, Maui; TMK: (2) 4-8-003:084, 098 through 118, and 124

APPLICANT:

Munekiyo & Hiraga, Inc. on behalf of Land Use Commission

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by April 18, 2012.

Three (3) copies of the document are available for your review in Land Division office, Room 220.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact Lydia Morikawa at 587-0410. Thank you.

Attachments

- ☐ We have no objections.
- ☐ We have no comments.
- ☒ Comments are attached.

Signed: Russell Y. Tsuji

Date: 4/16/12

cc: Central Files

Source of Surface Water is State Lands.
Applicants needs to work towards getting a water license
and lease to access State lands



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VICE PRESIDENT

October 26, 2015

Russell Y. Tsuji, Land Administrator
State of Hawaii
Department of Land and Natural Resources
Land Division
P.O. Box 621
Honolulu, Hawaii 96809

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu
Town Master Plan at Olowalu, Hawaii

Dear Mr. Tsuji:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolū, LLC, we thank you for your letter of April 20, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. We appreciate your distribution of the EIS to Department of Land and Natural Resources (DLNR) Divisions for their review and comment. In response to comments received from the Commission on Water Resource Management (CWRM) and the Land Division – Maui District, we offer the following information.

Response to Comments from the Commission on Water Resource Management

We note that the CWRM has no comment at this time.

Response to Comments from the Land Division – Maui District

We further acknowledge that the source of surface water is State lands. As required, the applicant will obtain a water license and lease to access State lands.

Russell Y. Tsuji, Land Administrator
October 26, 2015
Page 2

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,



Colleen Suyama
Senior Associate

CS:la

cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekoru, LLC
Jennifer Lim, Carlsmith Ball, LLP

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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

APR 24 2012
WILLIAM J. AILA, JR.
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
GUY H. KAULUKUKUI
FIRST DEPUTY
WILLIAM M. TAM
DEPUTY DIRECTOR - WATER
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAOOLAWA ISLAND RESERVE COMMISSION
LAND
STATE PARKS

REF: OCCL: AJR

COR: MA-12-197

Colleen Suyama
c/o Munekiyo and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

APR 23 2012

SUBJECT: Draft Environmental Impact Statement (EIS) for Olowalu Town Master Plan
Olowalu, Lahaina, Island of Maui, Hawaii
TMK(s): (2) 4-8-003:084, 098-118 and 124

Dear Ms. Suyama,

The Department of Land and Natural Resources, Office of Conservation and Coastal Lands (OCCL) is in receipt of your letter regarding a Draft Environmental Impact Statement (EIS) for the Olowalu Town Master Plan. Further review of the subject parcels reveal that the Olowalu Stream area (*parcel 108*) is located within the Conservation District Resource Subzone and that the shoreline area, including Hekili Point and the Olowalu Camp (*parcel 84*) are located within the Conservation District Limited Subzone. As always lands located *makai* of the shoreline are considered to be within the Conservation District.

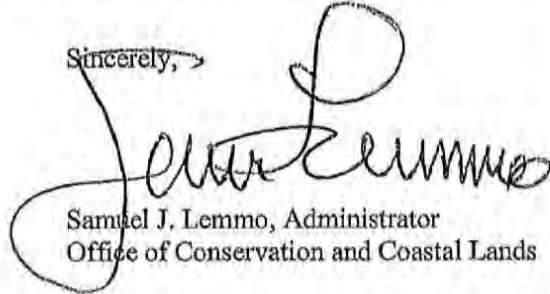
At this time it is unclear of the proposed extent of specific land uses on *parcel 108* (Olowalu Cultural Reserve) and *parcel 84* (Hekili Point and Camp Olowalu) both of which have portions of land located within the Conservation District. Pursuant to Hawaii Administrative Rules (HAR) §13-5-6 (c) *No land uses shall be conducted in the conservation district unless a permit or approval is first obtained from the department or board.* Identified land uses for the Conservation District can be found in Hawaii Administrative Rules (HAR) §13-5, Subchapter 3.

Based on an initial assessment of the proposed project the following identified land uses may or may not be designated to this project depending on the final plan; please refer to our rules (HAR §13-5) for complete descriptions of the following land uses:

1. HAR §13-5-22, P-6, **PUBLIC PURPOSE USES, D-1**
2. HAR §13-5-22, P-10, **SUBDIVISION AND CONSOLIDATION, D-1**
3. HAR §13-5-23, L-2, **LANDSCAPING, D-1**
4. HAR §13-5-24, R-8, **PRIVATE PARKS and NATURE CENTERS, D-1**

Should you have any questions, please feel free to contact Alex J. Roy of our Office of Conservation and Coastal Lands at (808) 587-0316 or via email at alex.j.roy@hawaii.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel J. Lemmo". The signature is fluid and cursive, with a large initial "S" and "L".

