

**II. DESCRIPTION OF THE
EXISTING
ENVIRONMENT,
POTENTIAL IMPACTS,
AND PROPOSED
MITIGATION MEASURES**

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A. PHYSICAL SETTING

1. Surrounding Land Uses

a. Existing Conditions

The project area is located near the southern gateway of Lahaina town, between Lahainaluna Road and the Kahoma Stream Flood Control Channel. The project area is located east (mauka) of Honoapiilani Highway. The Lahaina Business Park is located along the north boundary of the Kahoma Stream Flood Control Channel, across the project site. The Lahaina Small Boat Harbor is located approximately 0.8 mile to the southwest of the project site. The entire project site is located outside of the Lahaina National Historic Landmark district.

The coastal area of Lahaina, to the west of the project site, includes visitor-oriented commercial areas along Front Street, including the Lahaina Cannery Mall, Lahaina Center, and the Wharf Cinema Center. Lahaina Gateway Shopping Center is also located to the northwest of the project site. In addition, within one (1) mile to the east of the project site are Princess Nahienaena Elementary School, Lahaina Intermediate School, and Lahainaluna High School. Adjacent to the project site to the east and south are existing residential subdivisions.

b. Potential Impacts and Proposed Mitigation Measures

The proposed action is intended to provide single-family residential lots compatible with the surrounding residential neighborhoods to address the need for increased housing inventory for West Maui residents. The property is located adjacent to existing urban areas and has ready access to supporting infrastructure systems. The project will continue the residential character of proximate land uses in Lahaina town.

2. Climate

a. Existing Conditions

Like most areas of Hawaii, West Maui's climate is relatively uniform year-round. The region's tropical latitude and its position relative to storm tracts, the Pacific anticyclone, and the surrounding ocean combine to produce a stable climate. Variations in climate among the different regions on Maui are largely dependent on local terrain.

August is historically the warmest month in Lahaina, with an average high temperature of 88 degrees Fahrenheit and an average low temperature of 70 degrees. On the other hand, February is normally the coolest month of the year, with an average high temperature of 81 degrees Fahrenheit and an average low temperature of 63 degrees Fahrenheit (Maui County Data Book, 2010).

Rainfall in Lahaina is highly seasonal. Most of the precipitation occurs from November to April when winter storms hit the area. Precipitation data for Lahaina shows that January is the wettest month, with 3.15 inches on average, while only 0.08 inch of precipitation occurs in June, the driest month. The annual average precipitation in Lahaina is 14.62 inches (Maui County Data Book, 2010).

The winds in the region are also quite seasonal. The northeasterly tradewind occurs 90 percent of the time during the summer and just 50 percent of the time in the winter with average wind speeds of approximately 10 miles per hour. However, wind patterns vary on a daily basis, with tradewinds generally being stronger in the afternoon. During the day, winds blow onshore toward the warmer land mass. In the evening, the reverse occurs, as breezes blow toward the relatively warm ocean.

b. Potential Impacts and Proposed Mitigation Measures

The proposed action is not anticipated to alter local micro-climates. The proposed development will have a low profile and is not anticipated to alter wind patterns in the area.

3. Topography and Soils

a. Existing Conditions

The proposed Kahoma Residential Subdivision project site is characterized by a gently sloping topography and generally slopes in a westerly direction toward the ocean. The site elevation is approximately 32 feet above mean sea level (amsl) near the bottom (makai end) of the site to roughly 145 feet amsl near the top of the site.

Underlying the subject property are soils from the Pulehu-Ewa-Jaucas association. See **Figure 5**. The Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii characterizes the soils of the Pulehu-Ewa-Jaucas association as consisting of a mixture of well-drained and excessively drained, medium-textured, moderately fine-textured, and coarse-textured soils on alluvial fans and in basins on the island of Maui. These soils are nearly level to moderately sloping. This association makes up approximately four (4) percent of the island.

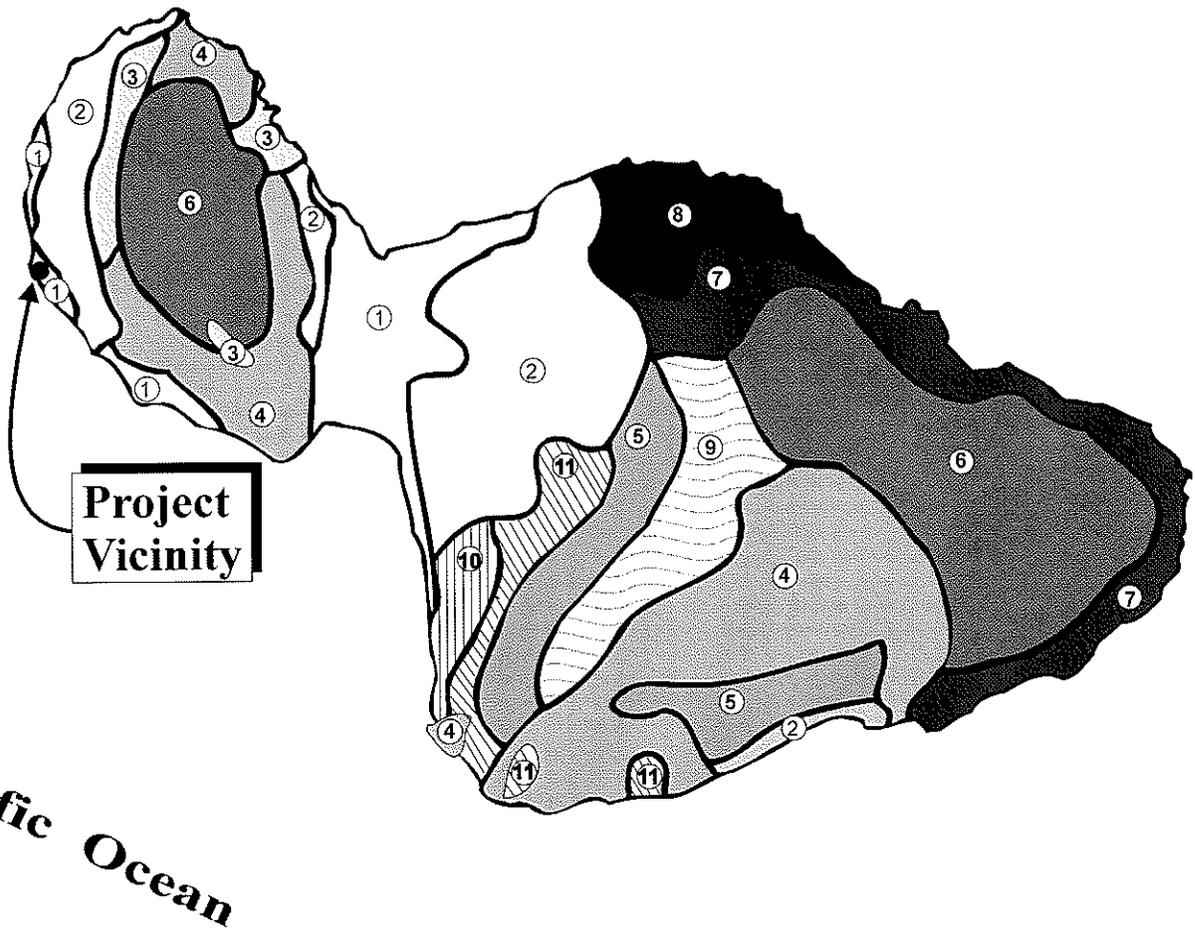
The specific soil type underlying the project site is Wahikuli very stony silty clay (WdB), 3 to 7 percent slopes and Ewa silty clay loam (EaA), 0 to 3 percent slopes and Rock land (rRk). See **Figure 6**. On the Wahikuli series type of soil, as much as three (3) percent of the surface is covered with stones. Accordingly, this soil is primarily used for sugar cane cultivation with smaller acreages used for home sites or pasture. Elevations range from nearly sea level to 600 feet. The Ewa series consist of well-drained soils in basins and on alluvial fans, where elevations range from near sea level to 150 feet. The Rock land series is made up of areas where exposed rock covers 25 to 90 percent of the surface. Elevations range from near sea level to over 6,000 feet.

b. Potential Impacts and Proposed Mitigation Measures

A Soils Investigation Report was prepared for the project by Island Geotechnical Engineering, Inc. See **Appendix "B"**. The subsurface conditions at the site were tested through the excavation of nineteen (19) test pits to depths of two (2) to eight (8) feet below the existing grade at the site. Three (3) test borings were then drilled to the depths of 13.75 to 17.75 feet

