

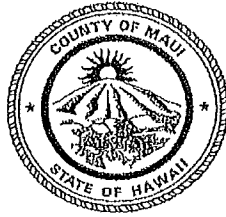
COUNTY LETTERS

APR 27 2012

ALAN M. ARAKAWA
Mayor

KYLE K. GINOZA, P.E.
Director

MICHAEL M. MIYAMOTO
Deputy Director



TRACY TAKAMINE, P.E.
Solid Waste Division

ERIC NAKAGAWA, P.E.
Wastewater Reclamation Division

**COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT**

2200 MAIN STREET, SUITE 100
WAILUKU, MAUI, HAWAII 96793

April 25, 2012

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

Dear Gentlemen,

**SUBJECT: OLOWALU TOWN MASTER PLAN
DRAFT ENVIRONMENTAL IMPACT STATEMENT (EIS)
TMK (2) 4-8-003:084, 098 – 118, & 124, OLOWALU, LAHAINA**

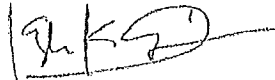
We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:
 - a. Address any solid waste/recycling concerns.
2. Wastewater Reclamation Division (WWRD) comments:
 - a. The project is outside of the County Sewer Service Area.
 - b. The Wastewater Reclamation Division will not have any responsibility for the collection, treatment or disposal of sewage, sludge, final effluent or reclaimed water from this project. The developer shall work with the Department of Health for the approval of its collection system and treatment facility.

Olowalu Town, LLC
April 25, 2012
Page 2

If you have any questions regarding this memorandum, please contact Mike Miyamoto at 270-8230.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Ginoza', with a horizontal line extending to the right.

KYLE K. GINOZA, P.E.
Director of Environmental Management

xc: Mr. Orlando "Dan" Davidson
Executive Director
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96813

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



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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

Kyle Ginoza, P.E., Director
County of Maui
Department of Environmental Management
2050 Main Street, Suite 1C
Wailuku, Hawaii 96793

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

Dear Mr. Ginoza:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of April 25, 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 Comments from the Solid Waste Division

As noted in the Draft EIS, the proposed Olowalu Town Master Plan (OTMP) is designed with the goal of meeting the certification requirements of Leadership in Energy and Environmental Design for Neighborhood Development (LEED ND). As a LEED ND project, the OTMP will be built upon practices aimed at reducing the amount of solid waste generated by the project. As such, a solid waste management program will be incorporated into the OTMP to reduce solid waste generated by the project, while also better managing our finite resources. With this in mind, recycling will be a major component of the solid waste management program.

Response to Comments from the Wastewater Reclamation Division

We note that the project is outside of the County Sewer Service Area and the responsibility of the Department of Environmental Management, Wastewater Reclamation Division. We also confirm that the applicants will work with the Department of Health for the approval of its private collection system and treatment facility.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

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

www.munekiyoahiraga.com

Kyle Ginoza, P.E., Director
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
Craig Lekven, Brown & Caldwell
Jennifer Lim, Carlsmith Ball, LLP

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ALAN M. ARAKAWA
MAYOR



APR 27 2012
JEFFREY A. MURRAY
CHIEF

ROBERT M. SHIMADA
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE AND PUBLIC SAFETY
FIRE PREVENTION BUREAU

313 MANEA PLACE • WAILUKU, HAWAII 96793
(808) 244-9161 • FAX (808) 244-1363

April 25, 2012

To : Colleen Suyama
Munekiyo & Hiraga, Inc.
305 High St.
Wailuku, HI 96793

Re : **Draft EIS: Olowalu Town Master Plan**
Olowalu, Lahaina, Maui, HI
TMK: (2) 4-8-003:084, 098 through 118, and 124

Dear Colleen:

Thank you for the opportunity to comment on the subject draft EIS. At this time, our office provides the following comments:


- In review of this document, it has been noted that there are accommodations in the Master Plan to address the impacts placed upon the Fire Dept. by this project. Discussion and inquiries on this provision shall be addressed with Fire Administration.
- Our office confirms that the proposed water supply for fire protection is in line with the department's current standards. We reserve the right to comment directly on this provision when detailed plans are submitted in the subdivision process or finalization of the project's design.
- Our office also reserves the right to comment on fire apparatus access during the subdivision process or finalization of the project's design. Current requirements can be requested from the Fire Prevention Bureau.

- As noted in your document, the Olowalu area has been the site of several large incidents of wildland fires. Although this project should diminish the likelihood of such fires, the project's design should include measures to address impacts to this project from wildland fires that originate on surrounding areas. Such measures could consist of designed greenways that provide defensible space for the outer edges of the project. Firewise is a great resource for information on this matter.

Copies of this letter have been provided to the following entities as requested: Olowalu Town, LLC; Olowalu Ekolu, LLC; & Orlando "Dan" Davidson, Land Use Commission.

If there are any questions or comments, please feel free to contact me at 244-9161 ext. 23. Thank you for your attention to fire prevention and public safety.