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

CC:

County of Maui, Planning Department

MDLO

Olowalu Town, LLC, 2035 Main St., Suite 1, Wailuku, HI 96793

Orlando Davidson, Land Use Commission, P.O. Box 2359, Honolulu, HI 96813



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Michael T. Munekiyo
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Karlynn K. Fukuda
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Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Samuel J. Lemmo, Administrator
State of Hawaii
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
P.O. Box 621
Honolulu, Hawaii 96809

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu
Town Master Plan at Olowalu, Hawaii

Dear Mr. Lemmo:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of April 23, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan. In response to your comments, we offer the following information.

We acknowledge that portions of parcel 84 (Hekili Point and Olowalu Camp) and 108 (Olowalu Cultural Reserve) are located within the State Conservation District. During implementation of the Olowalu Town Master Plan (OTMP), should there be any uses proposed within the State Conservation District, the project will comply with the Department's Administrative Rules, Chapter 13-5. As applicable, a permit or approval from the Department or Board of Land and Natural Resources will be obtained.

Samuel J. Lemmo, Administrator
October 26, 2015
Page 2

We appreciate the input provided and will be including a copy of your letter and this response letter in the Final EIS for the project. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,



Colleen Suyama
Senior Associate

CS:la

cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Jennifer Lim, Carlsmith Ball, LLP

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NEIL ABERCROMBIE
GOVERNOR



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

MAY 08 2012

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
JADE T. BUTAY
FORD N. FUCHIGAMI
RANDY GRUNE
JADINE URASAKI

IN REPLY REFER TO:

STP 8.0821

April 26, 2012

Olowalu Town, LLC
Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

To Whom It May Concern:

Subject: Olowalu Town Master Plan
Draft Environmental Impact Statement (DEIS)

The State Department of Transportation (DOT) previously commented on the Environmental Impact Statement Preparation Notice (EISPN) in its letter HWY-PS 2.6554, dated September 10, 2010 (see Section X of the DEIS).

While the subject Master Plan is not currently within the West Maui Growth Boundary and has not been included in the Maui Island Plan (MIP) Urban and Rural Growth for West Maui, we understand the applicant is pursuing the adoption of the Master Plan into the Draft MIP that is currently under review by the Maui County Council.

In reviewing the information provided within the DEIS and the pending actions by the Maui County Council, we have the following initial comments:

1. DOT requests that the applicant provide status updates regarding the Council's adoption of the subject Master Plan into the MIP.
2. The Traffic Impact Analysis Report (TIAR) dated September 16, 2011, is unacceptable and shall be revised for DOT's review and approval prior to issuance of the Final Environmental Impact Statement (FEIS). The revision should include but not be limited to the analysis for the existing roadway conditions, future year peak hour traffic volumes with and without the project, bicycle and pedestrian movements, and all recommendations for required improvements to mitigate project related transportation impacts.
3. Although mentioned in the DEIS, the TIAR shall include analysis for the Honoapiilani Highway realignment and its relationship to the Pali to Puamana Plan, as well as the DOT project to realign and widen Honoapiilani Highway from Maalaea to Launiupoko,

4. The TIAR should reflect the existing alignment and future alignment of Honoapiilani Highway as a principal arterial roadway. Access to Honoapiilani Highway shall be limited to three (3) locations, as previously discussed between DOT Highway Division staff and the applicant.
5. The assumptions provided with the TIAR for items such as the internal capture rate of the development, and the capacity for Honoapiilani Highway appear to be flawed and shall be reanalyzed with sufficient supporting data to reinforce such assumptions.
6. No additional storm water runoff shall be allowed to enter the State highway right-of-way. Storm water entering State drainage facilities shall follow DOT current Storm Water Permanent Best Management Practices Manual.
7. A Traffic Management Plan discussing traffic management procedures for construction activity on State Highway facilities shall be coordinated with and provided to the DOT Highway Division for review and approval.

DOT appreciates the opportunity to provide comments. If there are any questions or the need to meet with DOT staff, please contact Mr. Garrett Smith of the DOT Statewide Transportation Planning Office at (808) 831-7976.

Very truly yours,



GLENN M. OKIMOTO, Ph.D.
Director of Transportation

c: Mr. Orlando "Dan" Davidson, State Land Use Commission
Ms. Colleen Suyama, Munekiyo & Hiraga, Inc.



MUNEKIYO HIRAGA

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Michael T. Munekiyo
PRESIDENT

Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Ford Fuchigami, Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

SUBJECT: Draft Environmental Impact Statement for the Proposed Olowalu Town Master Plan at Olowalu, Hawaii (STP 8.0821)

Dear Mr. Fuchigami:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolū, LLC, we thank you for your department's letter of April 26, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan.