LEGEND

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



Source: USDA Soil Conservation Service

Figure 5

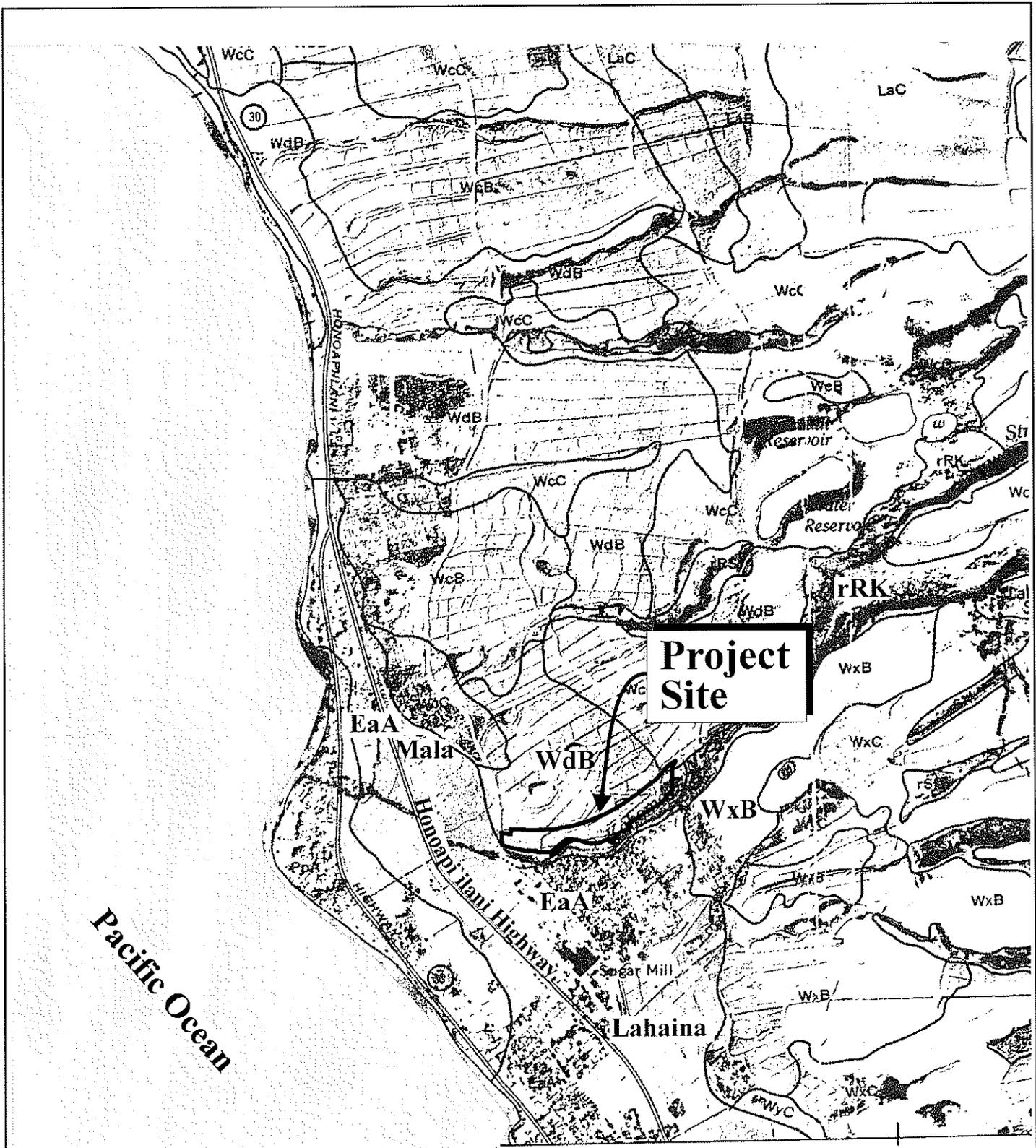
Proposed Kahoma Residential
Subdivision
Soil Association Map

NOT TO SCALE



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Prepared for: West Maui Land Company, Inc.



Source: USDA Soil Conservation Service

Figure 6

Proposed Kahoma Residential
Subdivision
Soil Classification Map

NOT TO SCALE



Prepared for: West Maui Land Company, Inc.

MUNEKIYO & HIRAGA, INC.

below the existing grade. Generally, the study disclosed the site to be overlain with moderately dense to very dense granular soils, consisting of gravels, sands, cobbles and boulders, resting atop of moderately hard to hard basalt rock. The report notes that no groundwater was encountered during the investigation. The report further concludes that based on the findings and observations, the site may be developed for the proposed use. As such, there are no geologic or soil hazard limitations associated with the subject property. As such, the residential neighborhood proposed for the subject property is compatible with its underlying soil characteristics.

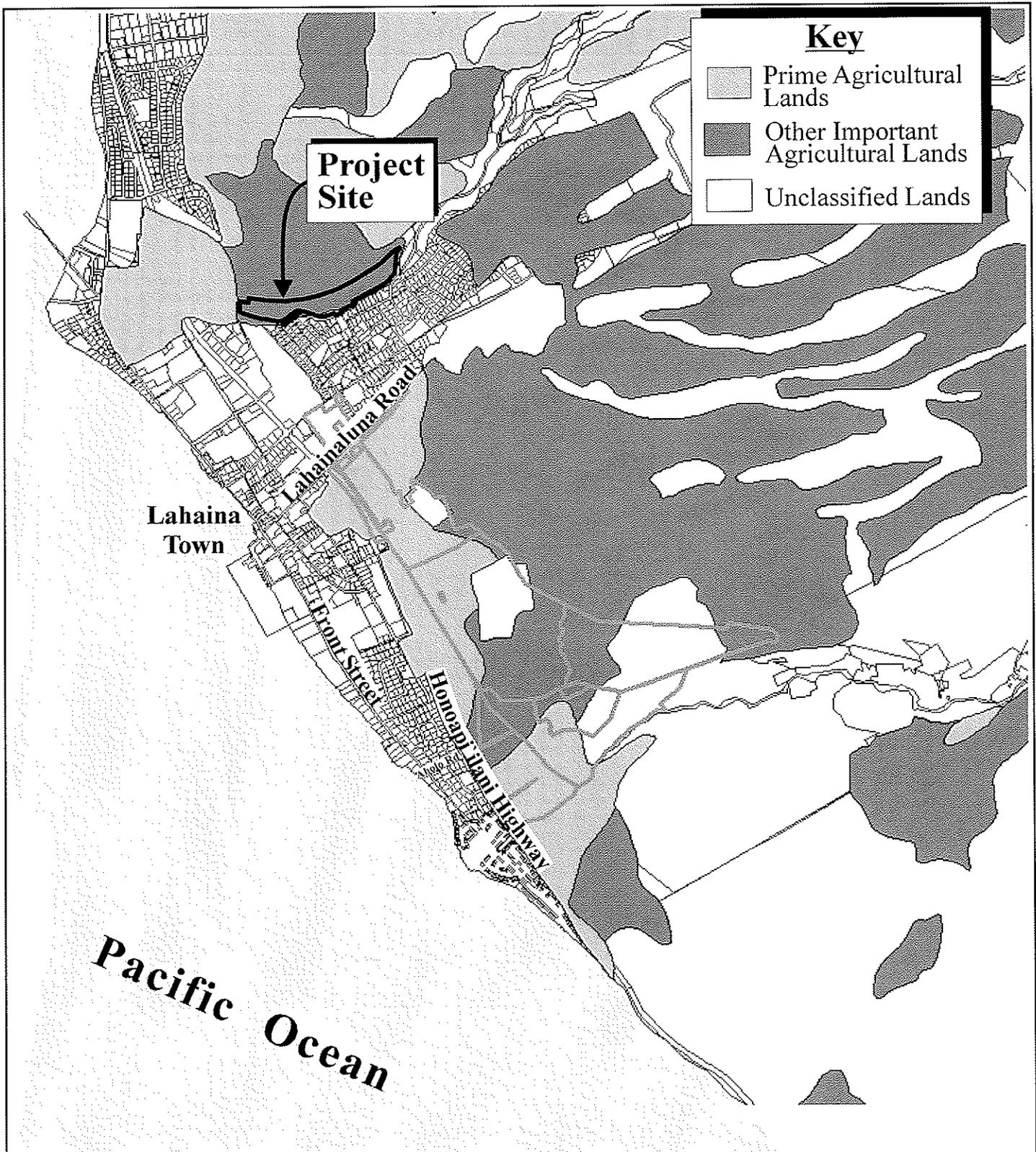
4. Agriculture

a. Existing Conditions

In 1977, the State Department of Agriculture developed a classification system to identify Agricultural Lands of Importance to the State of Hawaii (ALISH), based primarily, though not exclusively, on their soil characteristics. The three (3) classes of ALISH lands are: “prime”, “unique”, and “other important” agricultural lands, with the remaining non-classified lands categorized as “unclassified”. When utilized with modern farming methods, “prime” agricultural lands have a soil quality, growing season, and moisture supply to produce sustained crop yields economically; while “unique” agricultural lands possess a combination of soil quality, growing season, and moisture supply to produce sustained high yields of a specific crop. “Other important” agricultural lands include those that have not been designated “prime” or “unique”. As reflected by the ALISH map for the Lahaina area, the project site includes lands which have been defined as “other important” agricultural lands. See **Figure 7**.

In addition, the University of Hawaii, Land Study Bureau (LSB) classifies productivity characteristics on a scale of “A” through “E”, with lands designated as “A” reflecting the highest productivity and “E” representing lands with the lowest productivity. These letters are followed by numbers which further classify the soil types and convey information such as texture, drainage, and stoniness (Land Study Bureau, 1967).

Lands underlying the project site have been classified by the LSB as B72i. These lands generally have moderately suited machine tillability and are



Source: State of Hawai'i, Department of Agriculture

Figure 7

Proposed Kahoma Residential

NOT TO SCALE

Subdivision

ALISH Map



Prepared for: West Maui Land Company, Inc.

primarily used for sugar cane cultivation and grazing. The soil is moderately fine and well-drained (Land Study Bureau, 1967).

b. Potential Impacts and Proposed Mitigation Measures

The subject property lies within the State Agricultural district, however, the location of these lands is such that many agricultural uses may not necessarily be compatible with the adjacent residential uses, which lie along the southern and eastern borders of the subject parcel.

The geometry of the subject area itself is somewhat non-conducive to agriculture. As the project site is bounded by the Kahoma Stream Flood Control Channel to the north, residential subdivisions to the south and east, the former Pioneer Mill facility further south and Opukea Condominiums to the west, the narrow geometry of the project land and the lack of agriculture infrastructure do not lend themselves to agricultural cultivation. The narrowness of the site and close proximity to surrounding residential uses will create adverse impacts from cultivation activities. This is in large part, is the reason why the parcels have remained out of active agriculture for years.

However, the agricultural impact of this project is near negligible when taken in the context of the recent trends occurring on Maui. In the last 30 years, the closures of Wailuku Sugar, Pioneer Mill and Maui Land & Pineapple Company on Maui have taken significant acreages out of active sugar cane and pineapple cultivation. These actions have greatly increased the supply of agricultural lands. In fact, much of the lands of these former plantations remain fallow. The proposed project will ultimately involve the use of approximately 16.7 acres of land, which represents approximately 0.007 percent of the roughly 245,000 acres of State Agricultural district lands on the island of Maui.

When taken in the context of the need for affordable housing on Maui, along with the scarcity of properly entitled, undeveloped residential lands in West Maui, the conversion of agriculture lands into residential development presents a beneficial opportunity.

5. Flood and Tsunami Hazards

a. Existing Conditions

As indicated by the Flood Insurance Rate Map (FIRM) for the Lahaina area, the project site is located wholly within Zone X, denoting areas of minimal flood hazard or areas determined to be outside the 0.2 percent annual chance flood plain. See **Figure 8**. As noted in **Figure 8**, Zone A, denoting areas affected by 100-year and 500-year floods, is contained within the Kahoma Stream Flood Control Channel. In addition, the project site is situated in a location which is outside the tsunami inundation area.

b. Potential Impacts and Proposed Mitigation Measures

The project site is not located within a flood hazard district and there are no restrictions on development in Zone X. Moreover, because the project site is located outside of the tsunami inundation area, there are no threats to the surrounding areas from coastal wave action. No adverse impact from flood and tsunami hazards are anticipated as a result of the proposed project.

