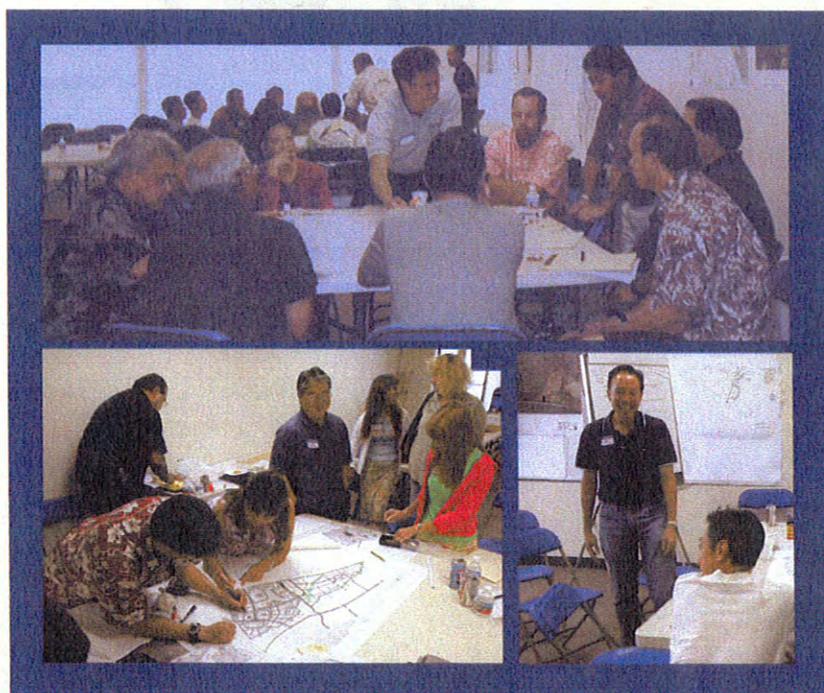
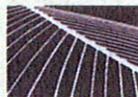


WAI'ALE



ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

PREPARED BY:



PBR HAWAII
& ASSOCIATES, INC.

AUGUST 2010

EXHIBIT "7"

WAI'ALE
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

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1.0 INTRODUCTION



WAI'ALE
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

1.0 INTRODUCTION

This environmental impact statement preparation notice (EISPN) is prepared in accordance with Chapter 343, *Hawaii Revised Statutes* (HRS) for the Wai'ale Community Project (hereafter "Wai'ale" or "Project") on the island of Maui.

1.1 SUMMARY

Project Name:	Wai'ale
Location:	Waikapū, Wailuku, Maui
Judicial District:	Wailuku
Landowner:	Alexander & Baldwin, Inc.
Applicant:	A&B Properties, Inc.
Tax Map Key (TMK):	TMK (2) 3-8-005: 023 (por.) and 037, and (2) 3-8-007: 071, 101 (por.), and 104
Project Area:	Approximately 545 acres
Existing Use:	Pasture (cattle and horses), cattle feed lot, orchid farm, base yard, sand stockpile and fallowed sugar fields.
Proposed Use:	A master planned residential community that would include: Village Mixed Use, Commercial, Business/Light Industrial, Multi Family and Single Family Residential, Community Center, Regional Park, Neighborhood Parks, Greenways and Open Space, Cultural Preserves, Middle School, and related infrastructure, including a possible wastewater treatment plant. 50 acres of the subject lands will be donated to the County of Maui with the following specified land use allocations: Affordable Housing (40 acres), Neighborhood Park (3 acres), and Community Center (7 acres).
Land Use Designations:	State Land Use: Agricultural Wailuku-Kahului Community Plan: Agriculture County Zoning: Agricultural Draft Maui Island Plan (December 2009): within Urban Growth Area

WAI'ALE
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Special Management Area: Outside of the Special Management Area (SMA)

**Permits/Approvals
Required:**

Compliance with Chapter 343, *Hawaii Revised Statutes*
State Land Use District Boundary Amendment
Community Plan Amendment
Project District (Phase I)/Change in Zoning
Project District (Phases II)
Project District (Phase III)/Subdivision Approval
Compliance with Chapter 6E, *Hawaii Revised Statutes*
Grading/Building Permits
National Pollutant Discharge Elimination System Permit

Accepting Authority: State of Hawai'i Land Use Commission

1.2 LOCATION

The approximately 545.229 acre Wai'ale property is located at Wailuku and Waikapū, Maui, adjacent and south of the Maui Lani project (See Figure 1). The Wai'ale property borders Kuihelani Highway on the east. Waiko Road intersects Kuihelani Highway and divides the property into two sections, one section lies north of Waiko Road (approximately 422.594 acres) and the other south of Waiko Road (approximately 122.635 acres).

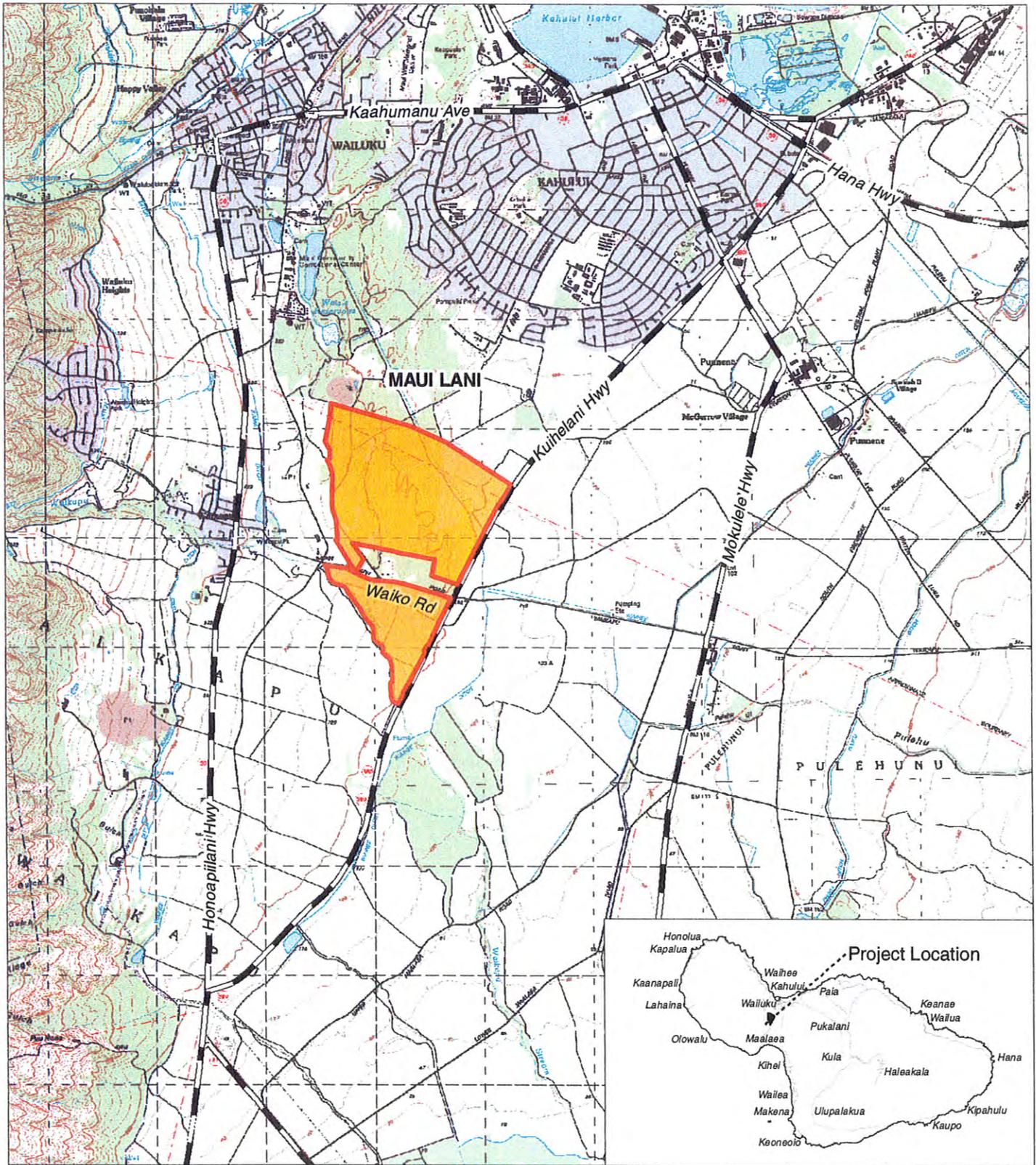
1.3 LAND OWNERSHIP

Alexander & Baldwin, Inc. owns the properties identified as TMK (2) 3-8-005: 023 (por.) and 037; and (2) 3-8-007: 071, 101 (por.), and 104 (See Figure 2).

1.4 IDENTIFICATION OF THE APPLICANT

The applicant is A&B Properties, Inc.

Contact: Mr. Grant Chun, Vice President
A&B Properties, Inc.
P. O. Box 156
Kahului, Hawai'i 96732
Phone: (808) 872-4312
Fax: (808) 871-7497



LEGEND

 Project Area

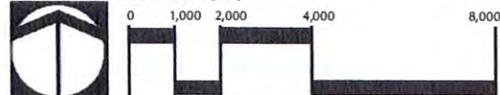
Figure 1
Regional Location
WAI'ALE

A&B PROPERTIES, INC.

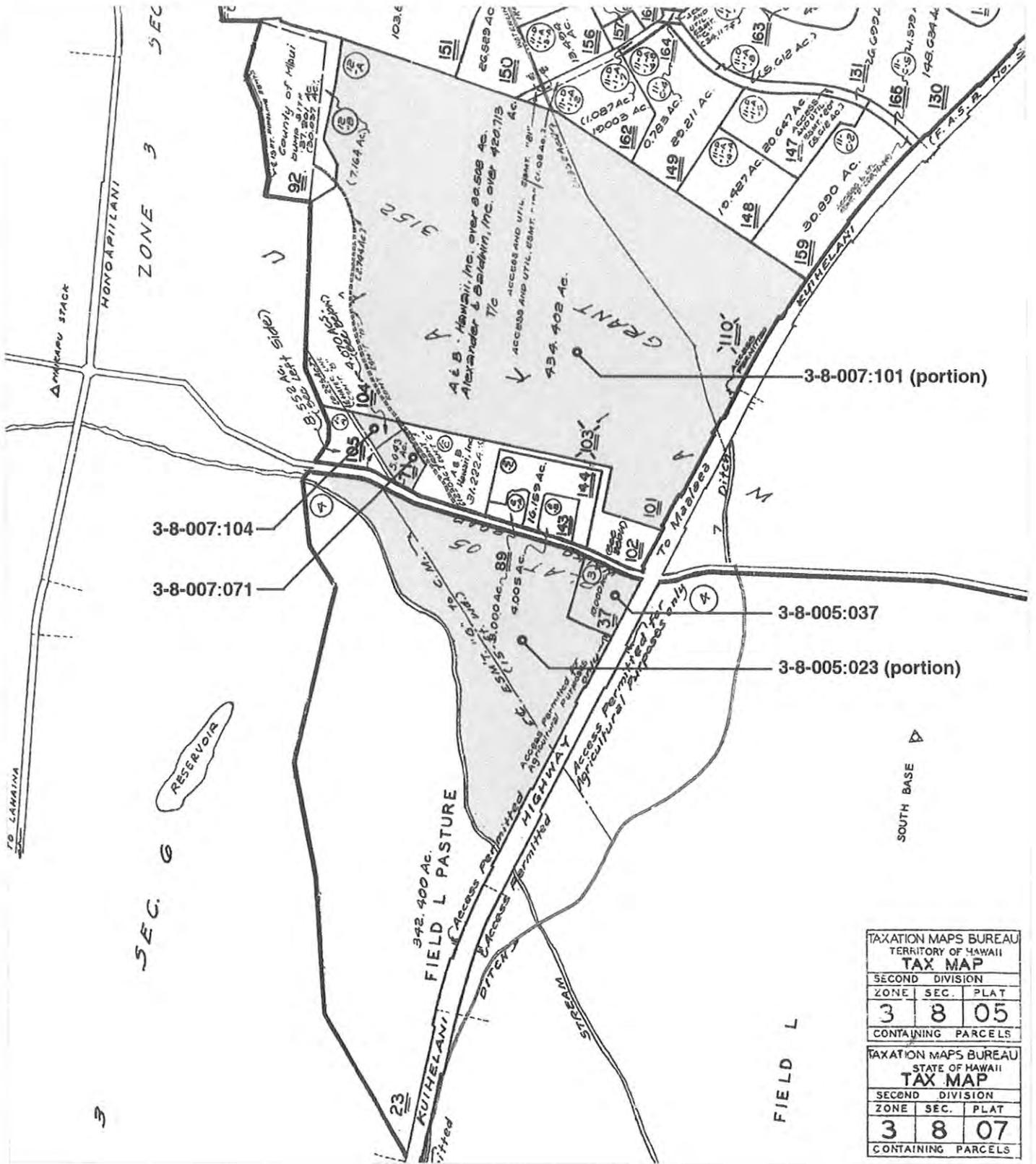
KAHULUI, MAUI

North

Lineal Scale (feet)



Source: U.S. Geological Survey (GIS)
Disclaimer: This graphic has been prepared for general planning purposes only.