Since your department's letter, the County of Maui adopted the Maui Island Plan (MIP) on December 28, 2012. The Directed Growth Maps of the MIP included the Olowalu Town Master Plan (OTMP) in the Urban Growth Boundary (UGB) and Rural Growth Boundary (RGB) as shown in the attached **Exhibit "1"**. The OTMP will be developed in accordance with the MIP.

We offer the following additional information which addresses your comments in the same order listed in your letter:

Comment No. 1:

DOT requests that the applicant provide status updates regarding the Council's adoption of the subject Master Plan into the MIP.

Response:

As noted previously, the MIP was adopted by the County of Maui. The OTMP will be developed in accordance with the MIP. The MIP states also that "the specific alignment of the new highway shown in Figure 8-15 (Pali to Puamana Parkway) will be finalized through environmental review processes administered by the State of Hawaii Department of Transportation (HDOT) in consultation with the County. Thus, the route

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Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233

www.munekiyo-hiraga.com

shown on Figure 8-15 may be adjusted." See **Exhibit "2"**. As such, the OTMP will coordinate the alignment of the new highway with the HDOT and the Department of Public Works (DPW).

Comment No. 2:

The Traffic Impact Analysis Report (TIAR) dated September 16, 2011, is unacceptable and shall be revised for DOT's review and approval prior to issuance of the Final Environmental Impact Statement (FEIS). The revision should include but not be limited to the analysis for the existing roadway conditions, future year peak hour traffic volumes with and without the project, bicycle and pedestrian movements, and all recommendations for required improvements to mitigate project related transportation impacts.

Response:

As discussed at our meeting with HDOT representatives, the Applicants and their traffic consultant, on September 18, 2014, a revised Traffic Impact Analysis Report (TIAR) and Sensitivity Analysis was prepared and submitted to the HDOT for review and approval. The HDOT replied by letter dated January 26, 2015. See **Exhibit "3"**. By letter dated March 6, 2015 the Applicants responded to HDOT. See **Exhibit "4"**. The Applicants agreed the Final TIAR will include an analysis of the recommended 25 percent capture rate. The Applicants also noted that several issues identified in the January 26, 2015 letter go beyond the scope of the TIAR. The Applicants requested these issues be addressed at a future time as we are assessing and analyzing the more detailed phases of the project.

Comment No. 3:

Although mentioned in the DEIS, the TIAR shall include analysis for the Honoapiilani Highway realignment and its relationship to the Pali to Puamana Plan, as well as the DOT project to realign and widen Honoapiilani Highway from Maalaea to Launiupoko.

Response:

As mentioned previously, the MIP references the Pali to Puamana Plan. However, it allows flexibility in the alignment of the new highway in coordination with the HDOT and Department of Public Works (DPW). The Final EIS will discuss the relationship between the realigned Honoapiilani Highway and the Pali to Puamana Plan. The OTMP includes plans to realign and widen Honoapiilani Highway through Olowalu as recommended by the HDOT in the proposed Honoapiilani Highway Realignment Widening project from Maalaea to Launiupoko. The Final TIAR was prepared to include the highway realignment further inland from the shoreline.

Comment No. 4:

The TIAR should reflect the existing alignment and future alignment of Honoapiilani Highway as a principal arterial roadway. Access to Honoapiilani Highway shall be limited to three (3) locations, as previously discussed between HDOT Highway Division staff and the applicant.

Response:

As requested, the revised TIAR will identify the existing alignment and future alignment of Honoapiilani Highway as a principal arterial roadway and that access to Honoapiilani Highway will be limited to three (3) locations.

Comment No. 5:

The assumptions provided with the TIAR for items such as the internal capture rate of the development, and the capacity for Honoapiilani Highway appear to be flawed and shall be reanalyzed with sufficient supporting data to reinforce such assumptions.

Response:

As discussed at our meeting on December 18, 2014, a revised TIAR will be prepared and submitted to the HDOT. As recommended by HDOT, the TIAR will include a project analysis based on a 25 percent internal capture rate. Refer to **Exhibit 3** and **Exhibit "4"**.

Comment No. 6:

No additional storm water runoff shall be allowed to enter the State highway right-of-way. Storm water entering State drainage facilities shall follow DOT current Storm Water Permanent Best Management Practices Manual.

Response:

Additional storm water runoff will not enter the State highway right-of-way. Applicable Best Management Practices (BMPs) utilizing Low Impact Development (LID) measures will be incorporated into the drainage facilities design process as noted in Appendix B-1 of the Draft EIS.

Comment No. 7:

A Traffic Management Plan discussing traffic management procedures for construction activity on State Highway facilities shall be coordinated with and provided to the DOT Highway Division for review and approval.