6. Flora and Fauna

a. Existing Conditions

A Biological Resources Survey of the project site was conducted by Robert Hobdy, Environmental Consultant, in August 2005. See **Appendix "C"**. The study noted that the area had been intensively cultivated for agricultural crops during the Hawaiian Government period, but has since been repeatedly plowed, planted, burned, and harvested by Pioneer Mill Company until its sugar operations ceased in the project area in the 1980's. The parcel was further disturbed during the construction of the Kahoma Stream Flood Control Channel in the late 1980's. Since that time, dryland grass and shrub species have grown in this arid area.

Buffelgrass was the only species of vegetation listed as abundant on the project site and best defined the botanical landscape of the property. Spiny amaranth and koa haole were also common on-site. Only two (2) native plants, uhaloa (*Waltheria indica*) and ilima (*Sida fallax*), were found on the property, but both are common indigenous plants and widespread on Maui.

No federally endangered or threatened plant species were identified on the property.

The Biological Resources Survey reported the observation of a single small tree tobacco, a host plant of the Blackburn's sphinx moth on the property. While the Blackburn's sphinx moth is not known to occur in this part of Maui, the tree was carefully examined and no sphinx moth or their larvae were seen.

Avifauna and mammals expected to be common to the project site and surrounding areas are typical of species found near other developed areas in Lahaina. Although only a single cat was observed during two visits to the project site, it is likely that rats, mice, mongoose, and dogs frequent the area given its proximity to domestic habitation. There is no evidence of the native Hawaiian hoary bat at the subject property.

b. Potential Impacts and Proposed Mitigation Measures

Given that the flora and fauna at the project site are generally limited to non-native, abundant species, the proposed project is not anticipated to have significant negative impact on the biological resources in the region.

The U.S. Fish and Wildlife Service noted that Newell's shearwater seabirds and the Hawaiian petrel are known to fly in the area. These seabirds are prone to collisions with objects in artificially lighted areas. As such, lights mounted in the project footprint, throughout the construction period, and within the completed residences, will be appropriately down-shielded to reduce seabird mortality.

7. Streams, Wetlands, and Reservoirs

a. Existing Conditions

As mentioned, the Kahoma Stream Flood Control Channel forms the northern boundary of the project site. Aside from during moderate to heavy rains, there is no active flow in the Kahoma Stream Flood Control Channel. According to the Department of the Army, "*navigable waters and other*

special aquatic sites such as anchialine ponds, springs, and wetlands are known to be absent in the proposed project area”.

b. Potential Impacts and Proposed Mitigation Measures

The project site is situated outside of the flood area attributable to the Kahoma Stream Flood Control Channel. The drainage characteristics within the Kahoma Stream Flood Control Channel will not be altered. Mitigation measures, such as Best Management Practices (BMPs) for erosion and sediment control, will be implemented to ensure that the functional integrity of the Kahoma Stream Flood Control Channel is not affected. See Section II.D.5. Drainage in this document.

8. Archaeological Resources

a. Existing Conditions

An archaeological inventory survey was completed for the project site in 2005 by Scientific Consultant Services, Inc. See **Appendix “D”**. The survey included a combination of fieldwork, laboratory work, and document review. The fieldwork involved the execution of an intensive pedestrian survey of the entire project area for the purpose of site inventory and representative subsurface testing through backhoe trench testing (15 total test trenches) to evaluate the significance of any subsurface deposits. Laboratory work consisted of digital drafting of stratigraphic trench profiles, trench locations, and project area maps. Lastly, document review involved a review of all previous archaeological work conducted in the vicinity of the project.

The survey noted that the area had been previously grubbed, graded, cut, and/or filled. In addition, there was evidence of extensive machine (bulldozer) alterations throughout the area with bulldozer push-piles and large boulder-piles comprising the modified landscape. Not only had the area been modified by the commercial agricultural activities related to the historical agricultural use, but the site has been further disturbed during the activities related to the construction of the Kahoma Stream Flood Control Channel.

b. Potential Impacts and Proposed Mitigation Measures

The inventory survey showed the absence of notable archaeological deposits within the surface and subsurface contexts, which can largely be attributed to the significant agricultural activities that had occurred over the past century, as well as disturbance associated with the construction of the Kahoma Stream Flood Control Channel. Since there were no archaeological finds during the inventory survey, the survey has been classified as an archaeological assessment for reporting purposes. There are no anticipated impacts to archaeological resources in the region associated with development of the property. The archaeological assessment report has been reviewed and approved with a “no effect” letter dated February 9, 2006 by the State Historic Preservation Division (SHPD). See **Appendix “D-1”**.

In accordance with Section 6E-43.6, HRS and Chapter 13-300, HAR, if any significant cultural deposits or human skeletal remains are encountered, work will stop in the immediate vicinity and the SHPD will be contacted. Pursuant to the Office of Hawaiian Affairs’ (OHA) request, the OHA will also be contacted by the applicant.

9. Cultural Resources

a. Existing Conditions

Cultural Landscape

The Lahaina District is described as a rich agricultural oasis watered from nearby valleys (Handy and Handy, 1972). This oasis “extended about three leagues in length (about nine miles along the coast) and one (three miles) in breadth”. The name Lahaina (“cruel sun”) likely refers to the droughts that affected the surrounding area from time to time (Pukui et al., 1974). In pre-contact times, Lahaina itself was apparently a garden-like area with taro loi, ditches (auwai), and separating embankments creating a verdant landscape. Brackish water and fresh water ponds (loko) were also present. At lower elevations, dry land cultivation took place in areas around alluvial fans, while at higher elevations, loi and auwai systems were constructed within valleys for taro production. In coastal settlement areas, marine resources were utilized for subsistence. In Lahaina, several fishponds existed, of which two

(2) were most prominent, Loko o Mokuhinia and the smaller Loko Puako, around which intensive taro and breadfruit cultivation occurred. In addition, the presence of a possible fishpond named Alamihi, which extended south from the south bank of Kahoma Stream in proximity to Mala Wharf, approximately one-half mile from the project site, has also been reported. Scattered around the fishponds and taro loi, and situated on higher ground, were the homes of the laborers who worked the land. As suggested by Handy (1940, 1972), by late pre-contact times, the fairly sizable population dwelling in the region utilized coastal fishing areas and inland garden plots for subsistence and cultivated sweet potatoes near shore or taro in terraced loi in the wetter valleys inland.

By the time of contact, the Lahaina region had become an important socio-political center and the residence of several powerful chiefs, most notably Kahekili, one of the highest ranking on Maui. Lahaina was considered by high chiefs to be a favorable place due to the abundance of natural resources and its close proximity to the islands of Lanai and Molokai (Handy and Handy, 1972).

In 1789, Kamehameha I invaded Maui and defeated Kahekili at the Battle of Kepaniwai O Iao (Speakman, 1978). In post-contact times, Lahaina became the center of the Hawaiian monarchy. Kamehameha I spent time there between his battles of conquest, while his son, Kamehameha III, resided in Lahaina in preference to Honolulu. Many high status individuals connected with the monarchy lived in Lahaina, even after the official capital of the kingdom was moved to Honolulu in 1845.

In 1820, about 40 years after Captain James Cook's discovery of the Hawaiian Islands, the islands transitioned from the traditional Hawaiian social system to one influenced by New England whaling ships and missionaries. The population of West Maui continued to decline in the second half of the 19th century as a result of the collapse of the Pacific whaling industry in the 1860's. The Pacific whaling industry collapse was prompted by the discovery of oil in Pennsylvania a decade or so earlier. In the Lahaina area, sugar production developed in the mid-1800s, while further north, different crops were tried, including coffee and pineapple.

With the introduction of sugar cane cultivation and the importation of foreign labor to work on the plantation, the character of Lahaina changed. Combined with the industrialization of the local sugar industry, Lahaina emerged as a plantation town with residential camps surrounding the downtown commercial area. Although now reliant on the visitor industry, Lahaina town's present character reflects a blend of its whaling and plantation era past.

Informant Documentation

To obtain a perspective about cultural resources relative to the project corridor, informant interviews were conducted with Joseph Lai, Keola Sequeira, and Earl Ray Kukahiko. These interviews, as well as other source material, are found in the Cultural Impact Assessment prepared by Hanapono in 2006. See **Appendix "E"**. Summaries of their interviews follow.

Joseph Lai

Joseph Lai was born in 1932 in Haiku, Maui. He is of Portuguese/Chinese descent and was adopted by the Lai family. He moved to Lahaina when he was about two and a half years old. Mr. Lai graduated from Lahainaluna High School and worked at the Sheraton Maui for 31 and a half years as a cook. His parents had a store called Lai Tong Store by the cannery. Mr. Lai also worked part-time for Baldwin Packers in 1955 emptying cans, stacking, and warehousing.

Mr. Lai's recollection of the Kahoma Stream area was the existence of cattle, pigs, chickens, and vegetables (corn and string beans) raised nearby. He used to play there and pick up pepeiao, koa, and milkweed for his rabbits near the river, as well as swim in the river.

In terms of avifauna, he recalled mejiro (Japanese white-eye), mynah, dove, sparrow, cardinals, and rice birds in the area. In addition, there were koa, kiawe, monkey pod, tamarine, plum, date, and mango trees in the vicinity.

Mr. Lai mentioned the flash floods which occasionally occurred, where large flows broke branches and the debris caused blockages, resulting in the

flooding of the cannery. These flooding conditions occurred before the Kahoma Stream Flood Control Channel was constructed.

Keola Sequeira

Keola Sequeira was born in 1945 and has lived in Lahaina most of his life, outside of secondary schooling and service in the Air Force. He worked for the police department in Lahaina after returning from the military and retired from the police department. He still lives in his family's home near the Lahaina Hongwanji Mission in Lahaina town.

After seeing the Kahoma Residential project location, Mr. Sequeira recalled that the area contained plantation camps, particularly Mill Camp. He mentioned that there were 10 to 12 houses in Mill Camp by Kahoma and a nearby airstrip for the airplanes that sprayed the agricultural crops. Mill Camp contained a lot of people of Japanese descent. Mr. Sequeira said that the Kahoma area was once alive with common mango trees. There were the same types of birds (no native species) in the past as are present today.