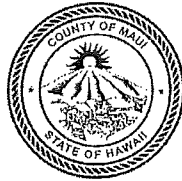
Sincerely,



Paul Haake
Captain, Fire Prevention Bureau
Department of Fire & Public Safety
313 Manea Place
Wailuku, HI 96793

cc: Olowalu Town, LLC
Olowalu Ekolu, LLC
Orlando "Dan" Davidson, Land Use Commission

ALAN M. ARAKAWA
MAYOR



JEFFREY A. MURRAY
CHIEF

ROBERT M. SHIMADA
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE AND PUBLIC SAFETY
FIRE PREVENTION BUREAU

313 MANEA PLACE • WAILUKU, HAWAII 96793
(808) 244-9161 • FAX (808) 244-1363

September 10, 2012

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

Re : Olowalu Town Development-Support for New Fire Station

Dear Colleen:

The Maui Fire Department supports the proposal for a new fire station within the Olowalu Town development. A new station will be beneficial to the community in regards to fire protection, life safety, and emergency medical services in several ways.

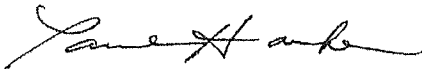
The proposed new fire station within this development will help to address some of the logistical needs of the department. As development on the West side of the island progresses, calls for emergency services will only increase. To provide fast and proper services, the needs of the fire department will also increase. As it is now, the department is quickly outgrowing our existing facility in Lahaina and is in need of additional training and equipment storage space; the new station will address a good portion of this need.

The new station will decrease emergency response times to Olowalu significantly and bring average response times to the Ukumehame/Pali area to within desirable goals. Currently, the average response time for emergency calls from the Lahaina Fire Station to the Olowalu district is 15 minutes; and the average response time to Lahainaluna Road is 7 minutes. The Department's goal is to provide a 7 minute 30 second average response time to all calls within a respective station's district. With the new station, the community members of Olowalu shall experience lower-than-average emergency response times and possibly qualify for lower insurance rates. The Maui community, as a whole, will be provided with emergency services within desirable response times for this area of the island.

A new fire station at Olowalu Town is definitely a benefit for the community and the department. The entire community will be provided with increased emergency resources and will also experience desirable emergency response times within the area. The members of Olowalu will experience better-than-average response times and also benefit financially by being able to qualify for lower insurance rates. The fire department will have some of its needs addressed with the acquisition of this new facility and will be able to provide quality service and better emergency coverage. The Maui Fire Department fully supports a fire station in this new development.

If there are any questions or comments, please feel free to contact me. Thank you for your attention to fire prevention and public safety.

Respectfully,



Paul Haake
Captain, Fire Prevention Bureau
Department of Fire & Public Safety
313 Manea Place
Wailuku, HI 96793



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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

Captain Paul Haake
Fire Prevention Bureau
Department of Fire and Public Safety
313 Manea Place
Wailuku, Hawaii 96793

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

Dear Captain Haake:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letters of April 25, 2012 and September 10, 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.

APRIL 25, 2012 LETTER:

Comment No. 1:

In review of this document, it has been noted that there are accommodations in the Master Plan to address the impacts placed upon the Fire Dept. by this project. Discussion and inquiries on this provision shall be addressed with Fire Administration.

Response:

We appreciate and acknowledge your department's comment that there are accommodations in the Olowalu Town Master Plan (OTMP) to address impacts placed upon the Fire Department by the proposed project. We note the commitment of the applicants to continue coordination with the Department of Fire and Public Safety to ensure that service requirements of the Department are appropriately addressed.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

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

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Comment No. 2:

Our office confirms that the proposed water supply for fire protection is in line with the department's current standards. We reserve the right to comment directly on this provision when detailed plans are submitted in the subdivision process or finalization of the project's design.

Response:

We note your department's right to comment directly on the project's proposed water supply for fire protection when detailed plans are submitted to the Department of Public Works for subdivision and/or building permit applications.

Comment No. 3:

Our office also reserves the right to comment on fire apparatus access during the subdivision process or finalization of the project's design. Current requirements can be requested from the Fire Prevention Bureau.

Response:

We also note your department's right to comment on fire apparatus access during the processing of subdivision and/or building permit applications for the proposed project.

Comment No. 4:

As noted in your document, the Olowalu area has been the site of several large incidents of wildland fires. Although this project should diminish the likelihood of such fires, the project's design should include measures to address impacts to this project from wildland fires that originate on surrounding areas. Such measures could consist of designed greenways that provide defensible space for the outer edges of the project. Firewise is a great resource for information on this matter.

Response:

As public health and safety are of utmost concern to the applicants, during detailed project design, the applicants will consider all feasible options that would protect the area as much as may be possible from wildland fires. We also note the department's comment that although the project should diminish the likelihood of such fires, the project's design should include measures that may address impacts to the project from wildland fires which originate in surrounding areas. The example provided by the department of designing greenways at the outer edge of the project that offer a

Captain Paul Haake
October 26, 2015
Page 3

defensible space against fires is acknowledged. In this regard, we also note that a significant area of the project's outer edge is envisioned for parks, agriculture and open space with the urban areas envisioned for the center of the OTMP.