Response:

During project implementation, a construction traffic management plan will be discussed, coordinated, and submitted for review and approval by the HDOT, Highways Division prior to the initiation of construction.

We appreciate your input and participation in several coordination meetings by HDOT staff. A copy of your letters and this response letter will be included in the Final EIS. Should you wish to receive a copy of the Final EIS document or portion thereof, please submit your request in writing to Munekiyo Hiraga at 305 High Street, Suite 104, Wailuku, Hawaii 96793 (Attention: Colleen Suyama).

Very truly yours,



Colleen Suyama
Senior Associate

CS:la

cc: David Ward, Olowalu Town, LLC
William Frampton, Olowalu Town, LLC
Peter Martin, Olowalu Ekolu, LLC
Roger Dyar, Transportation Engineer
John Edwards, Transportation Engineer
Jennifer Lim, Carlsmith Ball, LLP

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Directed Growth Plan

Olowalu Town

The Olowalu Town planned growth area is located approximately four miles south of Lahaina Town on the southwestern foothills of the West Maui Mountains. Olowalu is rich in cultural, scenic, natural, and marine resources. The area's coral reefs are among the healthiest in the main Hawaiian Islands. Olowalu is known for its small plantation village environs, supported by small neighborhood-commercial uses along Honoapi'ilani Highway with convenient access to the ocean.

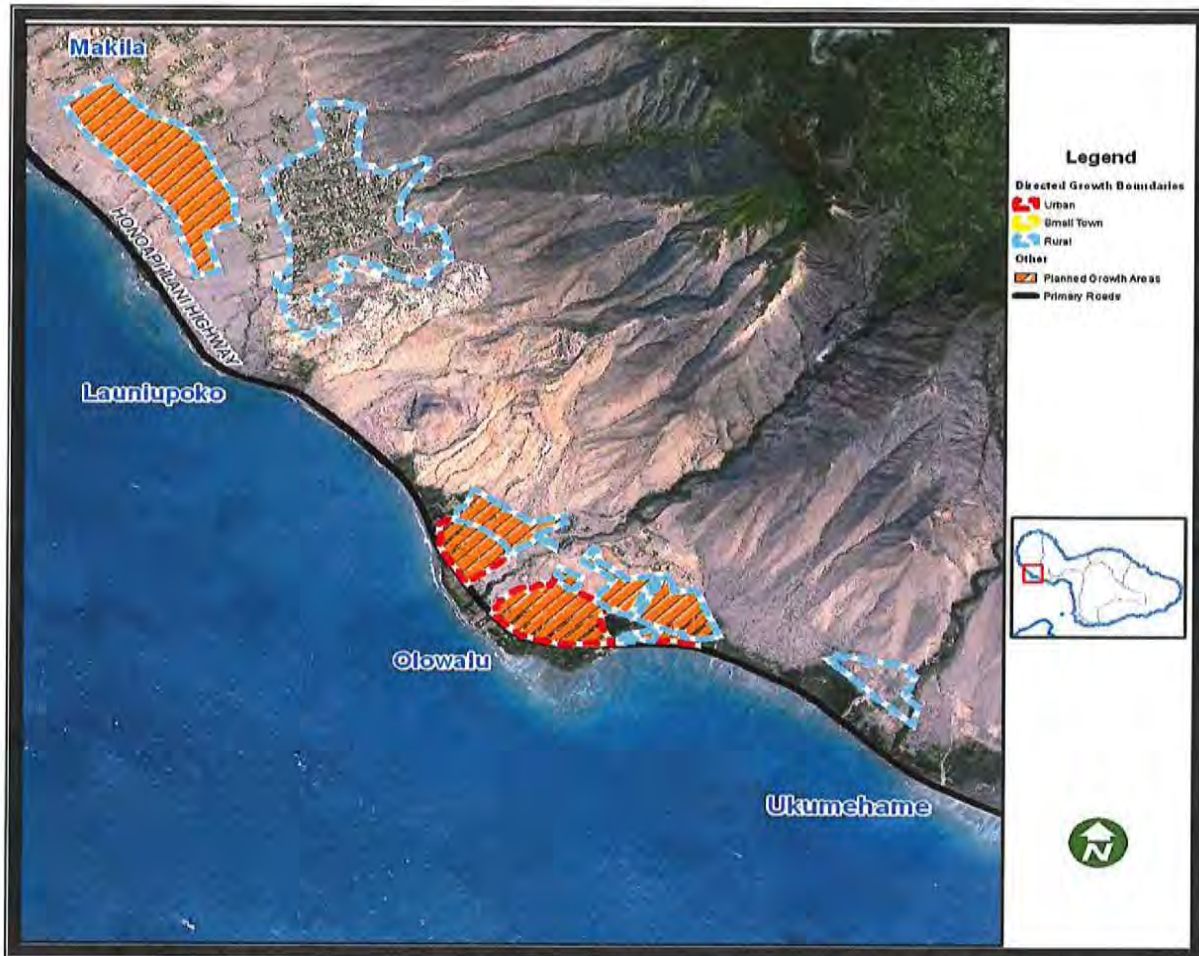


Figure 8-13: Olowalu Town – Planned Growth Area.