He remembered that the cannery, where Lahaina Cannery Mall exists today, on occasion got flooded. He mentioned that the Kahoma Stream Flood Control Channel eliminated the flooding problem of the area. The flow in Kahoma Stream is not constant. When there is rain in the mountains, there is flow in the stream bed.

Earl Ray Kukahiko

Earl Ray Kukahiko was born in 1930 in Lahaina. His early recollection of the Kahoma area was of picking koa seedlings down by the Kahoma Stream to feed the cattle, which provided milk every morning for the residents. Mr. Kukahiko recalled needing to pick koa seedlings totaling 100 pounds in weight everyday. They would have to return to the area if they did not get the full 100 pounds the first time around.

Mr. Kukahiko recalled that there was a plantation camp in the area as well, located below Lahainaluna High School. There were two (2) streams in the area, Kanaha and Kahoma. People lived near the stream beds and planted

gardens. A lot of children walked to school since there were no buses at the time. Some children had to traverse both streams to get to school. These children were unable to go to school when the flows in the stream were high since they could not get across.

Additionally, there were areas in Kahoma where taro was cultivated. Students were assigned to go down to Kahoma to plant the taro for consumption. The Lahainaluna High School principal at the time wanted the students to help with the taro. He felt that the plantation later took those lands.

b. Potential Impacts and Proposed Mitigation Measures

Archaeological review and historic recollections of the project site and surrounding vicinity do not indicate adverse cultural impacts arising from the proposed action.

The proposed project will employ appropriate management and coordination practices to ensure that impacts to cultural values and practices are appropriately mitigated. These practices include work stoppage in the immediate vicinity of the find if significant cultural deposits or human skeletal remains are encountered, and appropriate mitigation protocols implemented in coordination with the SHPD.

10. Air and Noise Quality

a. Existing Conditions

The air quality of the Lahaina area is considered good with existing airborne pollutants attributed primarily to automobile exhaust from the region's roadways. There are no point sources of airborne emissions in the immediate vicinity of the project site. Other sources of airborne emissions may include construction activities around Lahaina. These sources are intermittent, however, and prevailing tradewinds quickly disperse any particulates which are generated.

There are no significant noise generators in the vicinity of the project site. The predominant background noise source in the area is attributed to vehicle traffic along Honoapiilani Highway and surrounding roadways.

b. Potential Impacts and Proposed Mitigation Measures

The primary potential short-term air quality impact of the project will occur from the emission of fugitive dust during construction. Site work, such as clearing, grubbing and grading, roadwork, and construction, will generate airborne particulates. In addition to regular watering and sprinkling, the following measures will be implemented by the applicant's contractor during construction activities to minimize the proliferation of fugitive dust, in accordance with HAR, Chapter 11-60.1, Air Pollution Control.

The use of wind screens and/or limiting the area that is disturbed at any given time will help to contain fugitive dust emissions. Wind erosion of inactive areas of the site that have been disturbed may be controlled by mulching. Trucks hauling soil material would be covered to mitigate dust. A routine road cleaning and tire washing program would help reduce fugitive dust emissions from trucks and vehicles tracking dirt onto nearby paved roadways. Installation of landscaping early in the construction schedule will also help to control dust.

During the construction phase, emissions from engine exhaust will occur from onsite construction equipment and other construction related vehicles. Increased vehicular emissions due to traffic disruptions by construction equipment or vehicles entering/exiting the site can be mitigated by moving equipment during off-peak hours. Construction related emissions would be limited to the construction period of the project. After the project is completed, carbon monoxide concentrations at the site are anticipated to remain within acceptable air quality standards.

Graded and grubbed areas will be vegetated to mitigate dust-generated impacts. In the long term, the proposed project is not expected to adversely impact local and regional ambient air quality.

Ambient noise conditions will be temporarily impacted by construction activities. Heavy construction equipment, such as bulldozers, front-end

loaders, and material-transport vehicles, will likely be the dominant sources of noise during the construction period.

The planning, design, and construction of the project will be undertaken in accordance with the maximum allowable sound levels as set forth by HAR, Chapter 11-46. These rules require a noise permit if the noise levels from construction activities are expected to exceed the allowable levels set forth in the Chapter 46 rules.

It is noted that the subdivision road referenced in **Figure 4** is aligned along the proposed lots within the project itself. Traffic and its associated noise using the subdivision road is not anticipated to affect either of the residential areas due to the relatively low peak hour volumes and expected speed limits imposed for the roadway. As an example, preliminary peak hour volumes at the makai extent of the project show under 100 vehicle trips during the morning and afternoon peak hours. The speed limit for the subdivision road will likely fall between 20 and 30 miles per hour. The overall long-term impact of the proposed project on ambient noise levels is not anticipated to be significant given the predominantly residential character of the proposed project.

11. Scenic Resources

a. Existing Conditions

The subject property is located mauka of Honoapiilani Highway with the West Maui Mountains visible to the east and the island of Lanai visible to the west. The project site is not located within a scenic view corridor.

b. Potential Impacts and Proposed Mitigation Measures

The proposed Kahoma Residential Subdivision will be developed as an architecturally integrated area with low-rise residential structures. Landscaping will be established as part of the development improvements to ensure visual buffering and softening of the built landscape. Adverse impacts to scenic and open space resources resulting from the project are not anticipated.

B. SOCIO-ECONOMIC SETTING

1. Land Use and Community Character

a. Existing Conditions

The vast majority of lands in West Maui are either State designated “Conservation” or “Agricultural”. Generally, “Conservation” lands occupy the higher elevations, while the “Agricultural” district spans the middle ground. Major exceptions to this trend are the Honolua Stream and Pohakupule Gulch areas, where the “Conservation” district extends down to sea level.

“Urban” designated lands, then, are left to occupy the lower elevations along the coast. Kapalua and Kaanapali contain Community Plan designations reflective of their resort nature. The communities of Kahana and Napili contain a mixture of resort, residential, and business uses.

Lahaina, meanwhile, encompasses a diverse mix of land uses, including residential, business, light and heavy industrial, recreational, and agricultural uses. The town of Lahaina is the commercial center of West Maui. The town contains several shopping centers and retail business areas, and serves as a hub for the region’s residential housing. To the east (mauka) of the Pioneer Mill smokestack in Lahaina, there exists a multitude of single-family homes for island residents.

West Maui’s attraction can be attributed to its year-round dry and warm climate, complemented by its many white-sand beaches and scenic landscapes. Visitor accommodations are located in Lahaina and the resort communities of Kaanapali, Kahana, Napili, and Kapalua. The State of Hawaii’s Kapalua-West Maui Airport at Mahinahina links the region to Oahu and other neighbor islands.

Diversified agriculture occupies a portion of the land in the West Maui region. Maui Land & Pineapple Company’s and Pioneer Mill’s vacant agricultural fields span along the slopes of the West Maui Mountains.

b. Potential Impacts and Proposed Mitigation Measures

The proposed Kahoma Residential Subdivision is located adjacent to an existing residential subdivision to the south and east and is, therefore, consistent with land uses present in the region. Moreover, the regional character of the Lahaina area will not be adversely impacted by the extension of residential uses to the Kahoma Stream Flood Control Channel. The project's location, situated in proximity to neighboring residential uses and to commercial centers of Lahaina, represents an appropriate area for urban expansion.

2. Population and Demography

a. Existing Conditions

The population of the County of Maui has exhibited relatively strong growth over the past decade. According to the U.S. Census, the resident population of the County of Maui in 2000 was estimated to be 128,094 and was estimated to be 154,834 in 2010. This represents a 20.9 percent increase over the past decade (U.S. Census Bureau, 2010). By 2020, the population of the County of Maui is projected to reach 174,450 and 199,550 by 2030 (SMS, 2006).

The subject property is located near the western coast of Maui, within the West Maui Community Plan region. Just as the County's population has grown, the resident population of the West Maui region has also increased. The estimated population of Lahaina in 2000 was approximately 18,000, comprising 14 percent of the island's population. The resident population for this region in 2010 was estimated to be approximately 22,200 (U.S. Census Bureau, 2010). By 2020, the population for the region is projected to reach approximately 25,100 and 29,000 by 2030 (SMS, 2006).

b. Potential Impacts and Proposed Mitigation Measures

The Lahaina area currently contains a mix of housing types, both multi- and single-family, as well as a scattering of local commercial areas. The Kahoma Residential Subdivision is, therefore, congruent with existing types of land uses in Lahaina. The proposed project is intended to satisfy a portion of the region's residential demand for housing, which may result in a slight increase

in the population of the region (i.e., buyers/renters may relocate from other areas of Maui). As noted previously, the population for the region is projected to reach approximately 25,100 by 2020 and 29,000 by 2030 (SMS, 2006). However, aside from this potentially slight increase in population, no significant impacts to population and demography are anticipated.

3. **Housing**

a. **Existing Conditions**

The project site is located in Lahaina, the commercial and residential center of West Maui. A range of housing types and conditions exists within the area, from owner-occupied homes to luxury condominiums for part-time residents.

Lahaina is presently experiencing an acute shortage of affordable housing and record high prices, with the median sales price of a single-family home at \$1,320,000.00. Although prices fluctuate by subregion and are dependent on economic conditions, price levels have remained high and beyond the purchasing power of many island residents (Realtors Association of Maui, Inc., June 2011).

Socio-economic forecast data prepared for the County of Maui's General Plan Update process reflects a continuing increase in housing demand. In the West Maui region in 2000 there was a resident housing demand for 6,348 units. The resident housing demand increased by 773 units in 2005 to 7,121 units and by 1,003 units in 2010 to 8,124 units (SMS, 2006).

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

By the year 2020, the demand for resident housing units is projected to increase to 9,687 units and by 2030 to 11,369 units (SMS, 2006). The proposed Kahoma Residential Subdivision project will add 68 residential units, all affordable units, to the supply of housing in West Maui. The proposed project will assist in providing relief to the current overall shortage of affordable housing. Moreover, the subject property's central location suggests that its impact will be beneficial to West Maui's commercial sector. No significant negative impacts on housing conditions are anticipated.

4. Labor Force

a. Existing Conditions

In June 2011, the unemployment rate for Maui County and the island of Maui was 8.1 percent and 8.0 percent, respectively (State Department of Labor and Industrial Relations, July 2011).