3-8-007:104

3-8-007:071

3-8-007:101 (portion)

3-8-005:037

3-8-005:023 (portion)

TAXATION MAPS BUREAU TERRITORY OF HAWAII TAX MAP		
SECOND DIVISION		
ZONE	SEC.	PLAT
3	8	05
CONTAINING PARCELS		
TAXATION MAPS BUREAU STATE OF HAWAII TAX MAP		
SECOND DIVISION		
ZONE	SEC.	PLAT
3	8	07
CONTAINING PARCELS		

LEGEND

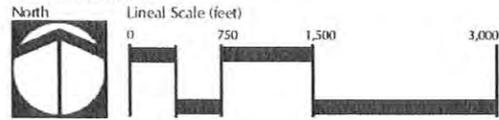
Project Area

Figure 2
Tax Map Key

WAI'ALE

A&B PROPERTIES, INC.

KAHULUI, MAUI



Source: Tax Map Key: 3-8-05:xxx and 3-8-07:xxx
Disclaimer: This graphic has been prepared for general planning purposes only.

WAI'ALE
ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE

1.5 IDENTIFICATION OF ACCEPTING AUTHORITY

In accordance with Chapter 343, HRS, privately-initiated EIS documents must be accepted by the government agency empowered to approve permits for a project. "The authority to accept a final statement shall rest with the agency receiving the request for approval." The accepting authority for the Wai'ale EIS is the State of Hawai'i Land Use Commission (LUC).

Contact: Mr. Dan Davidson, Executive Officer
State of Hawai'i
Land Use Commission
P.O. Box 2359
Honolulu, Hawai'i 96804
Phone: (808) 587-3822
Fax: (808) 587-3827

1.6 IDENTIFICATION OF THE ENVIRONMENTAL CONSULTANT

The environmental consultant is PBR HAWAII.

Contact: Mr. Vincent Shigekuni, Vice President
PBR HAWAII
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, HI 96813
Phone: (808) 521-5631
Fax: (808) 523-1402

1.7 COMPLIANCE WITH STATE OF HAWAII AND COUNTY OF MAUI ENVIRONMENTAL LAWS

This document has been prepared in accordance with the provisions of *Hawaii Revised Statutes* (HRS) Chapter 343 and *Hawaii Administrative Rules* (HAR) Title 11, Department of Health, Chapter 200, Environmental Impact Rules. Section 343-5, HRS, establishes nine "triggers" that require compliance with these regulations. The applicable "trigger" for the preparation of this environmental assessment includes:

- Possible use of State and/or County lands related to infrastructure connections and access to State or County roadways;
- Possible development of an onsite wastewater treatment facility; and
- Amendments to the *Wailuku-Kahului Community Plan* (County General Plan)

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Section 343-5, HRS also requires an environmental assessment or environmental impact statement for projects involving the use of State or County funds or lands. Use of State or County lands or funds could include, but not be limited to on- and off- site infrastructure improvements relating to roadways, water, sewer, utility and drainage facilities affecting State and/or County lands relating to the project. While the specific nature of all potential improvements is not known at this time, the Draft EIS will address all current and future instances involving the use of State or County lands or funds relating to Wai'ale.

Additionally, Section 343-5, HRS requires an environmental assessment or environmental impact statement for projects involving any amendments to existing county general plans where the amendment would result in designations other than agriculture, conservation, or preservation, except actions proposing any new county general plan or amendments to any existing county general plan initiated by a county. The proposed project will require an amendment to the Maui County *Wailuku-Kahului Community Plan*.

In satisfying a condition of zoning for the Maui Business Park (Phase II), A&B Properties, Inc. agreed to provide 50 acres of the Wai'ale project area to the County of Maui. The lands are to be used as follows: Affordable Housing (40 acres), Community Center (7 acres) and Neighborhood Park (3 acres). These lands and proposed uses are included within the scope of the Wai'ale project, and this EISPN.

1.8 STUDIES TO BE CONDUCTED AND INCLUDED IN THE EIS

A description of the existing natural and social environment, the possible alternatives to the project, and the potential impacts of the project and proposed mitigation measures are provided in this EISPN. The information contained in this report has been developed from site visits and generally available information regarding the characteristics of the site and surrounding areas. Technical studies to assess the existing natural and physical conditions of the site and potential impacts to the property and the surrounding area are being prepared and will be included in the Draft EIS. These include:

- Air Quality Study;
- Archaeological Inventory Survey;
- Cultural Impact Assessment;
- Faunal Survey;
- Floral Survey;
- Market Assessment and Fiscal Impact Study;
- Noise Study;
- Preliminary Engineering and Drainage Report; and
- Traffic Impact Analysis Report

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1.9 PUBLIC CONSULTATION

This project has undergone an extensive community planning process, including consultation with community leaders, the County of Maui administration and Maui residents. Public input was sought through four community meetings in August 2005.

The first community meeting on August 11 provided an orientation of the project, the planning process, and the formulation of a vision statement for Wai'ale. In the planning workshop held on August 13, residents had the opportunity to help develop the Wai'ale master plan. A community open house was held on August 20 to enable residents to provide additional input and refine the master plan. On August 25, the preferred conceptual master plan was presented to the community. Additionally, the community contributed to the formulation of the vision statement for Wai'ale (See Section 2.3.1).

WAI'ALE
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2.0 DESCRIPTION OF WAI'ALE



2.0 DESCRIPTION OF WAI'ALE

This chapter provides background information and a general description of the Wai'ale project.

2.1 BACKGROUND INFORMATION

2.1.1 Location and Surrounding Uses

The approximately 545 acre Wai'ale property is located at Wailuku and Waikapū (See Figure 1). The Wai'ale property borders Kuihelani Highway on the east. Waiko Road intersects Kuihelani Highway and divides the property into two sections, one section lies north of Waiko Road comprised of approximately 422 acres and the other south of Waiko Road comprised of approximately 123 acres. Current access to the property is off of Waiko Road and Kuihelani Highway.

The property is bounded on the west by Waikapū Village and light industrial uses.

Maui Lani, adjacent to and north of Wai'ale, is a master planned mixed-use community including residential, commercial, recreational and educational uses. The 18-hole championship golf course, The Dunes at Maui Lani, is also located within Maui Lani.

The Waiolani Elua subdivision (25 single-family lots), the Waiolani Mauka subdivision (104 single-family lots), the Waiolani Pikake subdivision (38 single-family lots), and the Waikapū affordable housing subdivision located off Honoapi'ilani Highway in Waikapū have approximately 410 existing single-family home sites, with an additional 440 homes proposed to be developed. The expanded Waikapū residential area is west of Wai'ale.

Maui Tropical Plantation is also located west of Wai'ale and adjacent to Waikapū. The 60-acre plantation is a demonstration farm, open to the public for tours and special events.

2.1.2 Description of the Property

The approximately 545 acre Wai'ale property is divided into two sections by Waiko Road. The section located north of Waiko Road is comprised of approximately 422 acres. These lands are currently used for pasture (cattle and horses), a cattle feed lot, base yard, and sand stockpiling. Two potable water wells are located in the northeastern portion of the property near Kuihelani Highway. The section located south of Waiko Road is comprised of approximately 123 acres consisting mainly of fallowed sugar cane fields and an orchid farm.

The property is generally flat along the eastern boundary along Kuihelani Highway, with a gentle slope rising from the northeastern to the northwestern corner. At its lowest point (at

WAI'ALE

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the northeastern corner), the property is approximately 150 feet above mean sea level (msl). Higher elevations occur along the western edge of Waiko Road at approximately 310 above msl. Slopes generally increase from the north to the south, and the topography of the property at the southern tip is approximately 200 feet above msl. Waikapū Stream borders the southern edge of the property.

2.1.3 History of the Property

The southern portion of the Wai'ale site was previously cultivated for sugar cane production by the Hawaiian Commercial & Sugar Company (HC&S). Production ended in 2005, and fallowed sugar cane fields currently exist on the property south of Waiko Road. A portion of the lands north of Waiko Road was previously mechanically cultivated as a turf sod farm. Other portions of this area have been utilized for sand mining with the balance used for cattle and horse grazing and a cattle feed lot.

2.2 COMMUNITY PLANNING PROCESS

Wai'ale has been planned through a community-based process including meetings with key stakeholders, community leaders, the County of Maui Administration, and Maui residents. Questionnaires and informational meetings and planning workshops held in 2005 sought community input and participation in developing a vision and conceptual master plan for Wai'ale. The community has contributed to Wai'ale's conceptual master plan and vision statement, which envisions a socially integrated community with a unique sense of identity and character that makes both visitors and residents feel welcomed.

Community Meetings:

- August 11, 2005 – This meeting provided an orientation of the project area, the planning process, and the formulation of a vision statement for Wai'ale.
- August 13, 2005 – In this planning workshop, residents had the opportunity to help develop alternative conceptual master plans consistent with their vision for a new community.
- August 20, 2005 – At the community open house, residents were able to provide additional input on the project and refine the preferred master plan for Wai'ale.
- August 25, 2005 – The preferred conceptual master plan was presented to the community at this meeting.

A summary of the planning process and resultant conceptual master plan for Wai'ale is included as Appendix A. It should be noted that the original conceptual master plan for the property included approximately 826 acres; comprising of 474 acres contiguous to Maui Lani, extending to Kuihelani Highway and Waiko Road, and approximately 352 acres extending south from Waiko Road along Kuihelani Highway. The project was envisioned as a master planned community that would incorporate a mix of land uses to support the projected future

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community growth in Central Maui, including affordable housing and the potential for a new civic center for the County of Maui.

However, since that time, portions of the original project area have been sold to others and the lands south of Waikapū Stream (approximately 220 acres) were not designated within the Urban Growth area under the *Draft Maui Island Plan*. Although the lands south of Waikapū Stream are still envisioned as a future expansion area for Wai'ale, they are not included in this project.

While the final Maui Island Plan has not yet been adopted by the Maui County Council (See Section 5.2.2); a major element of the Maui Island Plan will be the Directed Growth Strategy, which will include Directed Growth Maps specifying "urban growth boundaries" for the island of Maui. As of July 2010, all of the subject lands north of Waikapū Stream are within the "urban growth boundary" of the Directed Growth Maps of put forth by: 1) the Planning Department; and 2) the General Plan Advisory Committee; and 3) the Maui Planning Commission.

Also, in satisfying a condition of zoning for the Maui Business Park (Phase II), A&B Properties, Inc. agreed to contribute 50 acres of the Wai'ale project area to the County of Maui. The lands are to be used as follows: Affordable Housing (40 acres), Community Center (7 acres) and Neighborhood Park (3 acres).

2.3 GENERAL DESCRIPTION OF WAI'ALE

2.3.1 Vision Statement for Wai'ale

Through the community-based planning process, the following vision statement was developed:

Create a socially integrated community with a "unique" sense of identity and character, capitalizing on its location and natural features. As an extension of Kahului "Dream City," it will be a community that makes both visitors and residents feel "welcome" and plans for the long-range community and civic facilities to support the central Maui region.

Some of the key community planning goals to achieve this vision includes:

- Provide walkable mixed-use neighborhoods.
- Provide homes for a variety of income ranges, ages, and lifestyles. If so desired, a resident can grow-up and spend their entire lives in the community with the appropriate housing types available.
- Plan for needed community facilities to meet the region's current and future needs.

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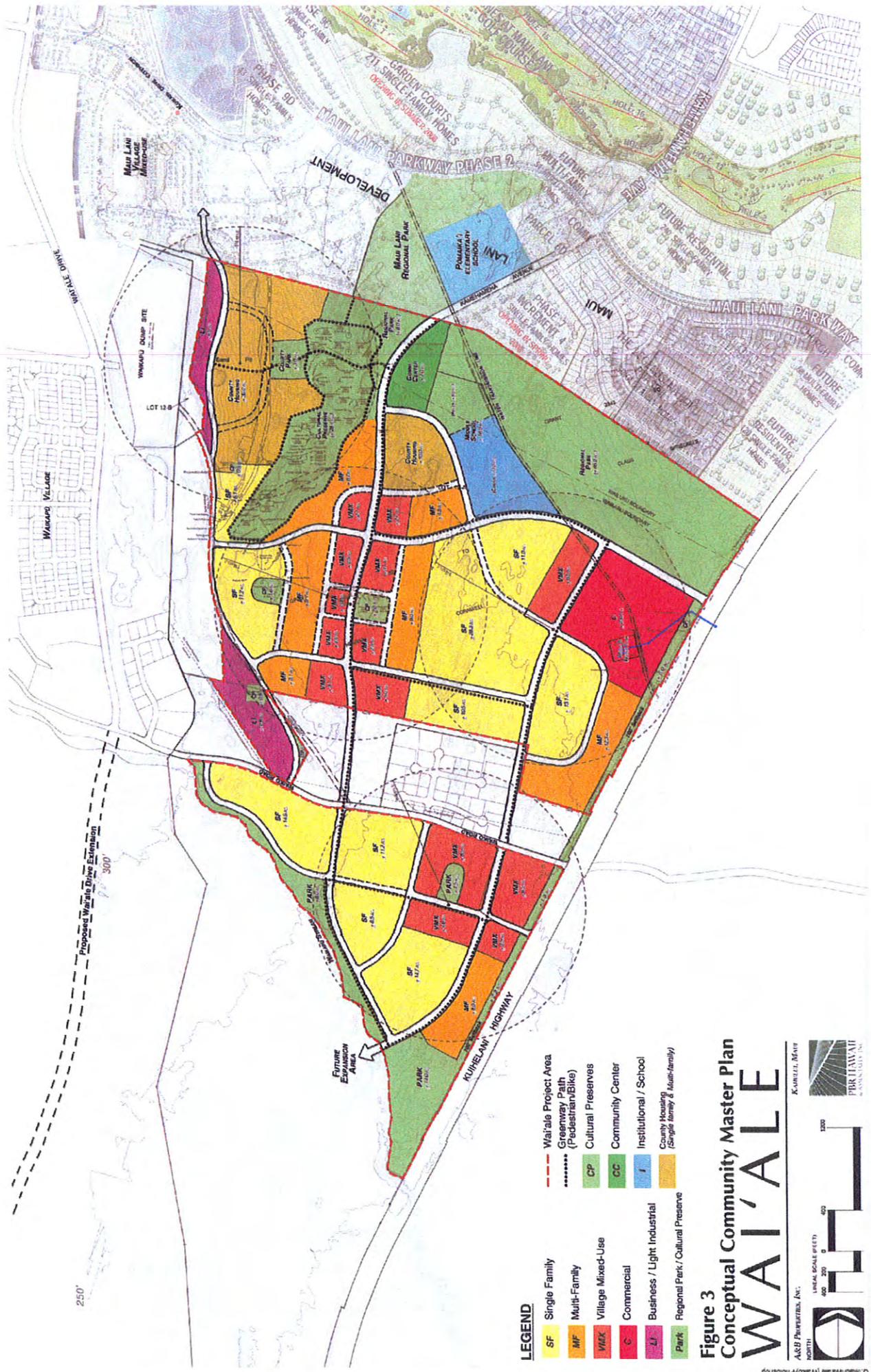
- Include a multi-modal transportation system that accommodates walking, biking, jogging and driving.
- Include commercial activities (including locally-owned stores and restaurants), schools, and other civic and recreational facilities.
- Respect the natural, historical, and cultural significance of the land.
- Capitalize on the views of Haleakalā, the West Maui Mountains and other significant landmarks.