Planned Growth Area Rationale

The project is intended to meet the needs of Maui residents as a revitalized and sustainable Olowalu community. Olowalu Town will provide housing, employment, recreational, and cultural opportunities in the context of a mixed-use sustainable community that preserves the area's natural, cultural, and historic resources. Olowalu Town is envisioned as a pedestrian-friendly community that integrates a variety of housing types with employment opportunities, commercial, and recreational uses developed concurrently with public services and infrastructure.

Directed Growth Plan

Olowalu Town will be designed to recognize and perpetuate the land and resource management system of ahupua`a. As such, the town will provide public access between the ocean and the mountains; protect the natural environment, particularly Olowalu Stream, the shoreline, and coral reefs and marine resources; preserve mauka and makai view corridors; and perpetuate the Olowalu Cultural Reserve. Table 8-29 provides a summary of the Olowalu Town planned growth area.

Table 8 - 29: Olowalu Town Planned Growth Area

Background Information:			
Project Name:	Olowalu Town	Directed Growth Map #:	W4 ⁴⁵
Type of Growth:	New Town	Gross Site Acreage:	613 Acres
Planning Guidelines:			
Dwelling Unit Count:	Approx. 1,500 Units ⁴⁶	Residential Product Mix:	Balance of SF and MF
Net Residential Density:	8-12 du/acre	Parks and Open Space ⁴⁷ :	≥ 30%
		Commercial:	Convenience Shopping; Region Serving

West Maui – Planned Protected Areas

The West Maui community plan region has the fourth largest population with over 22,000 people in 2010, and the largest visitor population. The region contains Kā'anapali and Lahaina, which draws large numbers of tourists to its historic districts, particularly on days when cruise ships anchor off of the



Figure 8-14: Moku'ula, Loko o Mokuhiina Preservation Area.

Lahaina Harbor. Since the closing of the Pioneer Mill, agricultural activities have declined and the conversion of agricultural land to residential uses has dramatically increased. Many cherished open-space landscapes are currently at risk of being lost forever to real estate development. A brief discussion of each protected area is provided below. Two planned protected areas have been identified within the region:

⁴⁵ The future delineation of potential urban growth areas makai of the existing Honoapiilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan. Such delineation may consider the need to: protect adjacent coastal and marine ecosystems (including the reefs at Olowalu), enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway plan.

⁴⁶ Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

⁴⁷ The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan Update and the project review and approval process.

Directed Growth Plan

Moku'ula Preservation Area and the Pali to Puamana Parkway.

Moku'ula, Loko o Mokuhinia

The Moku'ula, Loko o Mokuhinia Preservation Area is envisioned as an environmental and cultural restoration project that will reconstruct the royal compound and "redevelop the site as a cultural park/preserve." The site is located on Front Street in Lahaina Historic District No. 1 and is proximate to the commercial core of Lahaina Town (see Figure 8-14). The project will include restoration of the wetland, including indigenous plants, and reconstruction of the buildings that originally comprised the royal compound. The rebuilding of Moku'ula and the restoration of the freshwater pond called Loko o Mokuhinia that surrounded the island, will provide Maui with an opportunity to learn about Hawaiian spirituality, values, ancient technology and traditions, and will perpetuate a renewed appreciation for indigenous culture. The restoration of the property will also represent an important contribution to the Lahaina National Historic Landmark, because it will be the largest historical site in the district when completed.

Moku'ula was an island sited on a 7-acre, spring-fed freshwater pond called Loko o Mokuhinia. It was established sometime in the 1500s by Pi'ilani (1570-1600) as a royal compound from which he ruled a unified Kingdom of Maui. It served as a political and religious center from ancient times in Hawai'i through the emergence of the ancient Maui Kingdom, the unification of the islands, the introduction of Christianity, and the period when Lahaina was the capital of the Hawaiian Kingdom. This sacred island was also the home of King Kamehameha III from 1837 to 1845, who resided in the hale pili and in other structures that were a part of the royal compound on Moku'ula. A coral block palace called Hale Piula was erected for him fronting the beach, makai of Moku'ula. The pond, royal taro patches near the beach, a pond on Chapel Street, and the entire site was buried in 1916 when Loko o Mokuhinia was filled in by Pioneer Mill Company.