In terms of the profile of employed persons, West Maui generally follows the Countywide trends for the labor force characteristics shown in **Table 4**.

Table 4. Labor Force Characteristics

Occupational Category	Maui County	West Maui
Agriculture	3 percent	2 percent
Manufacturing	2 percent	<1 percent
Construction	4 percent	2 percent
Transportation, Communication, and Utility	4 percent	2 percent
Trade	20 percent	22 percent
Banking & Finance	4 percent	4 percent
Service	31 percent	40 percent
Government	10 percent	4 percent
Self-employed	23 percent	23 percent

Source: SMS, June 2006

However, more West Maui workers were employed in the service industry (40 percent) than the Countywide profile (31 percent). Because of the West Maui's emphasis on service jobs, most other job sectors exhibited slightly lower distribution rates.

b. Potential Impacts and Proposed Mitigation Measures

On a short-term basis, the project will support construction and construction-related employment. In the long-term, the project will supply needed workforce and affordable housing for the labor market. No significant negative impacts on labor conditions are anticipated.

5. Economy

a. Existing Conditions

The economy of Maui is heavily dependent upon the visitor industry. The dependency on the visitor industry is especially evident in West Maui, one of the State's major resort destination areas. Major hotels in this region include the Hyatt Regency Maui Resort, Maui Marriott Resort & Ocean Club, Westin Maui Resort & Spa, Sheraton Maui Resort & Spa, the Kapalua Bay Hotel & Villas, and the Ritz-Carlton Kapalua. As such, a community of tourism service sector workers has developed in the area. This group includes former sugar workers and their families, younger mobile workers, and immigrants from Mexico, Asia, and other Pacific Islands.

West Maui's visitor orientation is reflected in the unique character and history of Lahaina Town, which serves as a center for retail outlets, as well as tourism activities. The 137,000 sq. ft. Lahaina Gateway Shopping Center currently represents the largest retail shopping center in Lahaina.

Pioneer Mill Company, Ltd. had in the past handled agriculture, another vital component of the West Maui economy. Until the cessation of sugar cane cultivation in September 1999, Pioneer Mill cultivated most of its approximately 6,700 acres of fee simple and leased lands. In December 2009, Maui Land & Pineapple Company ceased pineapple cultivation. The cessation of these two (2) major plantation crops, sugar cane and pineapple, brought an end to large scale agriculture in West Maui.

Kaanapali Land Management Corp. (successor to Pioneer Mill Company, Ltd.) continues to diversify its agricultural operations and has already utilized a portion of its land for coffee production. Kaanapali Coffee Farms is an approximately 300-acre major agriculture operation in West Maui.

b. Potential Impacts and Proposed Mitigation Measures

In the short-term, the project will have a beneficial impact on the local economy during the period of construction. From a long-term perspective, project residents will require goods and services related to family maintenance which are expected to further support local business owners. Real property taxes generated by project residents will contribute to the County's tax revenue base to support any increase in regional public service demands over time.

C. PUBLIC SERVICES

1. Police and Fire Protection

a. Existing Conditions

The proposed Kahoma Residential Subdivision project area is within the Lahaina Police Station service area, which includes the entire Lahaina district. The Lahaina Station, built in the early 1970's, is located in the Lahaina Civic Center complex at Wahikuli, approximately 1.5 miles to the north of the project site. The Lahaina Patrol includes 54 full-time personnel, including management-level officers and field police officers. Additional personnel consist of public safety aides and administrative support staff.

Fire prevention, suppression, and protection services for the Lahaina District are provided by personnel housed at the Lahaina Fire Station, also located in the Lahaina Civic Center, and the Napili Fire station, located about nine (9) miles to the north of the project area. The Lahaina Fire Station includes an engine and a ladder company and is staffed by approximately 30 full-time personnel. The Napili Fire Station consists of an engine company, including approximately 15 full-time fire-fighting personnel.

b. Potential Impacts and Proposed Mitigation Measures

The proposed project will create a need for additional police and fire protection. It is anticipated that real property tax revenues generated from the project will be considered for allocation to these public services in the form of additional personnel and/or supporting equipment and technologies. The

service area for emergency response for both police and fire will not be significantly increased by the proposed action.

2. Medical Facilities

a. Existing Conditions

The only major medical facility on the island is Maui Memorial Medical Center, located midway between Wailuku and Kahului. This 231-bed facility provides general, acute, and emergency care services.

Private medical offices, however, are found in West Maui. For example, regular hours are offered by the Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center, and Kaiser Permanente Lahaina Clinic.

b. Potential Impacts and Proposed Mitigation Measures

The proposed project is not anticipated to affect the service capabilities of emergency medical or general care operations.

3. Recreational Facilities

a. Existing Conditions

West Maui has numerous recreational facilities offering diverse opportunities for the region's residents. These facilities include several County and State parks and beach parks. Approximately one-third of the County parks are situated along the shoreline and offer excellent swimming, diving, and snorkeling areas. In addition, Kaanapali and Kapalua Resorts operate world-class golf courses available for public use.

Recreational facilities in Lahaina town include the Lahaina Aquatic Center, the West Maui Youth Center, the Lahaina Recreation Center, and the Lahaina Civic Center. The Lahaina Aquatic Center contains an Olympic-size swimming pool, a children's wading pool, a paved parking lot, and office and storage space, as well as shower, restroom, and changing room facilities. The 15-acre Waiee Park includes fields, parking, and washroom facilities. The West Maui Youth Center has a building for youth activities, as well as paved parking, an outdoor playground, and a basketball court. The Lahaina

Recreation Center has baseball fields and other playfields for soccer and football, as well as restrooms and paved parking facilities. The Lahaina Civic Center includes a gymnasium, amphitheater, and tennis courts complex, as well as restrooms and paved parking facilities.

The clear ocean waters and well-developed reef systems along the Lahaina and Kaanapali coastlines offer many recreational opportunities for residents and visitors. Fishing, by shorecasting and netting, is practiced in the waters near the outlet of Kauaula Stream and Makila Point. Edible seaweed collecting, octopus diving, and spearfishing occur on the adjacent reef flat fronting Kaanapali. During periods of wave activity, the area is a good location for surfing.

An inventory of Maui's coral reefs, published by the Army Corps of Engineers, documents excellent visibility in deeper waters off Makila Point, with extensive coral cover. This water quality characteristic is important to the commercial diving charter and glass-bottom boats operating out of Lahaina Harbor.

b. Potential Impacts and Proposed Mitigation Measures

The applicant has been in coordination with the County of Maui, Department of Parks and Recreation to discuss parks and playgrounds assessment requirements for the project. The applicant will develop an approximately 43,000 sq. ft. grassed neighborhood park near the center of the project. The provision of the park will benefit the proposed Kahoma Residential Subdivision, as well as the surrounding community who may utilize the park for recreational pursuits. Presently, the closest public park in relation to the project site is the Lahaina Recreation Center located approximately one (1) mile to the south. The applicant will seek a 201H-38, HRS exemption from the parks and playground assessment requirement for the project to exempt the project from payment of park and playground fees and exempt the project from the provision of a comfort station and parking areas.

4. Educational Facilities

a. Existing Conditions

The West Maui region is served by four (4) public schools (Lahainaluna High School, Lahaina Intermediate School, Princess Nahienaena Elementary School, and Kamehameha III Elementary School) operated by the State of Hawaii, Department of Education (DOE). Two (2) smaller private schools (Sacred Hearts School and Maui Preparatory Academy) also serve the region. All four (4) of the public schools are located within Lahaina town and three (3) of the schools are located along Lahainaluna Road, mauka of Honoapiilani Highway. The enrollments in the four (4) schools have grown in concert with the growth of residential development in the area. See **Table 5**.

Table 5. Enrollments at Department of Education Schools

Lahaina Complex	Actual Enrollment					*Capacity
	2006-07	2007-08	2008-09	2009-10	2010-11	
Kamehameha III Elementary	738	701	689	713	733	646
Lahaina Intermediate	584	615	683	693	653	571
Lahainaluna High	984	996	977	969	1,027	969
Princess Nahienaena Elementary	625	624	643	610	607	612

Source: Department of Education, 2011.
 *DOE Draft Analysis of Proposed West Maui Impact District, 2010.

The University of Hawaii Maui College (UHMC), which is located in Kahului, is a branch of the University of Hawaii System. As well, there is an UHMC-Lahaina Education Center that opened in 2007 providing non-credit personal development classes. UHMC is the primary higher education institution serving Maui.

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

The entire project will be priced in the affordable range and will provide prospective owners and families the opportunity to own their own homes. The proposed project may be subject to West Maui school impact fees as administered by the DOE. Fees collected are used for new schools and facilities to accommodate students residing in the new residential units. An exemption from the educational fees, however, will be sought through the petition for a DBA with the SLUC as 100 percent of the units will meet the affordable housing program criteria.