2.3.2 Conceptual Community Master Plan for Wai'ale

Updates. Subsequent to the community-based planning process that resulted in the 2005 conceptual master plan, there have been several developments which have resulted in modifications to the conceptual community master plan. These include:

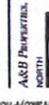
- Recommendation of the County of Maui Planning Department to limit the proposed development to the area north of Waikapū Stream within the 2030 planning horizon of the Maui Island Plan. The approximately 220 acres south of Waikapū Stream were not recommended for community growth at this time.
- Zoning Ordinance that required A&B Properties Inc. to contribute 50 acres to the County of Maui for Affordable Housing, Community Center, and Neighborhood Park.
- The County of Maui's public transportation system ("Maui Bus") was started. As of August 1, 2008, the Maui Bus public transit service consists of twelve (12) bus routes, all operated by Roberts Hawaii. These routes are funded by the County of Maui and provide service in and between various Central, South, West, Haiku and Upcountry Maui communities. All of the routes are operated seven days a week, including all holidays. All vehicles on the routes are ADA accessible. This results in a potentially positive impact to one of the key community planning goals of "Include a multi-modal transportation system..." by accommodating another alternative mode of transportation to cars.
- Portions of the original planning area were sold to others and are not included in the project.
- Maui Lani has continued its development and expansion to the north of Wai'ale. The expansion includes village mixed uses, residential neighborhoods, Pōmaika'i Elementary School (opened in 2007) and a regional park, which provide opportunity to coordinate and connect this planned community with Wai'ale.

Wai'ale is envisioned to be a community for residents to live, work, learn and play. Residential communities, including single-family homes and multi-family dwellings, will be connected to Village Mixed-Use areas supported with commercial, retail, office, civic and other public facilities through a system of pedestrian/bicycle paths and greenways (See Figure 3). Approximately 2,550 residential units are proposed for Wai'ale, including approximately 300 residential units within the 40 acres to be contributed to the County of Maui.



- LEGEND**
- SF Single Family
 - MF Multi-Family
 - V/MX Village Mixed-Use
 - C Commercial
 - L/I Business / Light Industrial
 - Park Regional Park / Cultural Preserve
 - Wai'ale Project Area
 - Greenway Path (Pedestrian/Bike)
 - CP Cultural Preserves
 - CC Community Center
 - I Institutional / School
 - County Housing / Multi-family
 - Regional Park / Cultural Preserve

Figure 3
Conceptual Community Master Plan
WAI'ALE





A&B PARTNERS, INC.
 NORTH
 KAWILI, MAUI
 PARK HAWAII ASSOCIATES, INC.

HORIZONTAL SCALE (FEET)
 0 200 400 600 800 1000 1200

WAI'ALE

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Proposed land uses are shown in the updated conceptual master plan for Wai'ale (See Figure 3) and are generally described below. As described, the approximate land use areas are summarized generally and may be adjusted as the master plan is refined through the land use review and approval process.

Village Mixed Use. Commercial, office, retail, business, civic, social services and multi-family residential uses would be located on several parcels of land near the Kuihelani Highway/Waiko Road intersection, as well as along the extension of Kamehameha Avenue. Pedestrian and bicycle paths connecting these uses with the rest of the Wai'ale community (including schools and places of employment) encourage multi-modal transportation.

Commercial. To provide a variety of services and employment opportunities within Wai'ale, a commercial area is planned along Kuihelani Highway. The commercial area is approximately 23 acres, and is envisioned for commercial, office, retail, and business uses.

Business/Light Industrial. To meet regional and area demands and to provide for an additional employment center for Wai'ale, approximately 16 acres are planned to provide an area for light industrial type users and businesses.

Residential. Ranging from traditional single family homes to multi-family dwellings with a variety of live-work opportunities, there are approximately 202 acres planned for residential uses. Consistent with the *Draft Maui Island Plan's* Directed Growth Strategy for Central Maui, a total of approximately 2,550 residential units are planned at Wai'ale.

County of Maui Lands. Integrated into the conceptual master plan in the vicinity of the current terminus of Kamehameha Avenue in the north-western portion of Wai'ale, 50 acres of land are to be contributed to the County of Maui. The lands are to be used as follows: Affordable Housing (40 acres), Community Center (7 acres) and Neighborhood Park (3 acres). Approximately 300 residential units, including both multi-family and single family residences are assumed for the affordable housing.

Schools. To accommodate the educational needs of children living in Wai'ale and the surrounding neighborhoods, it has been estimated that one middle school site, totaling approximately 18 acres, may be needed, and has been provided for within Wai'ale.

Public Support Facilities & Regional Community Center. Public support and civic-related facilities and a regional community center would be located in the center of the Wai'ale community along the extension of Kamehameha Avenue. The regional community center is envisioned to be developed by the County of Maui on 7 acres, as part of the County of Maui lands.

Parks and Cultural Preserves. A regional park is proposed along the northern boundary of Wai'ale, providing a spatial separation between the neighborhoods of Wai'ale and Maui Lani.

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This park is intended to support regional and Wai'ale recreational activities and would be within walking distance or a bicycle ride from residential communities and schools. Additional neighborhood parks are provided within residential areas, as well as along the perimeter of Wai'ale. Parks, cultural preserves, and open space planned within Wai'ale total nearly 142 acres.

Greenways and Open Space. The conceptual master plan for Wai'ale includes greenways and open space along Kuihelani Highway, within residential communities, and along Waikapū Stream to enhance the visual character of the community.

Bicycle/Pedestrian Paths. Wai'ale is designed as a bikeable/walkable community. A system of linked paths will provide pedestrians and bicyclists with another option for transportation throughout the community. Residents would be able to travel from their homes to the Village Mixed Use, Commercial Center, parks, school, and other public uses on pedestrian and bicycle pathways that would run through a network of open spaces and greenways.

Landmark Buildings. At prominent locations within a community, there are opportunities to create buildings that have "landmark" qualities. These buildings could include civic or other institutional uses such as churches and will contribute to the overall character and visual orientation of the community.

2.4 DEVELOPMENT TIMETABLE AND PRELIMINARY COSTS

2.4.1 Development Timetable

The EIS process is expected to be completed and accepted by the State Land Use Commission (SLUC) in 2011. SLUC approval is anticipated in late 2011, followed by County approvals (community plan amendment, change in zoning, project district approvals) through about 2013.

2.4.2 Preliminary Development Costs

Estimated costs for the development of Wai'ale will be provided in the Draft EIS.

3.0 DESCRIPTION OF AFFECTED NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES



3.0 DESCRIPTION OF THE AFFECTED NATURAL ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

This chapter describes the existing conditions of the natural environment, potential impacts of Wai'ale on the environment, and mitigation measures to minimize such impacts.

3.1 CLIMATE

The climate of Maui is relatively uniform year-round. The project area experiences mild and uniform temperatures, moderate humidity, and a relatively consistent northeasterly tradewinds. Average temperatures recorded at the Kahului Airport range from a low of 63 degrees Fahrenheit to a high of 87 degrees Fahrenheit. August is historically the warmest month, and February is the coolest month. Average annual rainfall in the project area is approximately 20 to 30 inches, with the most rainfall occurring in January. Surface winds are usually from the northeast, with wind speeds averaging 16 to 18 miles per hour.

Potential Impacts and Mitigation Measures

The Wai'ale community is not expected to have a significant effect on climatic conditions and no mitigation measures are proposed.

3.2 GEOLOGY AND TOPOGRAPHY

The island of Maui is part of a volcanic mass consisting of at least six major volcanoes and one minor volcano. Presently, lower saddles between the volcanoes are flooded by shallow seawater, dividing the mass into four separate islands – Maui, Kaho'olawe, Lāna'i, and Moloka'i. In the geologically recent past, all islands were united as a single large island (MacDonald, Abbott, & Peterson 1983).

The island of Maui consists of two major volcanoes, West Maui and Haleakalā (East Maui). West Maui is older than East Maui. The broad gently-sloping plain connecting the two volcanoes, the Maui Isthmus, was formed when lavas of Haleakalā banked against the existing West Maui volcano. The West Maui volcano has passed through the principal stages of Hawaiian volcanism, and has produced four small post-erosional eruptions. The Haleakalā volcano erupted less than two centuries ago and is regarded as dormant (MacDonald, Abbott, & Peterson 1983).

Wai'ale is located in the central basin of Maui, where West Maui and East Maui meet. The property is generally flat along the eastern boundary along Kuihelani Highway, with a gentle slope rising from the northeastern to the northwestern corner. At its lowest point (at the

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northeastern corner), the property is approximately 150 feet above mean sea level (msl). Higher elevations occur along the western edge of Waiko Road at approximately 310 above msl. Slopes generally increase from the north to the south, and the topography of the property at the southern tip is approximately 200 feet above msl. Waikapū Stream borders the southern edge of the property. With a gentle overall terrain, the average slope is about three percent or less.

Potential Impacts and Mitigation Measures

While the Wai'ale community will alter how the land is currently used, the proposed improvements are relatively insignificant compared to the overall geological character of the site and region. Construction activities, such as grading, will alter the topography of the site to accommodate the Wai'ale community. Appropriate engineering, design and construction measures will be implemented to minimize potential erosion due to grading of soils during construction. Further information on soils and grading is provided in Section 3.3 below.

3.3 SOILS

Three soil suitability studies have been prepared to describe the physical attributes of land and the relative productivity of different land types for agricultural production in Hawai'i. These studies include the U.S. Department of Agriculture, Natural Resource Conservation Services Soil Survey; 2) the University of Hawai'i, Land Study Bureau Detailed Land Classification; and 3) the State Department of Agriculture Agricultural Lands of Importance to the State of Hawai'i (ALISH) system.

3.3.1 Natural Resources Conservation Service Soil Survey

The *Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii* (1972) classifies the soils of the Wai'ale site as Jaucas Sand, 0 to 15 percent slopes; Pulehu Clay Loam, 0 to 3 percent slopes; Pulehu Cobbly Silt Loam, 3 to 7 percent slopes; and Pu'uone Sand, 7 to 30 percent slopes (See Figure 4). Most of the project area contains soils classified as Pu'uone Sand or Jaucas Sand. There are small portions of soils classified as Pulehu Cobbly Silt Loam or Pulehu Clay Loam located near the project area.

Jaucas Sand, 0 to 15 percent slopes (JaC). This soil is used for pasture, sugarcane, truck crops and urban development. Permeability is rapid, and runoff is very slow to slow. The hazard of water erosion is slight, but wind erosion is a severe hazard where vegetation has been removed.

Pulehu Clay Loam, 0 to 3 percent slopes (PsA). This soil is used for sugarcane, truck crops and pasture. Permeability is moderate, runoff is slow, and the erosion hazard is no more than slight.



LEGEND

-  Project Area
-  JaC: Jaucas Sand, 0-15% slopes
-  PsA: Pulehu Clay Loam, 0-3% slopes
-  PrB: Pulehu Cobbly Silt Loam, 3-7% slopes
-  PZUE: Puuone Sand, 7-30% slopes
-  Others

Source: Natural Resources Conservation Service, 1970 (GIS)
 Disclaimer: This graphic has been prepared for general planning purposes only.

Figure 4
 Natural Resource Conservation Services Soil Survey
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North Lineal Scale (feet)





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Pulehu Cobbly Silt Loam, 3 to 7 percent slopes (PrB). This soil is used for sugarcane. It is similar to Pulehu clay loam, 0 to 3 percent slopes (PsA), except that the texture is silt loam, and the surface layer is cobbly. Runoff is slow, and the erosion hazard is slight.