For many Native Hawaiians, Lahaina remains a sacred place because of Moku'ula. It is considered an axis mundi (the point between heaven and earth) of the Hawaiian world where political rule and religious ritual operated in concert. The mauka portion of the site, consisting of roughly 4.7 acres, is used as Malu 'Ulu 'Olele Park. The 1.8-acre makai property adjacent to the ocean encompasses the existing Kamehameha Iki Park. Both parks are under the management of the County of Maui, Parks and Recreation Department.

Pali to Puamana Parkway

The Pali to Puamana Parkway is envisioned as a series of passive and active recreational areas that tie together the existing beach parks between Pāpalaua Wayside Park and Puamana Beach Park (see Figure 8-15). The creation of this eight mile long coastal park and open space resource is a byproduct of a visionary effort to realign the Honoapi'ilani Highway inland. Honoapi'ilani Highway is the principal link between the west side of Maui and the rest of the island. Honoapi'ilani Highway traverses through the ahupua'a of (east to west) Ukumehame, Olowalu, and Launiupoko. At Launiupoko, the realigned highway will join with the proposed Lahaina Bypass. The total distance of the proposed re-alignment is 8 miles. The West Maui Community Plan (1996) stipulates that the Honoapi'ilani Highway shall be relocated south of Puamana to reduce potential inundation and disruption of service due to storm-generated wave action. Where the highway is relocated, lands makai of the new alignment will be designated Open Space or Park. The Open Space and Park portions of the project will include a mix of beach park amenities, camping, passive recreational areas, and pedestrian and bicycle facilities. The specific alignment of the new highway corridor shown in Figure 8-15 (Pali to Puamana Parkway) will be finalized through environmental review processes administered by the State of Hawai'i Department of Transportation in consultation with the County. Thus, the route shown on Figure 8-15 may be adjusted.

Directed Growth Plan

Furthermore, it is anticipated that the final route of the Lahaina By-Pass Phase 1B-2 will be accommodated within the area designated as Park on Diagram WC-1 (Lahaina-Central), south of Kai Hele Ku Street to the vicinity of the former Olowalu landfill. The Park designation shall not apply to the final route selected for the Lahaina Bypass Phase 1B-2.

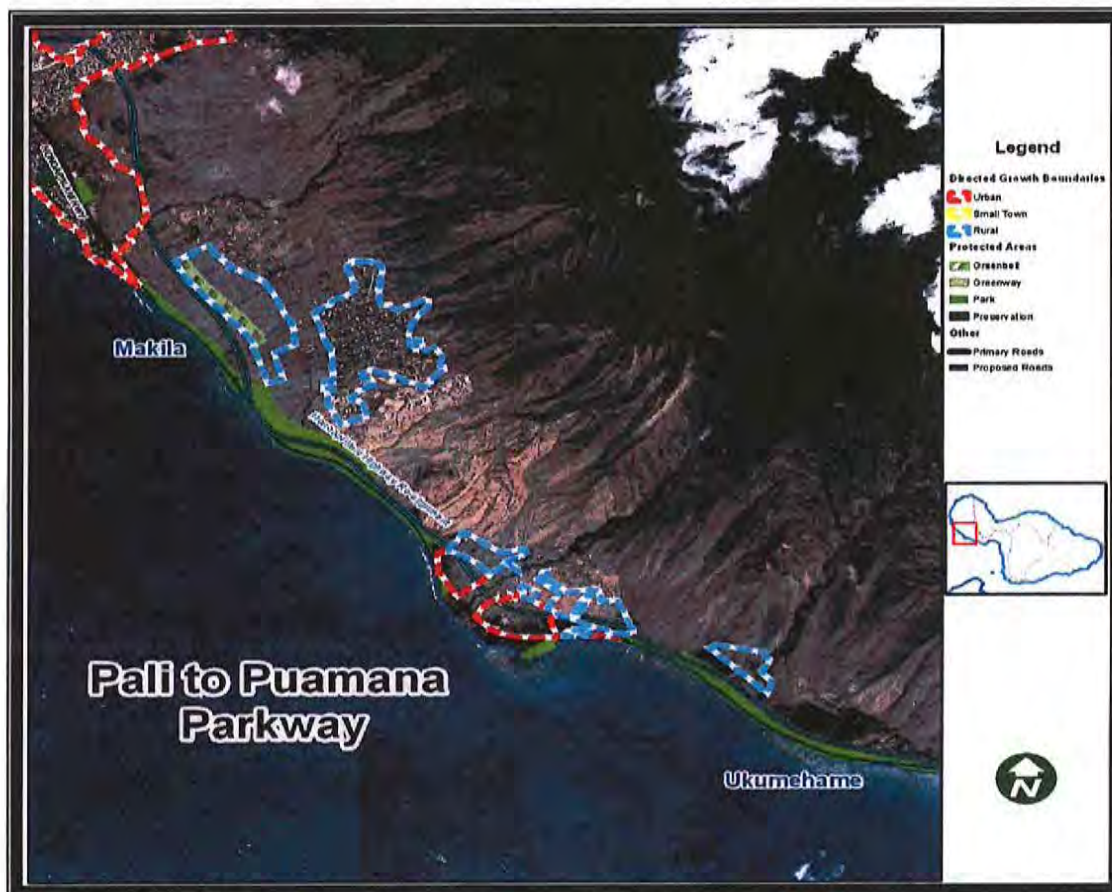


Figure 8-15: Pali to Puamana Parkway.