D. INFRASTRUCTURE

1. **Roadways**

a. **Existing Conditions**

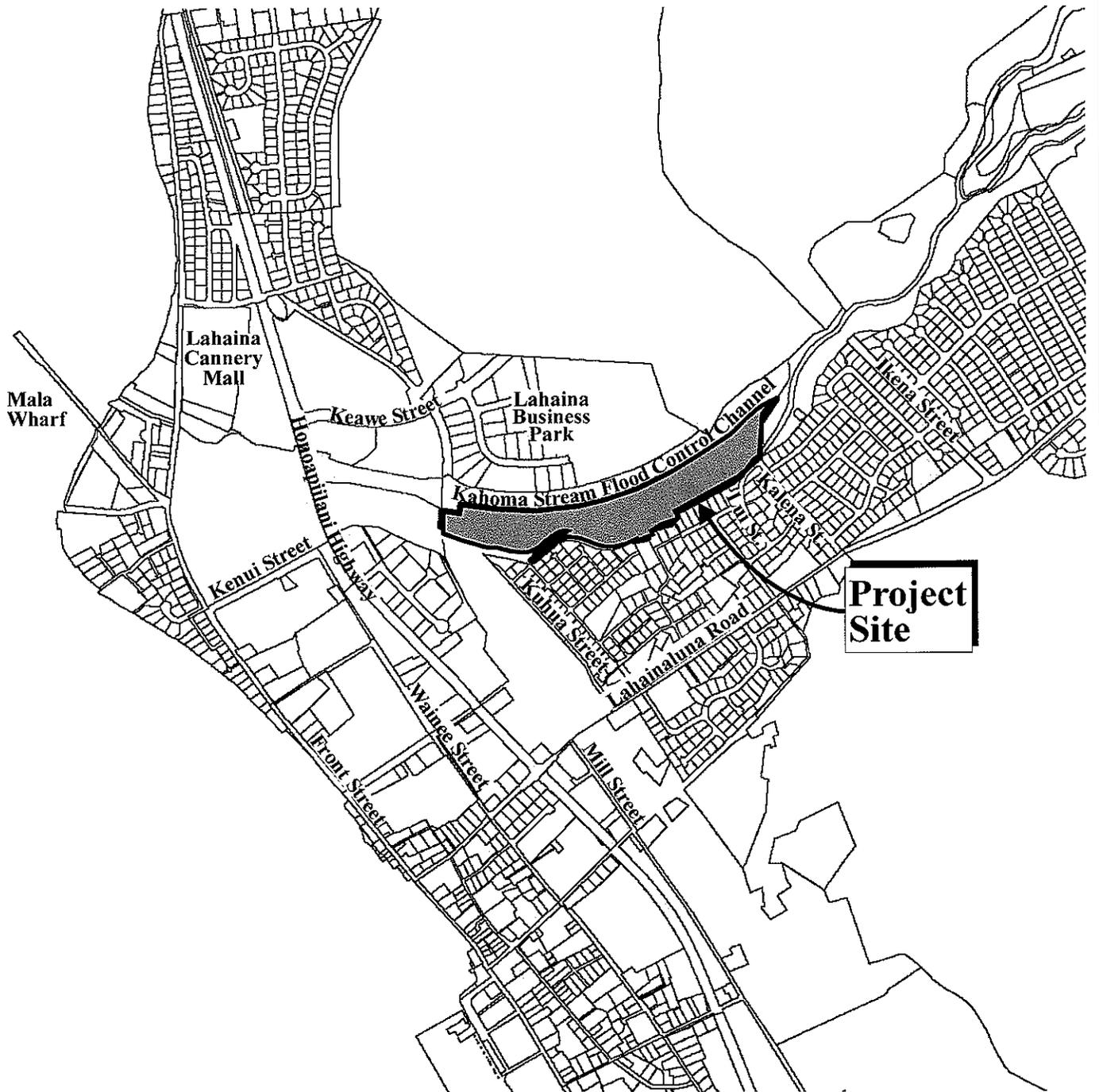
Access to the Lahaina region is provided by Honoapiilani Highway from Central (Wailuku/Kahului) and South (Kihei/Wailea) Maui. The following is a summary of the major roadways in the vicinity of the project site. See **Figure 9**.

Honoapiilani Highway

This principal arterial State owned and maintained roadway provides north-south regional mobility and access to communities in the region. For most of its length, Honoapiilani Highway is a two-lane, two-way arterial roadway with median left-turn lanes provided at major intersections. From Lahaina town (at Aholo Road) to the Honokowai Stream bridge, Honoapiilani Highway functions as a four-lane arterial roadway.

Lahainaluna Road

This collector roadway, owned and maintained by the County of Maui, provides east-west circulation for mauka residential areas to Honoapiilani Highway, as well as the commercial areas of Lahaina. There are three (3) public schools located on this two-lane, two-way collector roadway. The former Pioneer Mill Company facility is located off of Lahainaluna Road. The intersection of Lahainaluna Road and Honoapiilani Highway is signalized.



Source: County of Maui, Department of Planning

Figure 9 Proposed Kahoma Residential Subdivision Area Roadways

NOT TO SCALE



Prepared by: West Maui Land Company, Inc.



Kahoma\EmpeeHsglAreaRoadways

Kuhua Street

The County owned and maintained Kuhua Street is a 20-foot wide easement adjacent to the former Pioneer Mill property. The County of Maui, in conjunction with Kaanapali Land Management Corp., is currently planning an upgrade of Kuhua Street to a two-lane, two-way public roadway. An extension from Kuhua Street from Aholo Road to Keawe Street is planned. The applicant will improve the access roadway (old cane haul road) between the project site and Keawe Street to the north to provide approximately 20 ft. of pavement width which will accommodate two (2) travel lanes.

Ikena Street/Lahaina Bypass

Formerly, this local roadway is maintained by the County of Maui and serves residents of the Kelaweia Mauka Subdivision. This two-lane, two-way roadway was selected to be the alignment for the eventual Lahaina Bypass Highway and will connect to Keawe Street to the northwest in the first phase (Phase IA) of the bypass highway. The Phase IA project is currently under construction with a target completion by the end of 2012.

Keawe Street

This local roadway is owned and maintained by the County of Maui and originates at Honoapiilani Highway across the Lahaina Cannery Mall entry driveway. Eventually, this two-lane, two-way roadway will connect to the first phase of the Lahaina Bypass Highway at its eastern terminus. From the Lahaina Cannery Mall, Keawe Street begins at Honoapiilani Highway at a signalized intersection and serves the Lahaina Gateway Shopping Center, Lahaina Business Park, and Opukea Condominium, located east (mauka) of Honoapiilani Highway.

Kalena Street

This local roadway with speed bumps is maintained by the County of Maui and serves the residents of the Kelaweia Mauka Subdivision. This two-lane, two-way roadway has a stop controlled intersection with Lahainaluna Road and will provide access to the project site via Lui Street.

Lui Street

This local roadway with speed bumps is owned and maintained by the County of Maui and serves the residents of the Kelaweia Mauka Subdivision. This two-lane, two-way roadway provides access to the project site.

Front Street

This two-lane, two-way collector, County of Maui owned and maintained roadway, stretches the entire span of Lahaina town from Puamana in the south to Wahikuli in the north. A multitude of apparel stores, restaurants, curio shops, and art galleries dot the Front Street landscape. Front Street generally parallels Honoapiilani Highway throughout its length. Residential neighborhoods bracket the commercial core of Front Street to the north and the south.

b. Potential Impacts and Proposed Mitigation Measures

A traffic impact analysis report (TIAR) was developed for the Kahoma Residential Subdivision in October 2007 by Wilson Okamoto Corporation to assess traffic impacts relating to the original project (25 multi-family units and 70 single-family units). See **Appendix "F"**. A supplemental report, which included analysis of additional intersections, was later prepared in January 2010 by Wilson Okamoto Corporation (see **Appendix "F-1"**). This report assumed that the development would include 25 multi-family units and 62 single-family units. More recently, a supplemental traffic assessment was prepared by Austin, Tsutsumi & Associates, Inc. in January 2011 to address the reduction in unit count, as presently proposed (see **Appendix "F-2"**). The TIAR analyzed existing conditions based on current land use, population, the existing roadway network, and recent roadway counts. An average growth rate of approximately 1.6 percent per year was utilized to account for increased daily traffic on Honoapiilani Highway due to statewide population, employment, and visitor forecasts. Traffic impacts attributable to other proposed land development projects in the region were also accounted for in the analysis.

The 2007 TIAR used 2011 (which was then projected as the anticipated start of the construction phase of the Kahoma Residential Subdivision) as the

forecast date, and future projections of two (2) scenarios were performed in conjunction with the growth rate: a baseline scenario (without the proposed project) and a project scenario (baseline with the proposed project). The 2007 report further analyzed the local and regional impacts the proposed Kahoma Residential Subdivision would have on the roadway infrastructure with respect to the baseline future condition.

1. Baseline Scenario (without the proposed project)

The 2007 TIAR predicted that, in the year 2011, traffic improvements will be necessary just to accommodate the baseline condition. Traffic operations in the project vicinity (baseline scenario without the proposed project) are expected to deteriorate from existing conditions during both the morning and afternoon peak hours of traffic due to ambient traffic growth and the development of other projects in the vicinity. (It is noted that a substantial amount of the projects which were assumed by the 2007 TIAR to be completed by 2011 have not been initiated.)

The State and the County are currently in the process of developing two (2) major roadways which will significantly alleviate the congestion along Honoapiilani Highway that exists today. The State Lahaina Bypass Highway will be developed in phases and will eventually span from Launiupoko in the south to Honokowai in the north. The first phase of the bypass highway (Phase IA) will connect Ikena Street with Keawe Street. Future phases of the bypass highway will roughly parallel Honoapiilani Highway to the east.

In addition, the County is coordinating with private developers to design the Kuhua Street Extension, a roadway which will parallel Honoapiilani Highway. The Kuhua Street Extension roadway will span from the southern terminus of Front Street to Keawe Street. The Lahaina Bypass Highway and the Kuhua Street Extension will provide alternative routes to Honoapiilani Highway in and around Lahaina town.

2. Project Scenario (baseline with the proposed project)

The supplemental Traffic Assessment prepared in January 2011 noted that fewer than 100 peak hour trips would be generated as a result of the project. See **Table 6**.

Table 6. Updated Project Trip Generation Counts

Hour	Direction	Projected Trips
Morning (AM) Peak Hour	Enter	15
	Exit	44
	Total	58
Afternoon (PM) Peak Hour	Enter	47
	Exit	28
	Total	75

Table 7, below, compares the trips generated by the October 2007 TIAR, the January 2010 supplemental traffic assessment, and the current 68 unit project.

Table 7. Trip Generation Comparison

Use	AM Peak Hour			PM Peak Hour		
	Enter	Exit	Total	Enter	Exit	Total
October 2007 Traffic Impact Report	17	54	71	59	35	94
January 26, 2010, Supplemental Report	16	50	66	53	31	84
January 19, 2011 Supplemental Report, 68 Single-Family Dwelling Units (Proposed Project)	15	44	58	47	28	75

The 2007 TIAR concluded that Kahoma Residential Subdivision is anticipated to generate an increase of less than 2 percent on Honoapiilani

Highway during both the morning and afternoon peak hours of traffic. The increase in the total traffic volumes are in the range of daily volume fluctuations along the highway and represent a minimal increase in the overall traffic volumes. The 2011 supplemental Traffic Assessment which was based on the reduced unit count concluded that:

- The Project is anticipated to generate 58 total trips during the AM peak hour of traffic and 75 during the PM peak hour of traffic, which is less traffic than the October 2007 TIAR and the January 2010 Supplemental Report.
- The recommendations contained in the October 2007 TIAR and the January 2010 Supplemental Report is conservative since the revised Kahoma Residential Development will generate less trips.
- The preparation of a Traffic Impact Assessment Report is not required as the Project does not meet the minimum trip generation criteria of 100 new trips in the peak direction which is recommended by the Institute of Transportation Engineers (ITE) regarding the preparation of a Traffic Impact Assessment Report.