Pu'uone Sand, 7 to 30 percent slopes (PZUE). This soil is used for pasture and home sites. Permeability is moderately rapid above the cemented layer. Runoff is slow, and the hazard of wind erosion is moderate to severe.

3.3.2 Land Study Bureau Detailed Land Classification

The University of Hawai'i, Land Study Bureau (LSB) developed the Detailed Land Classification rating the productivity of land using the letters A, B, C, D, and E, with A representing the class of highest productivity and E the lowest. The majority of the Wai'ale site is located on lands classified as E (very poor) (See Figure 5). These lands have the lowest productivity rating under the Land Study Bureau classification system. Machine tillability is very poorly suited for these land, thus grazing is the typical use for this type of soil. A small portion at the northeastern boundary and a small portion along the northern boundary of the site are classified as C (fair).

3.3.3 Agricultural Lands of Importance to the State of Hawai'i (ALISH)

The Agricultural Lands of Importance to the State of Hawaii (ALISH) (1977) system classifies lands that are important to agriculture in Hawai'i as Prime, Unique, or Other, with all remaining lands termed Unclassified. When utilized with modern farming methods, Prime agricultural lands have a soil quality, growing season, and moisture supply necessary to produce sustained crop yields economically. Unique agricultural lands possess a combination of soil quality, growing season, and moisture supply to produce sustained high yields of a specific crop. Other agricultural lands include those that have not been rated as Prime or Unique. The soils on the Wai'ale site are classified as Other by the ALISH classification system (See Figure 6).

Potential Impacts and Mitigation Measures

Wai'ale will involve the use of approximately 545 acres of land, which represents approximately 0.2 percent of the roughly 246,000 acres of land in the State Agricultural district on the island of Maui. A more detailed assessment of the agricultural impact of the proposed project will be included in the Draft EIS.

3.4 NATURAL HAZARDS

Natural hazards impacting the Hawaiian Islands include hurricanes, tsunami, volcanic eruptions, earthquakes and floods. Devastating hurricanes have impacted Hawai'i twice in since 1980 – Hurricane 'Iwa in 1982 and Hurricane 'Iniki in 1992. While it is difficult to

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predict these natural occurrences, it is reasonable to assume that future events could be likely given the recent record.

Tsunamis are large, rapidly moving ocean waves triggered by a major disturbance of the ocean floor. They are usually caused by an earthquake, sometimes can be produced by a submarine landslide or a volcanic eruption. About 50 tsunamis have been reported in the Hawaiian Islands since the early 1800s, two of which were generated locally. Seven of these tsunamis caused major damage.

Volcanic hazards in the Maui are considered minimal due to the dormant status of the island's volcanoes.

In Hawai'i, most earthquakes are linked to volcanic activity rather than the movement of tectonic plates. Each year, thousands of earthquakes occur in Hawai'i, but the vast majority of them are only detectable with highly sensitive instruments. However, moderate and disastrous earthquakes have occurred in Hawai'i. The 1938 Maui Earthquake, with a magnitude of between 6.7 and 6.9 on the Richter Scale and an epicenter six miles north of Maui, created landslides and forced the closure of Hāna Highway. Damaged water pipes and ground fractures were reported in Lahaina. On October 15, 2006, a series of earthquakes, with magnitudes of 6.7 and 6.0, occurred west of the Big Island at Kiholo Bay. According to Maui Electric Company (MECO), this was the strongest earthquake felt throughout the islands in the past 23 years, and has been recorded as the largest seismic event to occur in the U.S. in 2006 according to U.S. Geological Survey data.

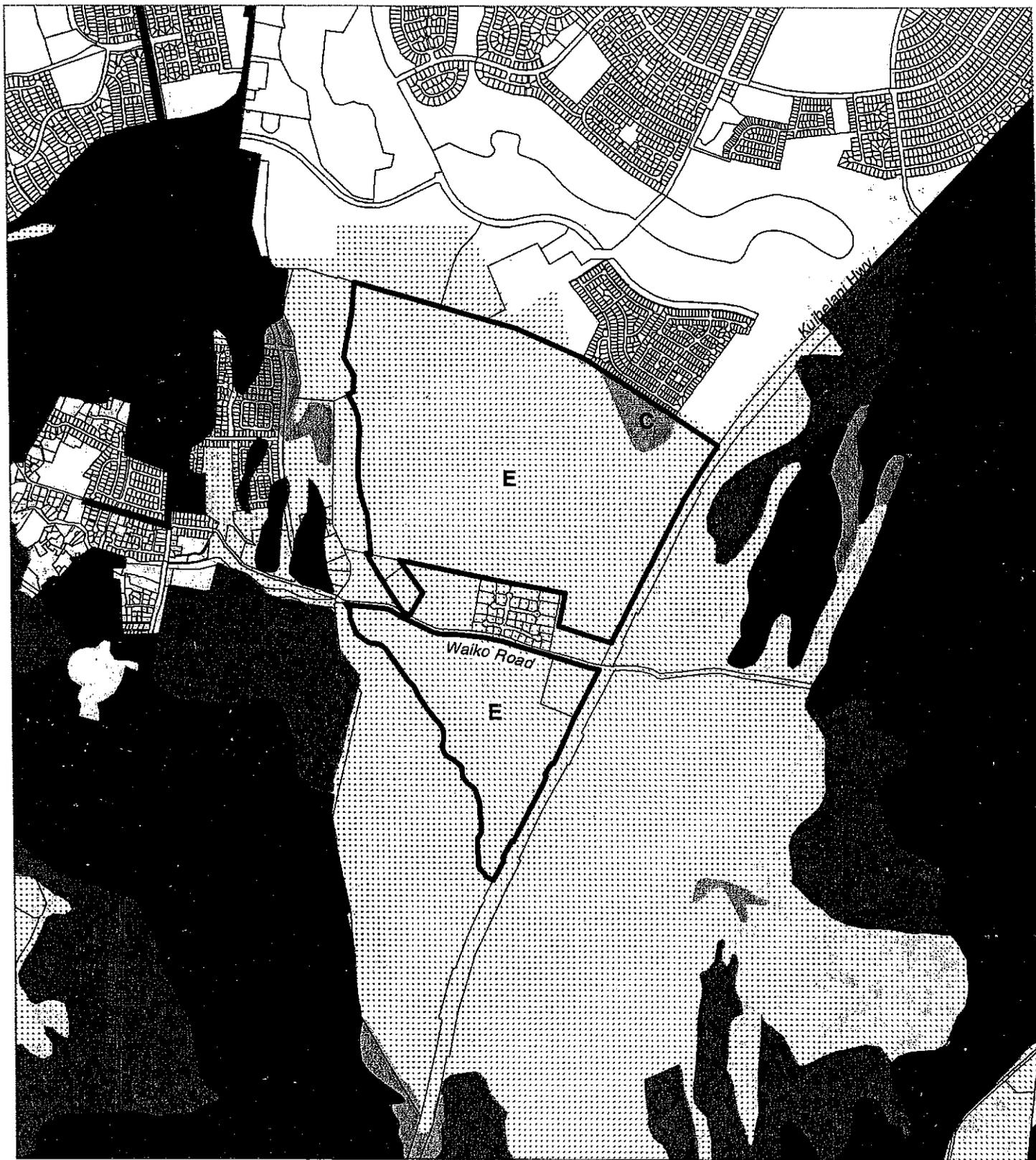
Flood hazards are primarily identified by the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA), National Flood Insurance Program. According to the FIRM, most of the Wai'ale project site is designated Zone C, which are areas of minimal flooding (See Figure 7). Waikapū Stream is situated south of the site. Areas along Waikapū Stream are designated Zone A, which are areas inundated by one percent annual chance flooding.

Potential Impacts and Mitigation Measures

The Wai'ale community will not exacerbate any hazard conditions. Potential damage caused by earthquakes and hurricanes will be mitigated, as all structures will be constructed in compliance with the Maui County Building Code. An extensive greenway will be located within the area near Waikapū Stream designated as Zone A.

3.5 FLORA

A Botanical and Fauna Survey of the Wai'ale site has been conducted by Robert Hobby. The vegetation observed throughout the property was dominated by a variety of non-native plants, including buffelgrass, kiawe, koa haole, and guinea grass. Four native plant species (ilima,



LEGEND

- | | | |
|--------------|---------------------|----------------|
| Project Area | Productivity Rating | D: Poor |
| A: Excellent | | E: Very Poor |
| B: Good | | Not Classified |
| C: Fair | | |

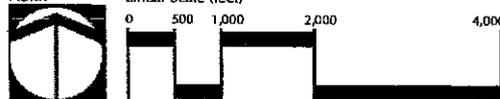
Figure 5
Detailed Land Classification
WAI'ALE

A&B PROPERTIES, INC.

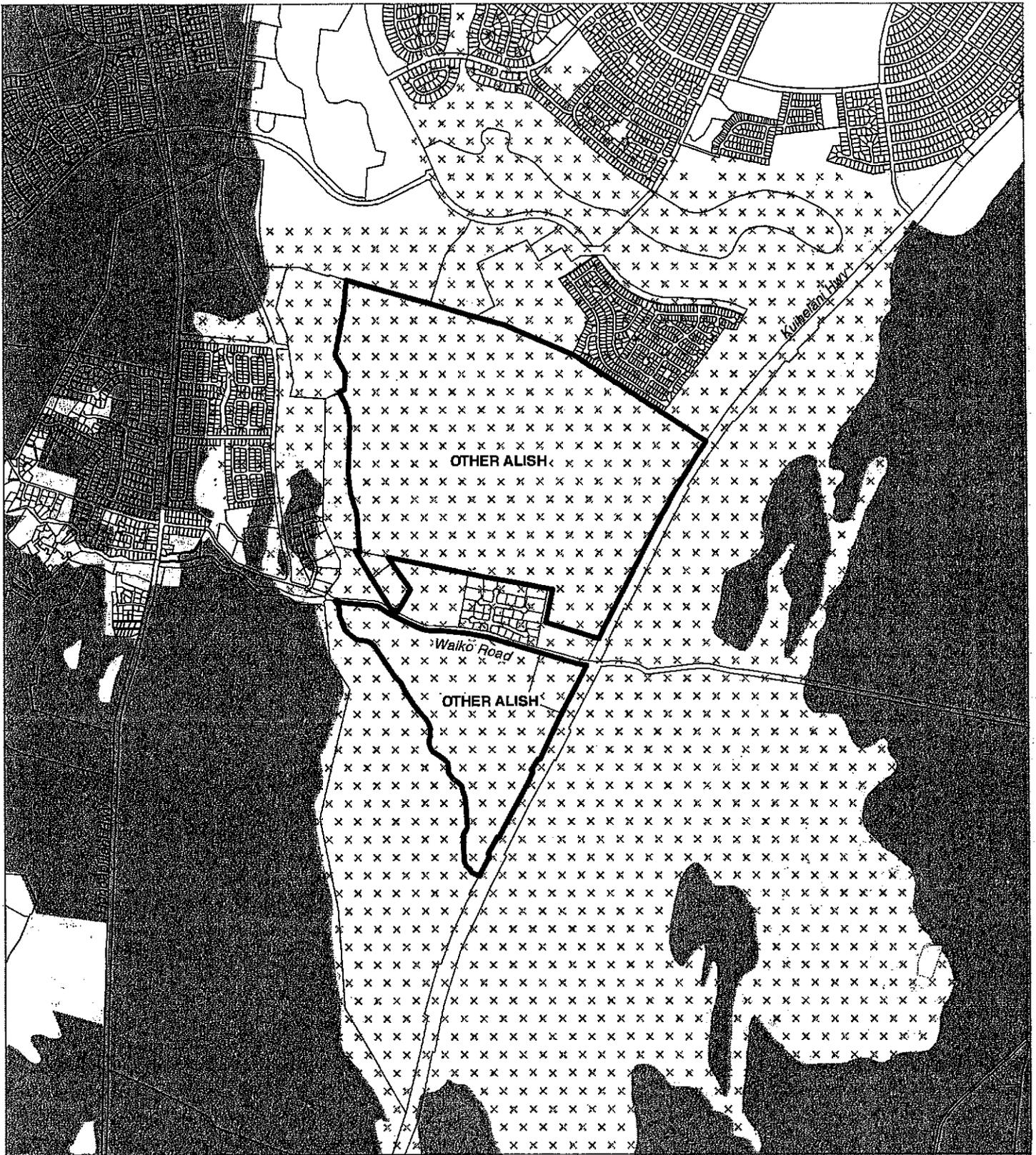
KAHULUI, MAUI

North

Lineal Scale (feet)



Source: Land Study Bureau, 1967 (GIS)
Disclaimer: This graphic has been prepared for general planning purposes only.