Hāna

The Hāna community plan region encompasses the eastern-most area of the island. The boundary of the region, from the northern shoreline of Makaiwa Bay, runs mauka along `O`opuloa and Waikamoi Streams, then along the boundaries of Haleakalā National Park and the Kahikinui Forest Reserve and finally makai along the boundary between Auahi and Kanaio to Kanaloa point on the southern shoreline of the region. The region is rich in natural, scenic and cultural resources. Of Hawai'i's rare, threatened and endangered species, one third are found only on Maui, and many of them within the Hāna community plan region. Some of the most intact and extensive native forests left in Hawai'i today occur in the East Maui watershed.⁴⁸

The population of the community plan region was 2,291 in 2010, but the area's population is expected to grow to nearly 2,800 by 2030. This represents an average annual growth rate of 1.5 percent.

⁴⁸ Myers, R.L., and Cory, C., Gon III, S. (August 1997). *Monitoring Strangers in Paradise: A Multi-Scale Study of Native Hawaiian Rainforest*.

DAVID Y. IGE
GOVERNOR



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

FORD N. FUCHIGAMI
DIRECTOR

DEPUTY DIRECTORS
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN

IN REPLY REFER TO
HWY-PS 2.8904

January 26, 2015

Mr. William Frampton
Olowalu Town, LLC
2035 Main Street, Suite 100
Wailuku, Hawaii 96793

Dear Mr. Frampton:

Subject: Draft Environmental Impact Statement & Traffic Impact Analysis Report
Olowalu Town Master Plan
State Boundary Amendment Petition A10-786
Olowalu, Maui, TMK: (2) 4-8-003:084, 098-118 and 124

We have the following response to the Draft Environmental Impact Statement (DEIS), Traffic Impact Analysis Report (TIAR) and discussions held on December 18, 2014. The State of Hawaii Department of Transportation (HDOT) has made prior responses to the DEIS and/or TIAR (STP 8.0121, April 26, 2012; HWY-PS 2.3767, January 3, 2013).

Olowalu Town, LLC proposes a mixed-use development called the Olowalu Town Master Plan Project (Olowalu) at Olowalu, Maui. The development includes utilization of existing Honoapiilani Highway for circulation purposes and a realigned Honoapiilani Highway. Honoapiilani Highway, State Route No. 30 is the principal arterial that provides for regional transportation between West Maui and Central Maui and is the only route that connects these regions.

The HDOT has the following expectations of Olowalu.

1. The development of Olowalu identifies the realignment of Honoapiilani Highway as an integral transportation component of this mixed-use development. The realignment calls for a four-lane divided highway. The development responsibilities shall include the design and construction of the realigned Honoapiilani Highway including necessary right-of-way required for the realignment. Olowalu shall provide its fair share contribution towards the total cost for the realignment of Honoapiilani excepting that Olowalu will provide required right-of-way at no cost to the project.
2. The development identifies the three accesses to the realigned Honoapiilani Highway, which will be accessed with the intersection design called the "Michigan U". The design, construction and right-of-way of these accesses, including necessary auxiliary lanes shall be the responsibility of the development.