SEPTEMBER 10, 2012 LETTER:

We appreciate your support of the proposal for a new fire station within the OTMP. We agree with your department that the new fire station will provide increased emergency resources, including improving emergency response times within the area. We look forward to continuing collaboration with the Department of Fire and Public Safety.

We appreciate the input provided and will be including a copy of your letters 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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DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
HOUSING DIVISION
COUNTY OF MAUI

APR 24 2012

ALAN M. ARAKAWA
Mayor
JO-ANN T. RIDAO
Director
JAN SHISHIDO
Deputy Director

35 LUNALILO STREET, SUITE 102 • WAILUKU, HAWAII 96793 • PHONE (808) 270-7351 • FAX (808) 270-6284

April 16, 2012

Mr. William Frampton
Olowalu Town, LLC and Olowalu Ekolu, LLC
2035 Main Street, Suite 1
Wailuku, Hawaii 96793

**Subject: Draft Environmental Impact Statement (EIS) For Olowalu Town
Master Plan at TMK (2)4-8-003:084, 098 through 118, and 124,
Olowalu, Lahaina, Maui, Hawaii**

Dear Mr. Frampton:

Thank you for the opportunity to review the above Environmental Impact Statement. The Department would like to offer the following comments:

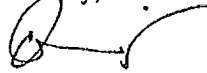
1. It is indicated at the top of page 24 that the anticipated average price of the market units will be \$600,000.00 or below. The applicant needs to determine if more than 50% of the dwelling units and/or new lots in the development will be offered for sale for less than \$600,000.00 or for \$600,000.00 or more, and if the Residential Workforce Housing units will be provided on-site or off-site.
2. The following is pursuant to Section 2.A. of Ordinance No. 3719:
 - a. If the Residential Workforce Housing units are provided on-site and if more than 50% of the dwelling units are offered for sale for less than \$600,000.00, then at least 25% of the total number of units and/or lots shall be Residential Workforce Housing units.
 - b. If the Residential Workforce Housing units are provided on-site and if more than 50% of the residential Workforce Housing units are offered for sale for \$600,000.00 or more, at least 50% of the total number of units and/or lots shall be Residential Workforce Housing units.
 - c. If the Residential Workforce Housing units are provided off-site and if more than 50% of the dwelling units and/or new lots in the development are offered for sale for less than \$600,000.00, then the number of off-site Residential Workforce Housing units shall be equal to 50% of the total number of on-site market rate units.
 - d. If the Residential Workforce Housing units are provided off-site and if more than 50% of the dwelling units and/or new lots in the development are offered for sale for \$600,000.00 or more, then the number of off-site Residential Workforce Housing units shall be equal to 50% of the total number of on-site market rate units.

Mr. William Frampton
Page 2
April 16, 2012

3. The Residential Workforce Housing Agreement for the subject project needs to be fully executed and recorded at the Bureau of Conveyances prior to the final subdivision or building permit approval, whichever is applicable and occurs first.

Please call Mr. Veranio Tongson of our Housing Division at 270-1741 if you have any questions.

Sincerely,



Wayde
WAYDE T. OSHIRO
Housing Administrator

cc Director of Housing and Human Concerns
 Orlando "Dan" Davidson, State of Hawaii Land Use Commission
 Colleen Suyama, Munekiyo & Hiraga, Inc.



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Karlynn K. Fukuda
EXECUTIVE VICE PRESIDENT

Mark Alexander Roy
VICE PRESIDENT

Tessa Munekiyo Ng
VICE PRESIDENT

October 26, 2015

Carol Reimann, Director
County of Maui
Department of Housing and Human Concerns
Housing Division
35 Lunalilo Street, Suite 102
Wailuku, Hawaii 96793

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

Dear Ms. Reimann:

On behalf of the applicants, Olowalu Town, LLC and Olowalu Ekolu, LLC, we thank you for your letter of April 16, 2012 responding to our request for comments on the Draft Environmental Impact Statement (EIS) for the proposed Olowalu Town Master Plan (OTMP). We offer the following information, which addresses your comments in the order listed in your letter:

Response to Comment No. 1

The required affordable housing will be provided onsite in accordance with Chapter 2.96, Maui County Code.

Response to Comment No. 2 and 3

We note the provisions of Section 2.A of Ordinance No. 3719 relating to Workforce Housing was revised in the recently adopted Ordinance No. 4177 on December 22, 2014. The OTMP will comply with the provisions of Ordinance No. 4177.

As design of the project progresses, the Applicants will enter into a Residential Workforce Housing Agreement with the County of Maui. As required, the agreement will be fully executed and recorded with the Bureau of Conveyances prior to receiving final subdivision or building permit approval, whichever occurs first. Coordination with your Department will be ongoing.

Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729

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

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Carol Reimann, Director
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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