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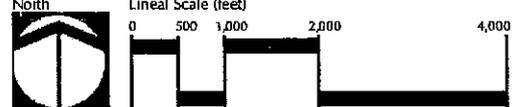
-  Project Area
-  Prime ALISH Lands
-  Other ALISH Lands
-  Unclassified ALISH

Figure 6
Agricultural Lands of Importance to the State of Hawai'i

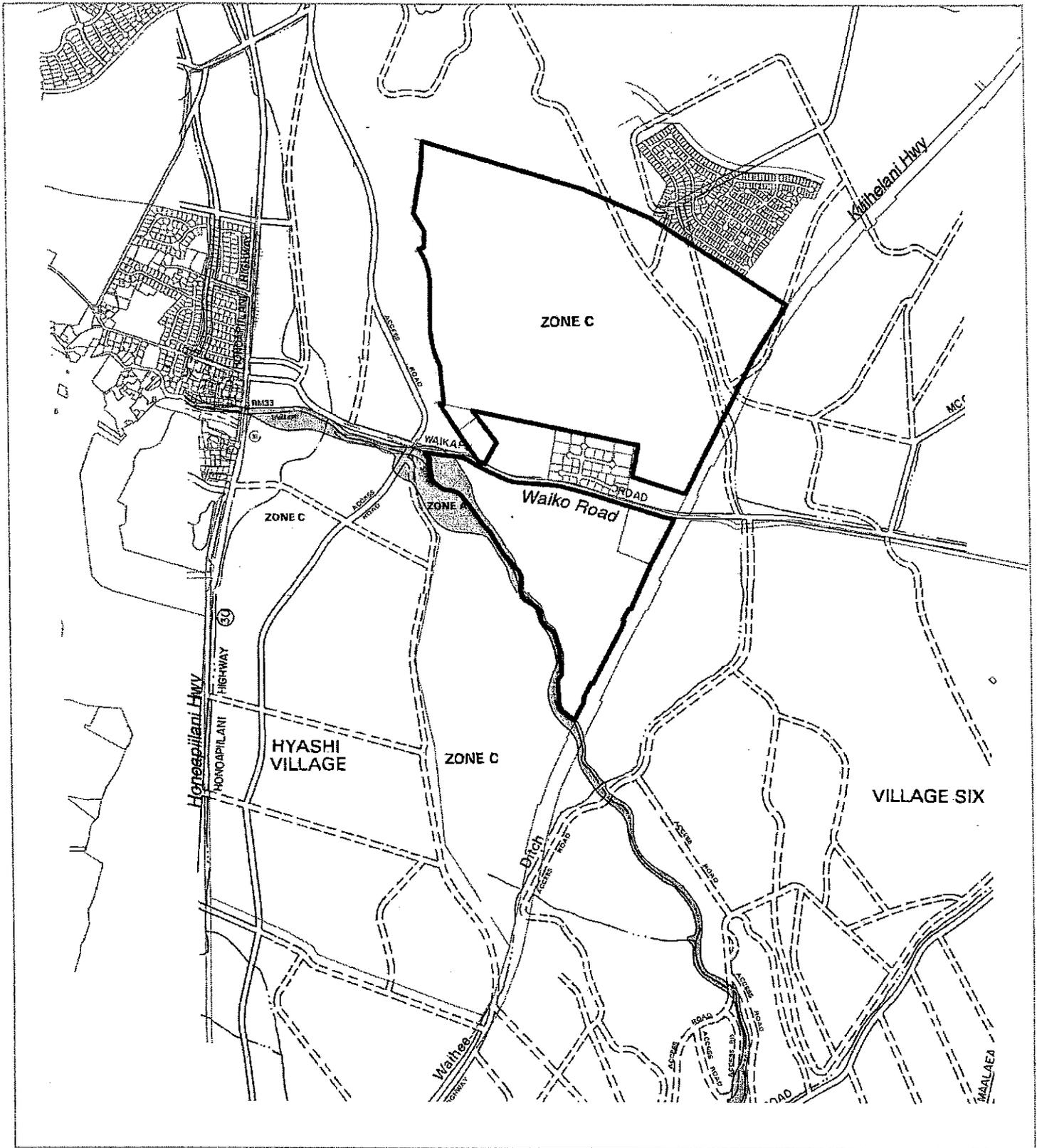
WAI'ALE

A&B PROPERTIES, INC. KAHULUI, MAUI

North Lineal Scale (feet)




Source: State Department of Agriculture, 1977 (GIS)
Disclaimer: This graphic has been prepared for general planning purposes only.



LEGEND

Project Area

Flood Zones

- A: Areas of 100-year flood
- C: Areas of minimal flooding

Figure 7
Flood Insurance Rate Map
WAI'ALE

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KAHULUI, MAUI

North

Lineal Scale (feet)



Source: Federal Emergency Management Agency (Panels 100 and 265)
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'uhaloa, kou, and popolo) and three Polynesian introduced plant species (kukui, niu, and ko), were found on the property, however all are common species found throughout the state of Hawai'i.

There were no federally-listed endangered or threatened native species found on the property.

Potential Impacts and Mitigation Measures

Due to the dominance of non-native plants and the absence of any rare or protected native plant species, the Wai'ale community is not anticipated to have a significant negative impact on botanical resources. The Botanical and Fauna Survey will be included in the Draft EIS.

3.6 FAUNA

As noted in Section 3.5, a Botanical and Fauna Survey of the Wai'ale site has been conducted by Robert Hobdy. Mammals observed on the property include: cattle, horses, axis deer, and mongoose. Other mammals likely to be found on the property include rats, mice, and feral cats. 17 bird species were observed, including 15 non native species, one indigenous water bird (black-crowned night heron) and one migrant bird (Pacific golden plover). No federally-listed endangered or threatened mammal, bird, or insect species were found on the property.

Potential Impacts and Mitigation Measures

Due to the dominance of non-native species and the absence of any federally-listed endangered or threatened mammal, bird, or insect species, the Wai'ale community is not anticipated to have a significant negative impact on fauna resources. The Botanical and Fauna Survey will be included in the Draft EIS.

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4.0 ASSESSMENT OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES



4.0 ASSESSMENT OF THE HUMAN ENVIRONMENT, POTENTIAL IMPACTS AND MITIGATION MEASURES

This chapter describes the existing conditions of the human environment, potential impacts of Wai'ale, and mitigation measures to minimize any impacts.

4.1 ARCHAEOLOGICAL AND HISTORIC RESOURCES

The Wai'ale site was previously used for sugar cane cultivation, ranching, sod farm and sand mining. Burials have been identified on portions of the site and measures to preserve these sites are being undertaken in consultation with the State Department of Land and Natural Resources, Historic Preservation Division (SHPD) and the Maui/Lanai Islands Burial Council.

Potential Impacts and Mitigation Measures

An archaeological inventory survey of the site has been conducted and will be included in the Draft EIS. This includes archaeological work undertaken in conjunction with Hawaiian Cement's sand mining activities within the northwestern portion of the property. Mitigation measures, including a plan for long term preservation are being formulated. Several cultural preserves are planned within the project site to safeguard these burial sites.

The landowner, Alexander & Baldwin, Inc., and its contractors will comply with all State and County laws and rules regarding the preservation of archaeological and historic sites.

Should any historic remains be encountered during construction of Wai'ale, work in the vicinity of the find will cease immediately and the find will be protected from damage. The SHPD will be contacted immediately to assess the significance of the find and recommend appropriate mitigation measures, if necessary.

4.2 CULTURAL RESOURCES

A cultural impact assessment is being conducted to identify cultural resources associated with the Wai'ale site.

Potential Impacts and Mitigation Measures

The cultural impact assessment will identify existing cultural resources associated with the Wai'ale site and the Wai'ale's potential impact to such resources. The assessment will include research of historical records and documents and interviews with people knowledgeable about the area. The cultural impact assessment will be included in the Draft EIS.

4.3 NOISE

Noise generators in the vicinity of Wai'ale are associated with nearby agricultural, industrial, and construction activities. Another noise source in the area can be attributed to vehicular traffic along Kuihelani Highway and Waiko Road. A noise study is being conducted to determine existing noise levels.

Potential Impacts and Mitigation Measures

Ambient noise conditions will be temporarily impacted by construction activities. Heavy construction equipment will likely be the dominant source of noise during project construction. The overall long term impact of Wai'ale on ambient noise levels is not anticipated to be significant. A noise study will project future noise levels with the Wai'ale community and will be included in the Draft EIS.

4.4 AIR QUALITY

Air quality in the vicinity of Wai'ale is relatively good with existing airborne emissions attributed primarily to nearby agricultural and industrial activities. Other potential sources of airborne emissions include construction activities at Maui Lani, vehicular traffic emissions, and volcanic emissions (vog). However, these sources are typically intermittent, with prevailing trade winds quickly dispersing any particulates which are generated. Air quality data available for the area from the DOH indicates that ambient air concentrations are well within State and national air quality standards. An air quality study is being conducted to identify existing conditions at the site.

Potential Impacts and Mitigation Measures

Anticipated air quality impacts attributed to the project include dust generated by short term construction-related activities. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blow emissions. Grade and grubbed areas will be vegetated to mitigate dust-generated impacts. In the long term, Wai'ale is not expected to adversely impact local and regional ambient air quality. An air quality study will assess the impact of the project on air quality and will be included in the Draft EIS.

4.5 VISUAL RESOURCES

The Wai'ale site is situated within the central valley of Maui. The slopes of Haleakalā, Waikapū Valley, and the West Maui Mountains are visible from the site. However, the site itself is not considered a scenic or unique scenic corridor or area.

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Potential Impacts and Mitigation Measures

Wai'ale will change the visual character of the site from primarily fallowed sugar cane fields and kiawe tree thickets to a master-planned community with residential, commercial, recreational and educational uses. Wai'ale will be extensively landscaped as part of the development improvements, to ensure visual buffering and softening of the built landscape. The master plan includes regional and neighborhood parks, greenways and open space.

4.6 SOCIO-ECONOMIC CHARACTERISTICS

The Wai'ale site is located in Central Maui, south of Wailuku and Waikapū. The Wailuku-Kahului area is the economic and population center of Maui. Maui's major harbor and airport are both located in Kahului, as are large residential communities.

4.6.1 Population

According to the *Maui County Community Plan Update Program: Socio-Economic Forecast* (SMS, 2002), the population of Maui increased from 91,361 persons in 1990 to 117,644 persons in 2000. The population of the *Wailuku-Kahului Community Plan* area was 41,503 persons in 2000 and was projected to be 48,397 persons in 2010 and 55,424 persons in 2020.

Potential Impacts and Mitigation Measures

Wai'ale is expected to provide Maui residents with new opportunities for home ownership. Wai'ale will add approximately 2,550 residential units, including affordable units, to the supply of housing on the island of Maui. According to the U.S. Census Bureau, the number of persons per household in Maui County in 2000 was 2.91. In comparison, the number of persons per household statewide in 2000 was 2.92.

Although the population of Maui is not expected to be significantly impacted by Wai'ale, the population of the Wailuku-Kahului area may increase as residents decide to move from their existing residences elsewhere on Maui to Wai'ale. A market study and fiscal impact analysis is being prepared for the project and will be included in the Draft EIS.

4.6.2 Housing

Wailuku and Kahului are primarily composed of older residential areas, mixed with business uses. Lot sizes in Wailuku vary and street patterns are reflective of older subdivisions. Residential areas in Kahului are newer, with wide curvilinear streets.

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According to the *Maui County Community Plan Update Program: Socio-Economic Forecast* (SMS, 2002), there were 12,852 households in the Wailuku-Kahului area in 2000. SMS projected the number of households in the Wailuku-Kahului area to be 15,985 and 19,051 in 2010 and 2020, respectively. However, the demand for housing is projected to be greater in each of those years. The projected housing demand is 16,826 homes for 2010; and 20,054 homes for 2020.

Over the past 10 to 15 years, the cost of residential housing in the region and on the island of Maui has increased dramatically. According to the U.S. Census Bureau, the median value of owner-occupied housing units in Maui County in 2000 was \$249,900 and the homeownership rate was 57.6 percent (this is slightly higher than the statewide average of 56.5 percent). According to data released by the Realtors Association of Maui, Maui island's median home price in December 2008 was \$567,500, down 2.5 percent from \$582,002 a year earlier.

Potential Impacts and Mitigation Measures

Wai'ale would add approximately 2,550 residential units, including affordable units, to the supply of housing on the island of Maui. Wai'ale would assist in providing relief to the current overall shortage of housing, and the sites central location suggests that its impact will be very beneficial to Maui's residential and commercial sectors. As such, no significant adverse impacts on housing are anticipated. .

A market study and fiscal impact analysis is being prepared and will be included in the Draft EIS. The study will assess the impact of the project on housing in Maui.

4.6.3 Economic Impact

Wailuku is the civic-financial-cultural center of Maui, and Kahului is the business and industrial center of Maui. The Wai'ale site is located south of Wailuku and Kahului.

Tourism is the primary economic engine of Maui, with many residents working in the service industry. In December 2008, the State Department of Business, Economic Development and Tourism (DBEDT) reported that compared to 2007, the number of visitors to Maui had dropped 14.8 percent for the first 11 months of the year, resulting in 1,921,407 visitors. Total visitors days on Maui also experienced a decline of 8.8 percent. Total visitor expenditures on Maui dropped by 10.9 percent to \$2.7 billion.

According to the U.S. Census Bureau, the median household income in Maui County was \$49,065 (in 2004) and per capita income \$22,033 (in 1999) in Maui County. In comparison, the statewide figures during the same time periods were (\$51,359 and \$21,525 respectively). In 2004, approximately 8.3 percent of families in Maui County fell below the poverty level, this compares to 9.0 percent statewide.

Potential Impacts and Mitigation Measures

Wai'ale will provide housing and employment opportunities in close proximity to the existing urban core and employment center at Wailuku-Kahului. During the development of Wai'ale, direct and indirect construction-related jobs will be offered. Construction industries, and industries supporting construction, will benefit from the project, as will other businesses that construction workers patronize. Longer term employment opportunities will also arise from commercial components of Wai'ale.