The TIAR, which was prepared for the previously proposed larger project, provided the following recommendations, which, nevertheless, will be implemented for the proposed 68-unit project.

1. Maintain sufficient driveway width to accommodate safe vehicle ingress and egress.
2. Maintain adequate turning radii at all project driveways to avoid or minimize vehicle encroachments to oncoming traffic lanes.
3. Maintain adequate sight distances for motorists to safely enter and exit all project driveways.
4. Maintain adequate on-site loading and off-loading service areas and prohibit offsite loading operations.

As mentioned, the traffic conditions in the region are expected to continue to decline over time even in the absence of the proposed project. The construction of the Kuhua Street Extension, the Lahaina Bypass Highway, and more immediately the first phase of the Lahaina Bypass Highway which will connect to Keawe Street will serve to alleviate traffic congestion.

The above four (4) project-specific recommendations will be implemented as part of the subdivision development to minimize impacts caused by the increase in traffic. As a whole, the proposed Kahoma Residential Subdivision is not anticipated to have a significant impact on traffic operations in the vicinity of the project site. The project's location adjacent to existing urban areas presents an opportunity to encourage alternative modes of transportation. Incorporation of bicycle routes, pedestrian paths and potential bus stops, further reduces the dependence on the automobile for transportation needs.

2. Water

a. Existing Conditions

The West Maui region is served by the County's Department of Water Supply (DWS) domestic water system. The County water system services the coastal areas from Launiupoko to Kaanapali and from Honokowai to Napili. The County's system includes both surface and groundwater sources.

The sources of water for Lahaina are four (4) deepwells located above Alaeloa and referred to as Napili Wells 1, 2, and 3 and Honokohau Well A. These wells are supplemented by water treatment plants above Honokowai and Lahainaluna High School that draws surface water from the Honolua Ditch and Kanaha Valley. Several miles of 12- and 16-inch lines and two (2) in-line booster stations convey water from these sources to consumers in Lahaina. Storage is provided by a 1.5 million gallon (MG) storage tank above Wahikuli and a 1.0 MG and a 0.5 MG tank on Lahainaluna Road.

In the project area, there are existing water lines which serve the adjacent residential subdivisions to the south. The system consists of water mains with sizes ranging from 2-inch to 12-inch pipes. The system is fed by the existing 0.5 and 1.0 MG concrete water reservoirs located east (mauka) of the

project site along Lahainaluna Road. The area north of Kahoma Stream is served by a 12-inch waterline on Keawe Street.

b. Potential Impacts and Proposed Mitigation Measures

The Preliminary Civil Engineering and Drainage and Soil Erosion Control Report prepared by R. T. Tanaka Engineers, Inc. for the Kahoma Residential Subdivision in October 2007 and updated in November 2010, contains information regarding the anticipated domestic and fire flow water demands for the project. Refer to **Appendix "G"**. Based on the DWS standards, the average daily demand for single-family residences is 600 gallons per unit. Therefore, the estimated average daily demand for the project is 40,800 gallons per day (gpd).

As is typical of residential developments of this scale, the size of the distribution line for the project is governed by the fire flow requirements. The fire flow demand of 1,000 gpm for the single-family units was used to size the main distribution line. An 8-inch water line, which is capable of delivering 1,565 gallons per minute (gpm), will be utilized to provide the required fire flow.

The domestic water system for the proposed project will be comprised of an 8-inch water line, with fire hydrant and service lateral connections. The single-family units will be served by 5/8-inch water meters, while the neighborhood park area will be served by larger meters, tentatively 1.5-inch meters, for both domestic and irrigation purposes.

Both ends of the on-site system will be tied-in to the existing waterline network serving the area. The upper end will be tied to the existing 8-inch and 4-inch waterlines at the intersection of Kahena and Kalena Streets through Lui Street. The lower end of the on-site system will be connected to the existing 12-inch waterline on Keawe Street via an 8-inch pipe across Kahoma Stream Channel and along the old cane haul road. The latter connection will require approval from the County of Maui and the U.S. Army Corps of Engineers due to the crossing of the Kahoma Stream Flood Control Channel. This connection to Keawe Street will also require an easement as the old cane haul road is privately owned.

The County of Maui recently approved Ordinance No. 3818 amending Section 14.12.030 of the Maui County Code relating to exemptions from the County's water availability policy. This ordinance exempts "*Residential development projects with one hundred percent affordable housing units and are within the service area of the department's central or west Maui water system*". As such, the project is exempt from providing a long-term reliable supply of water.

The information on "Maui County Planting Plan – Plant Zone 3" from the DWS, will be utilized, as applicable, to place plants in landscaping, which will help to conserve water and protect the watershed from degradation. Rain sensors will be provided on all automated irrigation controllers in common landscaping areas. A regular maintenance program to check and reset the automated irrigation controllers will be established.

Plumbing fixtures will be installed in accordance with MCC Section 16.20A.680, which requires the utilization of low-flow fixtures and devices in an effort to conserve water. The applicant will advise owners to maintain fixtures and devices to minimize leakage.

3. Wastewater Systems

a. Existing Conditions

The County Department of Environmental Management's (DEM's) Wastewater Reclamation Division provides sanitary sewer service for the West Maui region.

Wastewater from the Kaanapali and Lahaina areas is treated at the County's Lahaina Wastewater Reclamation Facility (LWRF) located approximately five (5) miles north of the project site on the east (mauka) side of Honoapiilani Highway. The LWRF's total treatment capacity is 9.0 million gallons per day (mgd), with 6.0 mgd for secondary treatment and 3.0 mgd for R-1 treatment. Presently, the facility treats about 5.4 mgd of wastewater. About 1.2 mgd of the R-1 treated effluent is used to irrigate the Royal Kaanapali golf courses, the landscaped areas along Honoapiilani Highway, and the landscaped median of Kaanapali Parkway. The remaining treated effluent (4.2 mgd) is disposed into four (4) injection wells located within the

facility. Under the conditions of its Environmental Protection Agency (EPA) permit, the County is allowed to dispose a maximum flow of 6.7 mgd into the injection wells.

b. Potential Impacts and Proposed Mitigation Measures

The Preliminary Civil Engineering and Drainage and Soil Erosion Control Report prepared by R. T. Tanaka Engineers, Inc. for the Kahoma Residential Subdivision in October 2007 and updated in November 2010, contains information regarding the anticipated wastewater demands for the project. Refer to **Appendix "G"**. The estimated average daily wastewater flow generated by the project is 23,800 gpd.

Based on the average daily wastewater demand of 23,800 gpd, the on-site system will consist of 6-inch and 8-inch PVC sewer pipes and sewer manholes. Further, each proposed lot will be served by a single service lateral as required by the DEM. The system will discharge into the existing County sewer system.

The off-site improvements to provide the connection to the County sewer system will be via an 8-inch PVC sewer pipe that will connect to the existing 10-inch line on Keawe Street. This 8-inch sewerline will be located along the privately owned former cane haul road. Ownership of the line is intended to transfer to the County of Maui. The connection may require approval from the County of Maui and the U.S. Army Corps of Engineers due to the crossing of the Kahoma Stream Flood Control Channel.

The applicant has been in consultation with the DEM to ensure that there is adequate capacity to serve the project.

4. Solid Waste

a. Existing Conditions

Single-family residential refuse collection is provided in Lahaina by the County's DEM's Solid Waste Division on a once-a-week basis. Private refuse collectors provide solid waste disposal services for multi-family, commercial, and institutional accounts. With the exception of the Hana

region, residential and commercial solid waste from throughout the island is transported to the Central Maui Landfill at Puunene.

A refuse transfer station at Olowalu accepts household and green wastes, as well as used oil, for transport to the Central Maui Landfill in Puunene. The disposal of commercial and institutional refuse is not permitted at the Olowalu transfer station.

b. Potential Impacts and Proposed Mitigation Measures

The single-family residential units in the proposed residential subdivision will be served by the County of Maui's solid waste disposal facilities. The proposed project is not anticipated to affect the service capabilities of County or private waste collection operations.

5. Drainage

a. Existing Conditions

The Kahoma Residential Subdivision project area is largely undeveloped, at present, and vegetated by grasses, weeds, shrubs, and trees. The property gently slopes in a westerly direction and varies in elevation from approximately 32 feet amsl at its western extent to approximately 145 feet amsl along its southeastern extent.

The site is situated within the limits of the 2,140-acre Lahaina subwatershed, one of two (2) subwatersheds that comprise the 4,920-acre Lahaina Watershed. The other of the two (2) subwatersheds is the 2,780-acre Kauaula Watershed.

The Lahaina subwatershed rises from the Pacific Ocean to an elevation of 2,561 feet amsl. The coastal area of the subwatershed is relatively flat and has been developed for residential and commercial uses. The area above the developed flatland to about the 1,400-foot elevation is gently sloping and was formerly utilized for growing sugar cane. The remaining upper area of the Lahaina subwatershed is steep and was previously utilized for sugar cane cultivation or pasturing.

Runoff generated in the former sugar cane fields above Lahaina town is conveyed by numerous small drainage ways through the former sugar cane fields and cane haul roads, through culverts in Honoapiilani Highway, and into Lahaina town where it drains into the ocean or ponds in low spots and dissipates through infiltration or evaporation. The storm drainage system within Lahaina town consists of short, limited capacity culverts which outlet into the ocean.

Existing runoff sheet flows in a westerly direction across the project site and discharges into the Kahoma Stream Flood Control Channel. Refer to **Appendix "G"**.

b. Potential Impacts and Proposed Mitigation Measures

A Preliminary Civil Engineering and Drainage and Soil Erosion Control Report was prepared by R. T. Tanaka Engineers, Inc. for the project in October 2007 and updated in November 2010. Refer to **Appendix "G"**. The report notes that the overall project site is anticipated to increase the existing 1-hour rainfall storm as follows:

- 10-year Runoff Rate: 12.6 cubic feet per second (cfs) (from 14.0 to 26.6 cfs);
- 50-year Runoff Rate: 15.8 cfs (from 17.5 to 33.3 cfs); and
- 50-year Runoff Volume: 40,210 cubic feet (cf) (from 44,675 to 84,885 cf).