Mr. William Frampton
January 26, 2015
Page 2

HWY-PS 2.8904

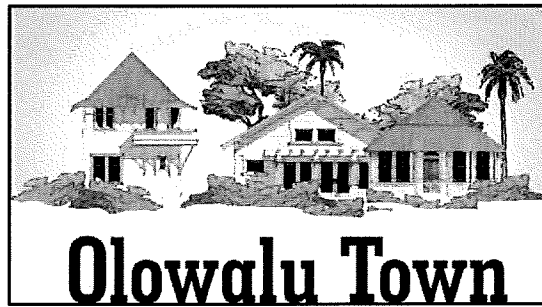
3. The HDOT appreciates the efforts of Olowalu Town, LLC in providing materials and technical discussion to attempt to justify the internal capture rate of 61%. However, HDOT maintains this internal capture rate is optimistic, given that 15% is normally acceptable to HDOT. Acknowledging the proposed mixed-use nature of the development, HDOT will allow an internal capture rate of 25% and requests that analysis be provided based on that assumption, which includes the three accesses onto the realigned Honoapiilani Highway.
4. Given the concern over the operational adequacy of the "Michigan U", the development shall be prepared to gain access to the realigned Honoapiilani Highway from full intersections as provided in the assessment designed for project traffic based on the capture rate of 25% and subject to approval by HDOT; therefore Olowalu Town shall set aside sufficient lands as a contingency.
5. The roadway improvements associated with Olowalu, and the subject of this letter, shall be provided prior to the certificate of occupancy. The realigned Honoapiilani roadway and access improvements to be provided shall have a target of a Level of Service (LOS) at "build-out without project" of "D" or better, and be acceptable to HDOT.
6. All highway improvements shall conform to applicable Highway design standards and specifications, and be approved by HDOT.
7. Olowalu shall, every three years, prepare and submit to HDOT for review and acceptance an updated TIAR for the purpose to compare previous projections and improvements with actual results; and provide for modifications or improvements as required by HDOT. Any modifications and improvements shall be provided by the development at no cost to the State except as noted in Comment 1 regarding fair share.
8. It is recommended that Olowalu Town expand its environmental impact statement (EIS) to consider the Federal environmental efforts the HDOT is currently conducting for its preparation of the EIS for the Honoapiilani Highway Realignment Project from Launiupoko to Maalaea. The Olowalu Town's EIS should be consistent with HDOT's federal environmental documents in matters of alternative alignment analysis, historic and cultural preservation, endangered species, etc.

If there are any questions, please contact Ken Tatsuguchi, Engineering Program Manager, Highways Planning Branch, at (808) 587-1830. Please reference file review number PS 2014-278 in all contacts and correspondence regarding these comments.

Sincerely,



FORD N. FUCHIGAMI
Director of Transportation



2035 MAIN STREET - SUITE 100 / WAILUKU, HI / 96793
PH: (808) 249-2224 / FAX: (808) 249-2333

March 6, 2015

Ford N. Fuchigami, Director
State Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813-5097

SUBJECT: Draft Environmental Impact Statement and Traffic Impact Analysis Report, Olowalu Town Master Plan, State Boundary Amendment Petition A10-786; TMK: (2)4-8-003:084, 098 through 118 and 124, Olowalu, Maui

Dear Mr. Fuchigami,

Thank you for your follow-up letter of January 26, 2015 in response to our discussion at the December 18, 2014 meeting between the Applicant and Departmental representatives. We appreciate your consideration of the twenty-five percent (25%) internal capture rate for the Final Traffic Impact Analysis Report (TIAR). However, our review of your department's comments identifies several issues included in your letter which we believe go beyond the scope of the TIAR - which was the focus of our December 2014 meeting. These issues and concerns certainly need to be addressed; however, we respectfully suggest that it would be more appropriate to address these items at such time in future, especially as we are assessing and analyzing the more detailed phases of the project, including: detailed design standards for highway improvements like "Michigan U" vs. signalized intersections; detailed phasing of construction; certificate of occupancy conditions; and detailed mitigation measures. We would appreciate the opportunity to further discuss these important issues identified in your letter.

While our Final TIAR will assess the 25% internal capture rate identified by the Department; we would also like to ensure that the analysis encompasses meaningful

Ford N. Fuchigami, Director
State Department of Transportation
Olowalu Town Master Plan TIAR
March 6, 2015
Page 2 of 2

alternatives. With this in mind, we are requesting that the Department first complete its review of the updated TIAR; and then allow for continuing dialogue on traffic impact mitigation scenarios.

We appreciate that your Department has continued to provide an opportunity to collaborate with the Department in the formulation of innovative traffic solutions. In particular, we look forward to working with you in the development of appropriate conditions which may be considered by the State Land Use Commission as they deliberate on the District Boundary Amendment petition following the Chapter 343, HRS, EIS process.

Again, thank you for your time and consideration. If you have any questions or would like additional information or clarification; please feel free to contact either Charlene Shibuya or Colleen Suyama of Munekiyo & Hiraga, Inc. at (808) 244-2015 or our traffic consultant Roger Dyar at (864) 360-7921.

Very truly yours,

William Frampton

Olowalu Town LLC

cc: Edwin H. Sniffen - Deputy Director, Highways
Ken Tatsuguchi - Head Planning Engineer
Ferdinand Cajigal - Engineering Program Manager, Maui District
Roger Dyar, P.E. - Traffic Engineer & Transportation Planner
John D. Edwards, Jr., P.E. - Traffic Engineer & Transportation Planner
Charlene Shibuya, Munekiyo & Hiraga, Inc.
Colleen Suyama, Munekiyo & Hiraga, Inc.