Development of Wai'ale will provide the State with revenue from personal income taxes and excise taxes (through the purchase of construction materials and payment of services) and the County with revenue from an increase in real property taxes from more intensive use of the project lands.

4.6.4 Employment

In December 2008, the State Department of Labor and Industrial Relations reported that the island of Maui's unemployment rate in November 2008 was 5.8 percent. This was an increase over October 2008 (5.1 percent) and November 2007 (3.3 percent).

Potential Impacts and Mitigation Measures

Wai'ale will provide numerous employment opportunities during construction and after development. Wai'ale will include schools, social services, and commercial, office, retail and civic uses that will offer employment to residents of the project and others on the island of Maui.

4.7 INFRASTRUCTURE

A preliminary engineering report was prepared for Wai'ale to provide information on existing infrastructure that would serve the project. The report also evaluated the adequacy of existing infrastructure and anticipated improvements that may be required for the project. This report will be updated and included in the Draft EIS.

4.7.1 Roadways and Traffic

Major roadways in the vicinity of the site include: Kuihelani Highway (adjacent to and east of the site), Waiko Road (bisects the site), Honoapi'ilani Highway and Wai'ale Road (west of the site), and Kamehameha Avenue (north of the site).

Kuihelani Highway is a four-lane, two-way State arterial highway running in a north-south direction between Kahului and Ma'alaea. Kuihelani Highway has traffic signals and turning

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lanes at major intersections, including Waiko Road. The posted speed limit varies between 30 and 55 miles per hour (mph).

Waiko Road, which intersects the Kuihelani Highway and divides the Wai'ale site into two sections, is a two-lane, County and privately-owned collector roadway connecting Honoapi'ilani Highway and Kuihelani Highway. The posted speed limit is 20 mph. Immediately east of Honoapi'ilani Highway, Waiko Road provides access to a residential community, and is owned by the County. Further east, Waiko Road provides access to industrial and livestock land uses and is privately-owned.

Honoapi'ilani Highway is a two-lane, undivided State highway running in a north-south direction between Wailuku Ma'alaea. The posted speed limit ranges between 30 and 55 mph near Waikapū. Honoapi'ilani Highway has a left-turn pocket into Waiko Road.

Wai'ale Road is a two-lane road running north from Waiko Road. Wai'ale Road becomes Lower Main Street near Ka'ahumanu Avenue. Wai'ale Road has been extended and improved as part of the Waikapū affordable housing subdivision (adjacent to and west of the Wai'ale site). The County's roadway master plan proposes an extension of Wai'ale Road from Waiko Road south to Honoapi'ilani Highway.

Kamehameha Avenue is a two-lane, County collector roadway within the adjacent Maui Lani project that currently terminates just north of the Wai'ale site.

Portions of the Wai'ale site are currently leased to companies for various uses. These businesses generate traffic, including deliveries of goods and services and employees commuting to/from work.

Potential Impacts and Mitigation Measures

A Traffic Impact Assessment Report (TIAR) is being prepared to assess the project's impact on traffic and identify measures required to mitigate the impacts. The TIAR will be included in the Draft EIS.

4.7.2 Drainage Facilities

The property is generally flat along the eastern boundary along Kuihelani Highway, with a gentle slope rising from the northeastern to the northwestern corner. At its lowest point (at the northeastern corner), the property is approximately 150 feet above mean sea level (msl). Higher elevations occur along the western edge of Waiko Road at approximately 310 above msl. Slopes generally increase from the north to the south, and the topography of the property at the southern tip is approximately 200 feet above msl. Waikapū Stream borders the southern edge of the property. With a gentle overall terrain, the average slope is about 3 percent or less.

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According to the Flood Insurance Rate Map, most of the Wai'ale site is designated Zone C, which are areas of minimal flooding (See Figure 7). Waikapū Stream is situated south of the project site. Areas along Waikapū Stream are designated Zone A, which are areas inundated by one percent annual chance flooding.

On-site surface runoff currently sheet flows across the Wai'ale site from the southwest to the northeast. The existing 100-year runoff from the Wai'ale site is estimated to be 1,592 cubic feet per second (cfs). Runoff eventually sheet flows onto Kuihelani Highway, where the highway's drainage facilities intercept the runoff and divert it to designated outlets. There are three major drainage crossings near the southeastern boundary of the site at Kuihelani Highway. A 42-inch culvert near the intersection of Waiko Road and Kuihelani Highway, intercepts runoff from a swale parallel to Kuihelani Highway.

Potential Impacts and Mitigation Measures

Waikapū Stream is situated to the south of the Wai'ale Site. While the stream is not included within the project, a park/open space greenway will be provided along the northern border of Waikapū Stream, within the Wai'ale site. The natural drainage characteristics of the stream will not be altered.

The Draft EIS will include a preliminary drainage report covering the drainage characteristics of the Wai'ale site, potential impacts resulting from Wai'ale, and proposed mitigation measures.

4.7.3 Water Facilities

Water service for the region is provided by the County Department of Water Supply. Domestic water and fire flow for the Waikapū area is provided by the Mokuhaul Wells in Happy Valley, from the 300,000-gallon Waikapū Tank. A series of 8- and 12-inch waterlines traverse Waiko Road providing service to existing users. An existing 12-inch main is also situated within Kamehameha Avenue in Maui Lani.

Potential Impacts and Mitigation Measures

To address the potable water needs of the project, the applicant is pursuing several alternatives. In cooperation with the County of Maui, the applicant is planning the development of a new water treatment facility on lands adjacent to the Wai'ale Reservoir, just north of the project site. The Wai'ale WTF ("WTF") is planned as a joint effort with the County of Maui to address a portion of the future potable water needs of both the County and the applicant.

The development of new potable well sources in Central Maui is another potable water alternative. The applicant has previously drilled two wells in the Kahului aquifer. These wells are situated within the northeastern portion of the Wai'ale site near Kuihelani Highway.

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Each of these wells has a sustainable capacity of approximately 0.648 MGD and demonstrates the potential for potable well sources to serve Wai'ale.

The Draft EIS will include a preliminary engineering report that will analyze the existing and proposed water system for Wai'ale based upon calculated water demands.

4.7.4 Wastewater Facilities

The County's existing Wailuku-Kahului Wastewater Reclamation Facility serving the greater Wailuku-Kahului region has a plant capacity of 7.9 mgd and currently treats an average of approximately 5.5 mgd. The facility is located on Amala Place in Kahului. According to the County Wastewater Reclamation Division, the facility's total allocation (including projects already permitted) is 6.9 mgd. Within Maui Lani, an existing 12-inch sewer line is situated within Kamehameha Avenue, just north of the Wai'ale site.

Potential Impacts and Mitigation Measures

The Draft EIS will include a preliminary engineering report that will estimate demand generated by Wai'ale and analyze wastewater collection and treatment requirements, as well as alternatives to accommodate the needs of Wai'ale.

4.7.5 Solid Waste

Single family residential solid waste collection service is provided by the County of Maui. Residential solid waste collected by the County is disposed of at the County's Central Maui Landfill, located to the southeast of Kahului airport. The County of Department of Environmental Management, Solid Waste Division operates the Central Maui Landfill. In addition to County-collected refuse, the Central Maui Landfill also accepts commercial solid waste from private collection companies. A new expansion to the Central Maui Landfill was recently opened. Accordingly to the County's Draft Integrated Solid Waste Management Plan (February 2008), there is adequate capacity at the Central Maui Landfill with planned improvements to 2026. A County green waste recycling facility is also located at the Central Maui Landfill.

Privately owned facilities, such as the Maui Demolition and Construction Landfill and Pohakulepo Concrete Recycling Facility, accept solid waste and concrete from demolition and construction activities. These facilities are located in Ma'alaea.

Potential Impacts and Mitigation Measures

Construction waste consisting of waste lumber, concrete, and other building materials will be generated during the development of Wai'ale. Whenever practical, solid wastes will be minimized and recycled. As required by the County of Maui, a solid waste management plan will be prepared to reduce solid waste disposal.

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Solid waste will also be generated by the proposed uses in Wai'ale; however, recycling will be encouraged. According to the U.S. Environmental Protection Agency, in 2006, individuals recycled 1.5 pounds of our individual waste generation rate of 4.6 pounds per day, for a net waste generation amount of 3.1 pounds per day. Assuming an average household size of 2.91 persons, and depending whether the project will ultimately yield 1,705 to 3,015 units, the solid waste generated by the project is estimated to average approximately 15,381 to 27,198 pounds per day.

The planned single family residential units within Wai'ale are anticipated to be served by the County's solid waste disposal facilities. Other project components, including commercial and multi-family residential units will likely be served by private waste collection companies.

4.7.6 Electrical and Communication Systems

Electrical power, telephone, and CATV services to the region are provided by Maui Electric Company, Hawaiian Telcom, and Oceanic Time Warner Cable of Hawaii, respectively.

Potential Impacts and Mitigation Measures

It is anticipated that electrical, telephone, and CATV service capacity will be available for Wai'ale, and the project will not have an adverse impact on the aforementioned service providers. However, the respective providers will be consulted regarding potential impacts to their facilities, as well as to identify mitigation measures.

4.8 PUBLIC SERVICES

4.8.1 Schools

The State Department of Education (DOE) operates two high schools, two intermediate schools, and four elementary schools in the Wailuku-Kahului region, these include:

- Henry P. Baldwin High School;
- Maui High School;
- 'Āao Intermediate School;
- Maui Waena Intermediate School;
- Kahului Elementary School;
- Lihikai Elementary School;
- Wailuku Elementary School; and
- Pōmaika'i Elementary School.

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Pōmaika'i Elementary School recently opened in 2007 and is situated just north of the Wai'ale site along Kamehameha Avenue in Maui Lani. Maui Community College, a branch of the University of Hawai'i system, is the primary higher education institution serving the island of Maui.

Potential Impacts and Mitigation Measures

To accommodate the educational needs of children living in Wai'ale and the surrounding neighborhoods, it is estimated that a middle school will be needed within the community (See Figure 3).

4.8.2 Police Protection

The Maui County Police Department (MPD) Wailuku Patrol District provides police protection services to the Wai'ale site. There are approximately 115 uniformed patrol officers and other personnel that serve this division.

Potential Impacts and Mitigation Measures

Residents and visitors of Wai'ale are likely to require police protective services at some time. The potential impact of Wai'ale on such services, and mitigation measures required, will be discussed further in the Draft EIS.

4.8.3 Fire Protection

The Maui County Department of Fire Control (MFD) provides fire protective services to the Wai'ale site. The Kahului Fire Station is located on Dairy Road. In 2009, there were approximately 48 fire fighters and other personnel in the Kahului District.

Potential Impacts and Mitigation Measures

Residents and visitors of Wai'ale are likely to require fire protective services at some time. The potential impact of Wai'ale on such services, and mitigation measures required, will be discussed further in the Draft EIS.

4.8.4 Health Care Services

The Maui Memorial Hospital, located in Kahului, is the only major medical facility on the island of Maui. Acute, general, and emergency care services are provided by the 194-bed facility.

Non-emergency health care is provided by clinics and offices throughout Wailuku-Kahului, such as Kaiser Permanente, which operates facilities in Wailuku and Maui Lani.

Potential Impacts and Mitigation Measures

Residents and visitors of Wai'ale are likely to require health care services at some time. The potential impact of Wai'ale on such services, and mitigation measures required, will be discussed further in the Draft EIS.

4.8.5 Recreational Facilities

Diverse recreational opportunities are available in the Wailuku-Kahului region. Numerous recreational parks and facilities are located in close proximity to the Wai'ale site. These include:

- Honoli'i Park;
- Kahului Community Center & Pool;
- Lihikai Park;
- Mokuhau Park;
- Pōmaika'i Park;
- Wai'ale Neighborhood Park;
- War Memorial Complex & Keopuolani Regional Park; and
- Wells Community Complex.

Potential Impacts and Mitigation Measures

Wai'ale's community conceptual master plan includes lands reserved for active regional and neighborhood parks, greenways and open space. The provision of lands for park purposes will be undertaken in consultation with the County Department of Parks and Recreation (DPR) to ensure that park and playground assessment requirements are appropriately addressed. The potential impact of Wai'ale on such recreational facilities, and mitigation measures required, will be discussed further in the Draft EIS.

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5.0 LAND USE CONFORMANCE



5.0 LAND USE CONFORMANCE

State of Hawai'i and County of Maui land use plans and policies relevant to Wai'ale, and required permits and approvals are described below.

5.1 STATE OF HAWAI'I

5.1.1 Chapter 343, Hawaii Revised Statutes

Compliance with Chapter 343, HRS is required as described in Section 1.7.

5.1.2 State Land Use Law Chapter 205, Hawaii Revised Statutes

The State Land Use Law (Chapter 205, HRS), establishes the State Land Use Commission (LUC) and gives this body the authority to designate all lands in the State into one of the four districts: Urban, Rural, Agricultural, or Conservation.

The Wai'ale site is within the State Agricultural District (See Figure 8). A State Land Use District Boundary Amendment will be sought to reclassify the site from the Agricultural District to the Urban district.

5.1.3 Hawaii State Plan, Chapter 226, Hawaii Revised Statutes

The *Hawaii State Plan* (Chapter 226, HRS), establishes a set of goals, objectives, and policies that serve as long-range guidelines for the growth and development of the State. The Draft EIS will include a discussion of how Wai'ale complies with appropriate goals, objectives, and policies of the plan.

State Functional Plans. The *Hawaii State Plan* directs State agencies to prepare functional plans for their respective program areas. There are 13 *State Functional Plans*, and those applicable to the proposed Wai'ale project will be discussed in the Draft EIS.

5.1.4 Coastal Zone Management Act, Chapter 205A, Hawaii Revised Statutes

The Coastal Zone Management (CZM) Program (Chapter 205A, HRS) was established to provide public recreational opportunities, protect coastal resources and ecosystems, reduce hazards, and manage development. Although Wai'ale will not be located near the shoreline nor within the Special Management Area (SMA), the Draft EIS will include a discussion of how Wai'ale complies with the objectives of the CZM Program.

5.2 COUNTY OF MAUI

County land use plans and ordinances that pertain to Wai'ale include the *Countywide Policy Plan*, *Draft Maui Island Plan*, the *Wailuku-Kahului Community Plan*, and the Maui County Code.

5.2.1 Countywide Policy Plan

The *Countywide Policy Plan* was adopted in March 2010 and is a comprehensive policy document for the County of Maui to the year 2030. The plan replaces the *General Plan of the County of Maui 1990 Update* and provides the policy framework for the development of the forthcoming Maui Island Plan as well as for updating the nine detailed Community Plans.

While the final Maui Island Plan has not yet been adopted by the Maui County Council (See Section 5.2.2); a major element of the Maui Island Plan will be the Directed Growth Strategy, which will include Directed Growth Maps specifying "urban growth boundaries" for the island of Maui. As of July 2010, all of the subject lands north of Waikapū Stream are within the "urban growth boundary" of the Directed Growth Maps of put forth by: 1) the Planning Department; and 2) the General Plan Advisory Committee; and 3) the Maui Planning Commission.

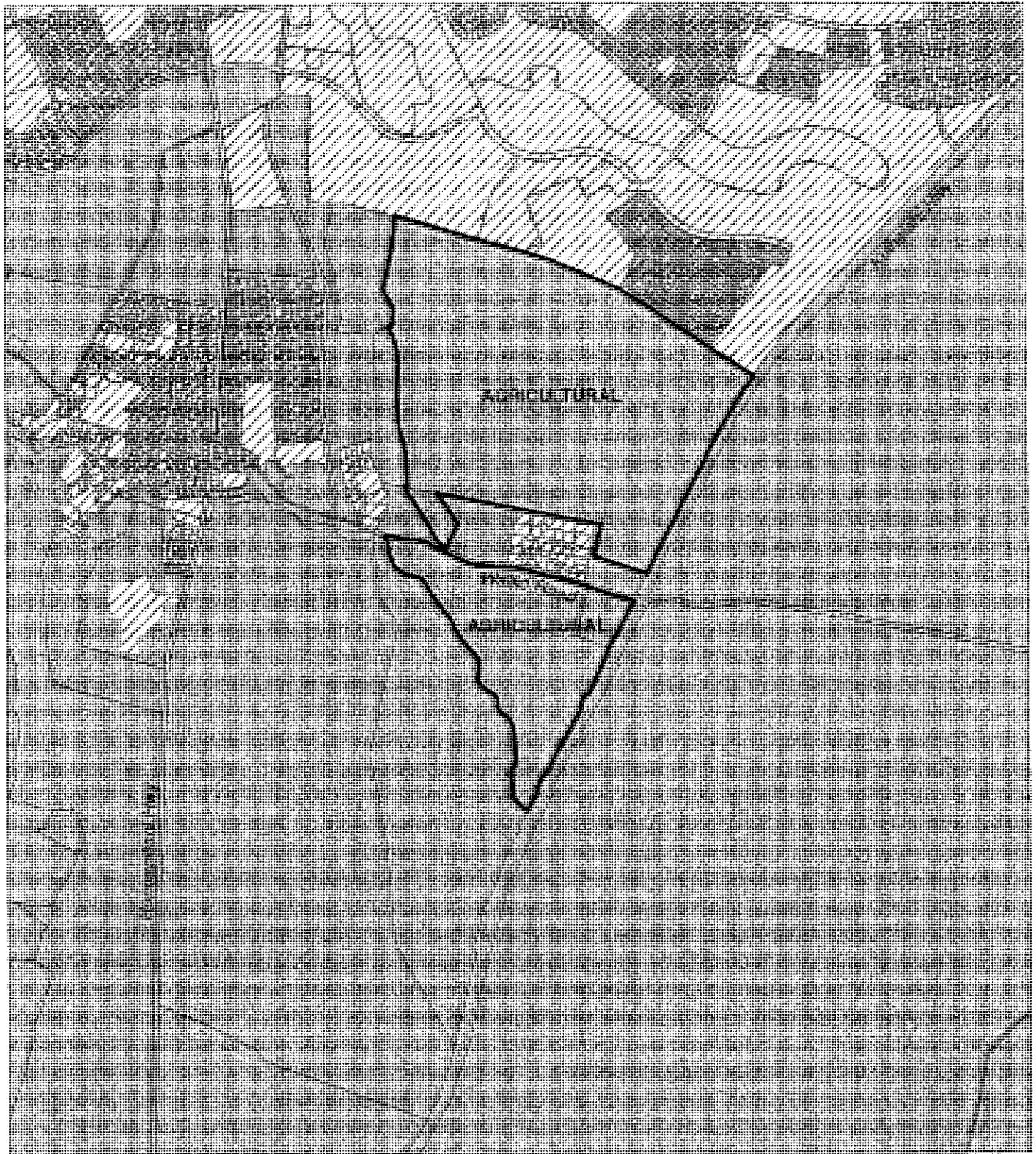
The *Countywide Policy Plan* provides broad goals, objectives, policies and implementing actions that portray the desired direction of the County's future. The Draft EIS will discuss how Wai'ale complies with the *Countywide Policy Plan*.

5.2.2 Draft Maui Island Plan (December 2009)

The *Draft Maui Island Plan* is part of the County's on-going effort to prepare a comprehensive policy document for the County of Maui to the year 2030. The plan is intended to provide a long-term comprehensive strategic planning document for the physical, economic, environmental development and cultural identity of the County. The *Draft Maui Island Plan* encompasses goals, policies, programs, and actions that are recommended based on an assessment of current and future needs and available resources. The Draft EIS will discuss how Wai'ale complies with the *Draft Maui Island Plan*.

5.2.3 Wailuku-Kahului Community Plan

The *Wailuku-Kahului Community Plan* is one of nine community plans developed to address both the general policies of the *General Plan* and the unique aspects of each region. It was last updated in 2002. The *Wailuku-Kahului Community Plan* Land Use Map designates the Wai'ale site as Agriculture (See Figure 9), although the Maui Department of Planning, Long Range Planning Division shows Wai'ale as a proposed project on its Central Maui Development Projects map.



LEGEND

-  Project Area
-  Agricultural
-  Urban

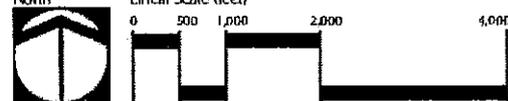
Figure 8
State Land Use Districts
WAI'ALE

A&B PROPERTIES, INC.

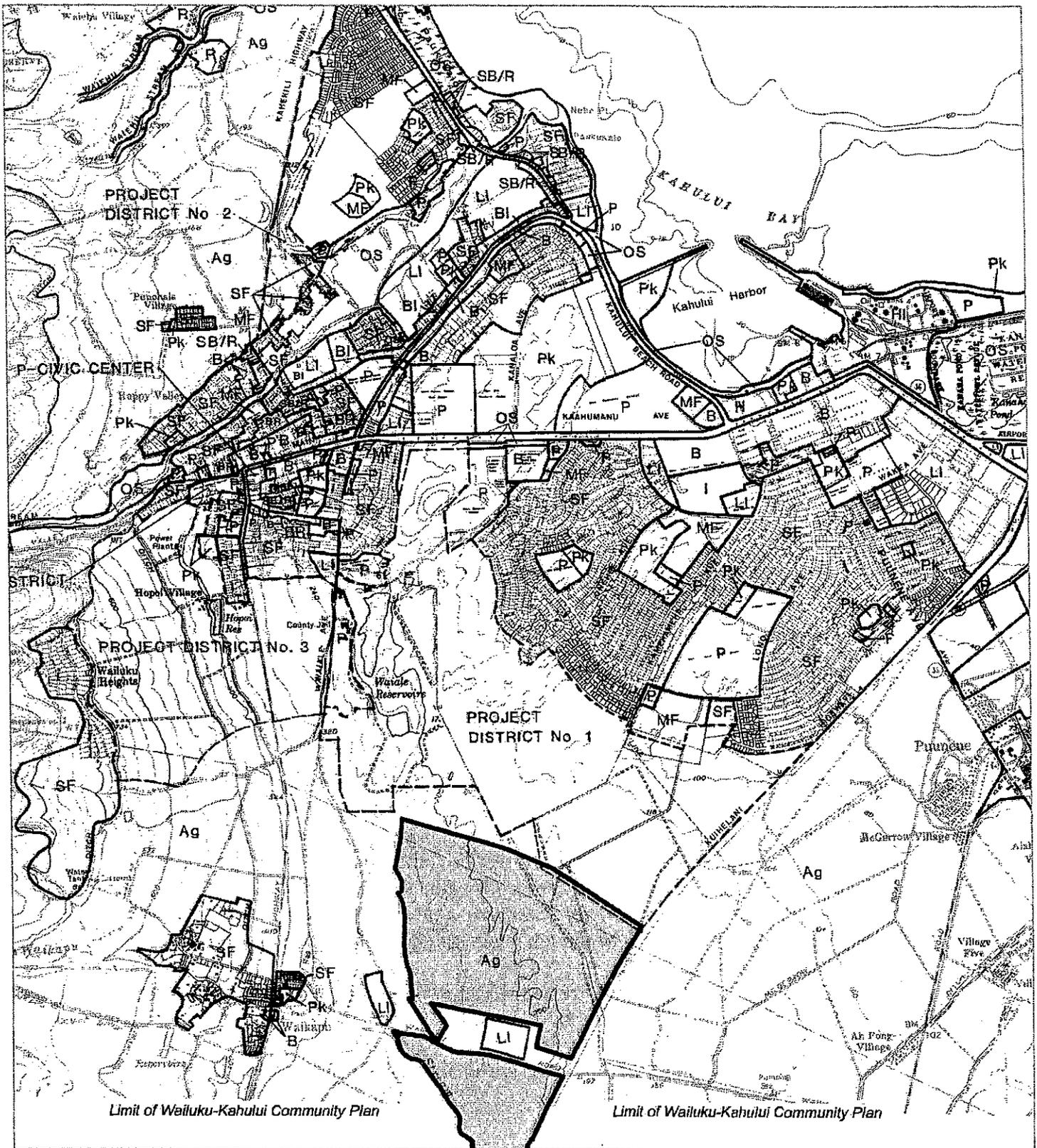
KAHULUI, MAUI

North

Lineal Scale (feet)



Source: State Land Use Commission, 2009 (GIS)
Disclaimer: This graphic has been prepared for general planning purposes only.



LEGEND

-  Agriculture
-  Project Area

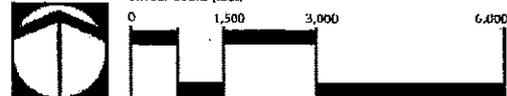
Figure 9
Wai'ale-Kahului Community Plan
WAI'ALE

A&B PROPERTIES, INC.

KAHULUI, MAUI

North

Linear Scale (feet)



Source: County of Maui Wai'ale-Kahului Community Plan (1990), Ordinance No. 9601 (Wai'ale-Kahului Community Plan 2002), effective June, 5, 2002.
Disclaimer: This graphic has been prepared for general planning purposes only.

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A Community Plan Amendment will be sought to change the land use designation from Agricultural to Project District. The Draft EIS will discuss how Wai'ale complies with the relevant objectives and policies of the current *Wailuku-Kahului Community Plan*.

5.2.4 County Zoning

Wai'ale is within the County's Agricultural (AG) zoning district. A Change in Zoning from Agricultural to Project District will be sought from the County of Maui. According to Maui County Code Section 19.45.010, project districts are intended to provide for a flexible and creative planning approach, rather than specific land use designations, for quality developments. Development of a project district is subject to three phases of approval described as follows:

- **Phase 1:** Preparation and adoption of a project district zoning ordinance by the County Council.
- **Phase 2:** Preparation of a project district preliminary site plan and adoption of this plan by the County Planning Commission.
- **Phase 3:** Preparation and submittal of the project district final site plan to the planning director for final review and approval.

Maui County Code Section 19.30A.020 provides an agricultural district criteria and states that agricultural lands that meet at least two of the criteria should be given the highest priority for retention in the agricultural district. The agricultural district criteria are provided below.

- A. *Agricultural Lands of Importance to the State of Hawai'i (ALISH);*
- B. *Lands not classified by the ALISH system whose agricultural land suitability, based on soil, topographic, and climatic conditions, supports the production of agricultural commodities, including but not limited to coffee, taro, watercress, ginger, orchard and flower crops and non-irrigated pineapple. In addition, these lands shall include lands used for intensive animal husbandry, and lands in agricultural cultivation in five of the ten years immediately preceding the date of approval of this chapter; and*
- C. *Lands which have seventy-five percent or more of their boundaries contiguous to lands within the agricultural district.*

The Draft EIS will discuss why agricultural lands within the Wai'ale site should be rezoned to Project District.

5.2.5 Special Management Area

The Wai'ale site is not within the Special Management Area (SMA) defined by the County of Maui (See Figure 10).

WAI'ALE

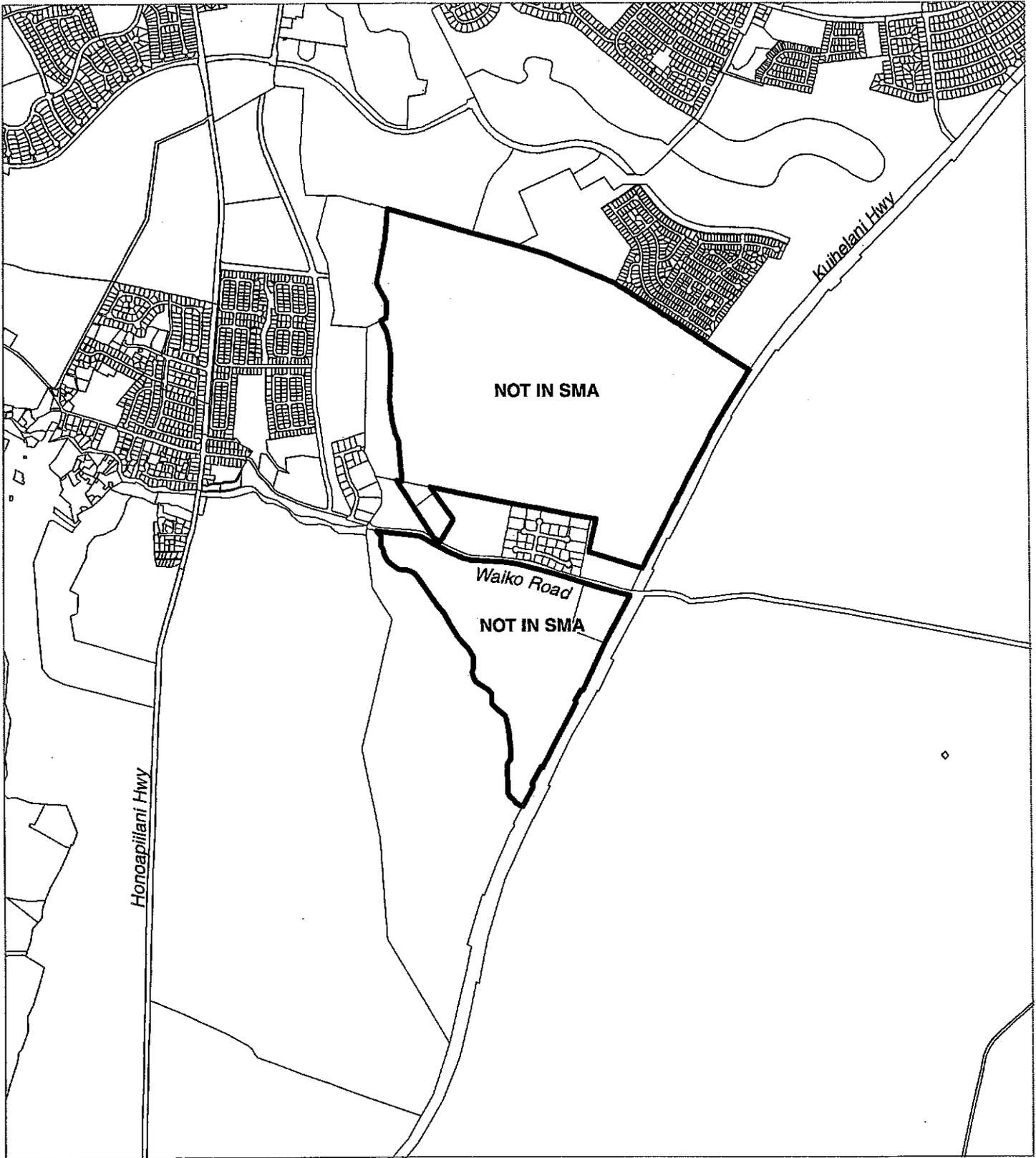
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5.3 PERMITS AND APPROVALS

An approximate list of anticipated permits and approvals required for the Wai'ale community is presented below.

Table 1 – Anticipated Permits/Approvals

PERMIT/APPROVAL	RESPONSIBLE AGENCY
Chapter 343, HRS compliance	State Land Use Commission
State Land Use District Boundary Amendment	State Land Use Commission
Community Plan Amendment	County of Maui Planning Department Maui Planning Commission Maui County Council
Project District Phases I, II, and III Approval	County of Maui Planning Department Maui Planning Commission Maui County Council
Chapter 6E, HRS Compliance	State Historic Preservation Division
National Pollutant Discharge Elimination System (NPDES) Permit	State Department of Health
Grading/Building/Infrastructure/Site Development Permits	County of Maui Department of Public Works and Waste Management



LEGEND

-  Project Area
-  Special Management Area (SMA)

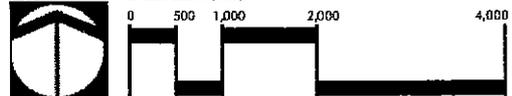
Figure 10
Special Management Area
WAI'ALE

A&B PROPERTIES, INC.

KAHULUI, MAUI

North

Lineal Scale (feet)



Source: County of Maui
Disclaimer: This graphic has been prepared for general planning purposes only.

6.0 ALTERNATIVES TO THE PROPOSED ACTION



6.0 ALTERNATIVES TO THE PROPOSED ACTION

In compliance with the provisions of Title 11, Department of Health (DOH), Chapter 200, Environmental Impact Statement Rules, Section 11-200-10(6), the alternatives considered are limited to those that would satisfy the objectives of the proposed mixed-use development, while minimizing the potential for adverse environmental impacts. The feasible alternatives must realistically address the project's economic characteristics while also responding to the surrounding land uses that will be impacted by the project. In conformance with applicable regulations, other possible alternatives have been investigated to identify alternative sites, the appropriate uses for the property, and how they would best be accomplished.

6.1 "NO-ACTION" ALTERNATIVE

Under this alternative, the site would remain as fallow agricultural land, underutilized in terms of meeting the County's need for a regional park and the demand for residential homes (including affordable homes) and accompanying land uses. The potential benefit of this alternative is that the site would provide open space. Implementation of this alternative will avoid: infrastructure impacts (solid waste, wastewater and additional stormwater runoff generated on site); visual impacts (appearance of the site changing from agricultural fields to a master-planned village development); traffic impacts; and construction-related impacts (such as construction noise, construction equipment exhaust emissions, temporary traffic disruption, fugitive dust and soil erosion).

If the site were to return to agricultural use, cultivation, harvesting and plowing of the site will expose soils to the erosional forces of wind and rainfall. The demand for housing could result in the following scenarios or combinations thereof: there would be more pressure to develop in the other districts, including the rural areas and other areas currently used for cultivation; there could be a demand for higher density housing in undeveloped areas of Kihei at a density not experienced to date; there would be more "doubling up" (larger number of persons per household, with more than one family under roof); those that are not willing to put up with the previously described scenarios may decide to relocate to the U.S. mainland where housing prices have dropped.

The "no-action" alternative was rejected because it is not consistent with the objectives of the proposed Wai'ale community.

6.2 ADDITIONAL ALTERNATIVES

A&B Properties, Inc. considered other site development and infrastructure alternatives prior to arriving at the current conceptual community master plan. The alternatives considered included the following:

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- Alternative sites on the island of Maui;
- Alternatives related to different designs/details of the proposed actions which would present different environmental impacts;
- Actions of a significantly different nature which would provide similar benefits with different environmental impacts; and/or
- The alternative of postponing action pending further study.

The Draft EIS will contain a discussion of the alternatives considered during the planning of the Wai'ale community.

7.0 FINDINGS AND DETERMINATION



7.0 FINDINGS AND DETERMINATION

Several technical studies are being conducted to provide a detailed assessment of the existing natural and socio-economic environment and how it may be impacted by Wai'ale. Based on a preliminary assessment of impacts and the significance criteria established by Section 11-200-12, HAR, Wai'ale:

- 1) May involve an irrevocable commitment to natural or cultural resources;
- 2) Will increase the range of beneficial uses of the environment;
- 3) Will not conflict with the State and County's long-term environmental policies, goals and guidelines;
- 4) Will substantially and positively affect the economic or social welfare, and cultural practices of the community or State;
- 5) Will not substantially affect public health;
- 6) May involve substantial secondary impacts such as population changes or effects on public facilities;
- 7) Will not involve a substantial degradation of environmental quality;
- 8) May cumulatively have a positive effect upon the environment from a land use point of view;
- 9) Will not substantially affect a rare, threatened, or endangered species or its habitat;
- 10) Will not detrimentally affect air or water quality or ambient noise levels;
- 11) Will not affect environmentally-sensitive areas such as a flood plain, tsunami zone, erosion prone areas and geologically hazardous land, estuary, fresh water, or coastal waters;
- 12) Will not substantially affect scenic vistas and view planes identified in County or State plans or studies; and
- 13) Will require additional energy consumption.

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8.0 CONSULTATION



8.0 CONSULTATION

8.1 AGENCIES AND COMMUNITY GROUPS CONSULTED

This project has undergone an extensive community planning process, including consultation with community leaders, the County of Maui administration, and Maui residents. Over 100 people provided input at community meetings held in August 2005. The following agencies and community groups were represented at the community meetings. Since 2005, consultation concerning the project has been ongoing with governmental agencies and community interests.

- Ah Fook's Super Market
- Bank of Hawaii
- CB Richard Ellis
- Central Pacific Bank
- Century 21
- Clinical Laboratories of Hawaii
- County of Maui Council
- County of Maui Department of Housing and Human Concerns
- County of Maui Department of Public Works & Environmental Management
- County of Maui Fire Department
- County of Maui Planning Commission
- County of Maui Planning Department
- County of Maui Police Department
- Division 15 Mechanical
- First Horizon Home Loans
- Hale Mahaolu
- Hale Makua
- Hawaiian Commercial & Sugar Company
- International Longshore and Warehouse Union
- Kahului Union Church
- Kapalua Land Company
- Keller Williams Realty
- Kula Community Association
- Lantern Comp. Consulting
- Lokahi Pacific
- M&E Pacific, Inc.
- Maalaea Properties, LLC
- Maui Economic Development Board
- Maui Economic Opportunity
- Maui Electric Company, Ltd.
- Maui High School
- Maui Hotel Association
- Maui Lani Development
- Maui Memorial Medical Center
- Maui Tomorrow
- Morgan Stanley
- Paia Learning Center
- Pukalani Dental Corporation
- Rogers Rentals
- Ronald Fukumoto Engineering
- St. Theresa Church
- State Department of Education
- State Department of Taxation
- State Department of Transportation
- State Office of Hawaiian Affairs
- Sunshine Helicopters
- The Maui News
- U.S. Department of Agriculture
- Valley Isle Marine Center
- Waikapu Community Association
- WEB Insurance

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8.2 AGENCIES, COMMUNITY GROUPS, AND INDIVIDUALS TO BE CONSULTED

This EISPN will be distributed to the following agencies and individuals.

State of Hawai'i

- Department of Agriculture
- Department of Business, Economic Development and Tourism
- Department of Business, Economic Development and Tourism – Office of Planning
- Department of Business, Economic Development and Tourism – Strategic Industries Division
- Department of Education
- Department of Health – Environmental Planning Office
- Department of Health – Office of Environmental Quality Control
- Department of Land and Natural Resources
- Department of Land and Natural Resources – Historic Preservation Division
- Department of Transportation
- Office of Hawaiian Affairs
- Representative Gilbert Keith-Agaran (9th Representative District)
- Representative Joe Bertram III (11th Representative District)
- Representative Joseph Souki (8th Representative District)
- Senator Shan Tsutsui (4th Senatorial District)
- University of Hawai'i – Environmental Center
- Kahului Public Library
- Wailuku Public Library

County of Maui

- Department of Fire and Public Safety
- Department of Housing and Human Concerns
- Department of Parks and Recreation
- Department of Planning
- Department of Public Works and Environmental Management – Development Services Administration
- Department of Water Supply
- Office of the Mayor
- Office of Economic Development
- Police Department
- County Council Chair G. Danny Mateo
- County Council Vice Chair Michael Molina
- County Councilmember Gladys Coelho Baisa
- County Councilmember Jo Anne Johnson
- County Councilmember Sol Kaho'ohalahala

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- County Councilmember Bill Kauakea Medeiros
- County Councilmember Wayne Nishiki
- County Councilmember Joseph Pontanilla
- County Councilmember Michael Victorino

Federal

- U.S. Department of the Army – Corps of Engineers
- U.S. Department of the Interior – Fish and Wildlife Services

Private

- Maui Electric Company
- Maui Tomorrow
- The Maui News

Community Organizations/Individuals

- Maui Lanai Development
- Waikapu Community Association
- Maui/Lanai Islands Burial Council
- Maui Electric Company
- Hawaiian Telcom
- Oceanic Time Warner Cable of Hawaii

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9.0 REFERENCES

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9.0 REFERENCES

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APPENDIX A: PLANNING PROCESS