The report notes that drainage measures will be implemented to maintain storm runoff at or below pre-development conditions. Based on County of Maui Drainage Standards, drainage features have been sized to retain the 50-year, 1-hour storm runoff volume increase that is anticipated to be generated by the proposed project.

An open-cut retention basin (drainage pond) will be located on-site, near the west end of the project site with an overflow outlet that will connect to the Kahoma Stream Flood Control structure. Approvals to connect to the structure will be obtained from the County of Maui and the U.S. Army Corps of Engineers, as applicable. In addition to the drainage pond, the proposed

drainage system will also include catch basins and/or grated drain inlets to collect runoff, non-perforated pipes to convey runoff to the drainage pond, drain manholes and the rerouting of the existing 30-inch and 36-inch drainlines between Lui Street and the Kahoma Stream Flood Control Channel.

During construction, the following recommended BMPs will be considered for erosion and sedimentation control.

- Installation of BMP such as silt fence, gravel bag berms or other approved sediment trapping devices at the downstream side of the grading area and sediment pits.
- Installation of dust control fence surrounding the project site.
- Control dust by means of water trucks or by installing temporary sprinkler systems or both, if necessary.
- Graded areas shall be thoroughly watered after construction activity has ceased for the day and for weekends and holidays.
- All exposed areas shall be paved, grassed, or permanently landscaped as soon as finished grading is completed.
- Storm runoff will be diverted away from graded areas to natural drainageways during the construction by means of sand bag berms or lined temporary swales.
- Time of construction will be minimized.
- Only areas that are needed for new improvements will be cleared.
- Early construction of drainage control features.
- Construction of pit for proposed drainage ponds prior to mass grading of project site. The pits will be temporarily utilized as sediment catchment during construction.

Greater detail of the design information for the proposed drainage and erosion control plan will be provided when the project progresses to the engineering design phase of development.

In summary, despite the increase in impervious surfaces, such as building roofs, pavement, and concrete walkways, storm runoff to downstream properties will not increase above pre-development levels. Further, the on-site drainage pond and the implementation of soil erosion control measures will reduce the potential of sediments contained in the runoff from entering the ocean. Further, as noted previously, BMPs will be instituted during development of the project and a National Pollutant Discharge Elimination System (NPDES) permit coverage authorizing discharge of storm water associated with construction activities will be obtained from the Department of Health (DOH) prior to any land disturbance. As a result, the proposed project is not anticipated to result in significant adverse drainage impacts to downstream properties.

6. Electrical, Telephone, and CATV Service

a. Existing Conditions

Electrical, telephone, and cable television (CATV) services for the West Maui region are provided by Maui Electric Company, Ltd. (MECO), Hawaiian Telcom, and Oceanic Time Warner Cable, respectively.

b. Potential Impacts and Proposed Mitigation Measures

The applicant has been in early consultation with MECO, Hawaiian Telcom, and Oceanic Time Warner to provide services for the proposed project. The service providers did not note significant issues in providing service, considering they already serve the adjacent Kuhua Village and Kelaweia Subdivision. The applicant will engage these entities in further consultation during the design phase of the project. The proposed project is not anticipated to have significant impacts to electrical, telephone, or CATV services.

E. CUMULATIVE AND SECONDARY IMPACTS

Cumulative impacts are defined as the impact on the environment which results from the incremental impact of an action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertakes such other actions.

The proposed project is not part of a larger action, nor would it occur within the context of such actions. It is noted, however, that the County of Maui's ongoing General Plan update process will involve the formulation of a Maui Island Plan which would delineate urban and rural growth boundaries. Other landowners in the vicinity may seek to have portions of their respective land holdings placed on the Maui Island Plan for purposes of defining future development potential in the Lahaina region. Should lands other than the proposed Kahoma Residential Subdivision be identified as potential future areas for urban and/or rural growth, planning for such areas would need to consider land planning integration opportunities. Upon completion of the General Plan update, the respective community plans, including the West Maui Community Plan, will be updated. The timeframe for the overall completion of the updating of the community plans has not yet been established. However, the overall timeframe for the General Plan covers a planning horizon up to the year 2030.

The TIAR prepared for the project examined and evaluated traffic impacts of the project, as well as the other potential projects, some of which are currently completed, others of which are still being planned. Based on the analysis, the TIAR has recommended the implementation of applicable traffic mitigation measures and improvements. Since completion of the TIAR in 2007, the economic climate has changed such that many projects in the area have not yet moved forward with construction. As such, their development timeframes are uncertain and may not materialize at all within the time horizon of the project. The implementation timeframe for those projects are dependent on their respective regulatory and market parameters which are not linked to the proposed Kahoma Residential Subdivision.

The mitigation of other potential adverse cumulative impacts resulting from infrastructure use will be resolved during the course of development either through the provision of additional facilities on-site and offsite (drainage, water, and park facilities) and working with State and County agencies. Other planned projects will similarly be required to mitigate the impacts of their respective projects as they progress through the development process.

In general, processes and mechanisms for coordinating mitigation measures attributable to cumulative impacts are in place. An example of a process which addresses cumulative impacts is the scoping of infrastructure studies (including traffic impact) to include those projects which are anticipated to be implemented within a timeframe similar to that of the proposed action.

Secondary impacts are those which have the potential to occur later in time or farther in distance, but are still reasonably foreseeable. They can be viewed as actions of others that are taken because of the presence of the project. Secondary impacts from highway projects, for example, can occur because they can induce development by removing one of the impediments to growth-transportation access. Aside from the direct development impacts discussed in the previous sections of this chapter, secondary impacts may be attributed to project effects on the island's overall housing situation. That is, the provision of new affordable housing in Lahaina may open up housing (for rental or purchase) in other areas of the island, depending on market conditions at the time of project development. In general, however, the proposed action is not considered a generator of significant secondary impacts.

III. RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS

III. RELATIONSHIP TO LAND USE PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE DISTRICTS

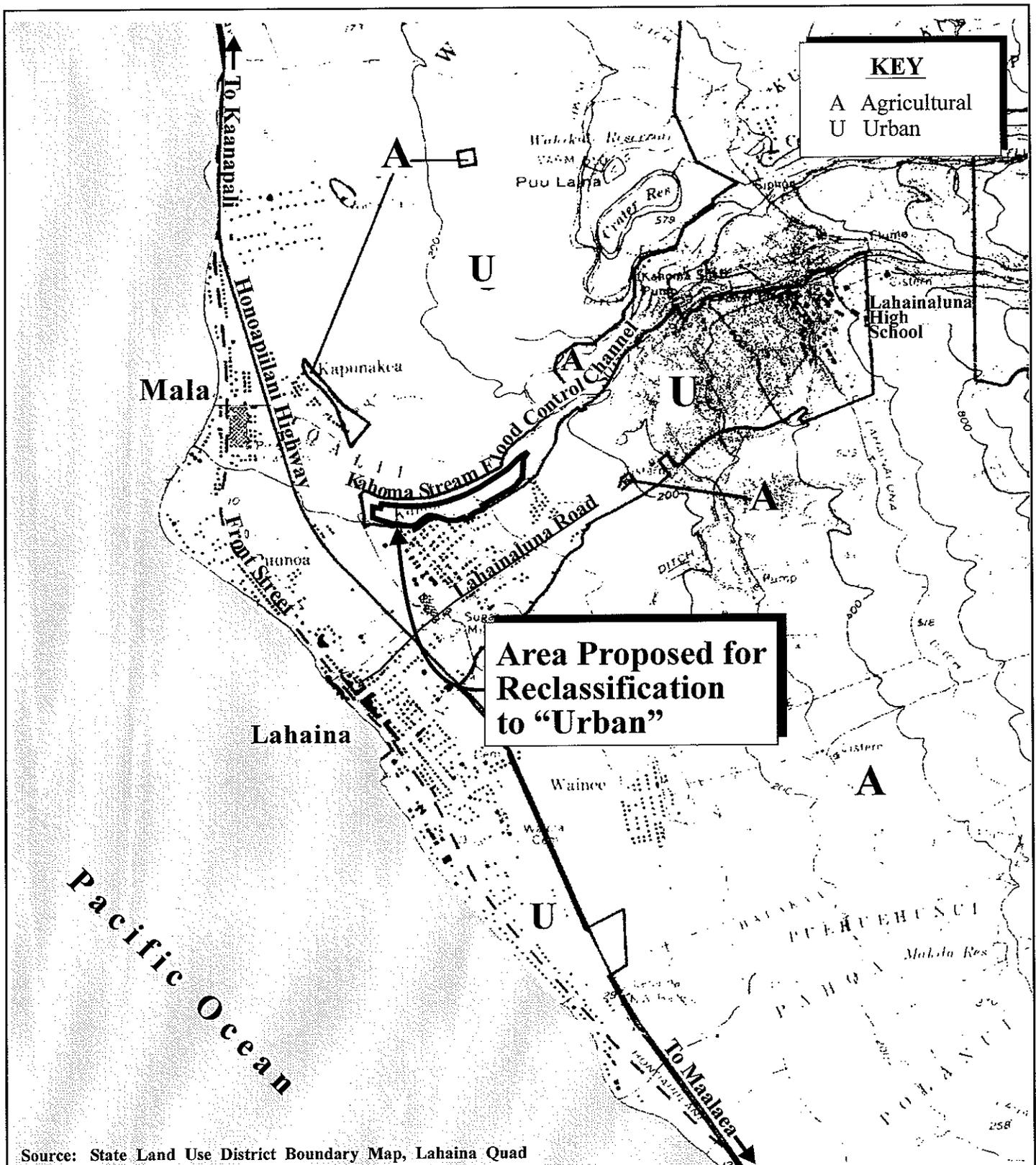
Chapter 205, HRS, relating to the SLUC, establishes four (4) major land use districts in which all lands in the state are placed. These districts are designated as “Urban”, “Rural”, “Agricultural”, and “Conservation”. The subject property is located within the “Agricultural” district. See **Figure 10**.

A State Land Use DBA for the project area for reclassification to the “Urban” district is being requested as part of the entitlement application to enable implementation of the proposed Kahoma Residential Subdivision project. As previously described, the district reclassification will be implemented pursuant to Section 15-15-97 of the SLUC Rules to allow for the timely review and action of the 201H-38, HRS proposal. Criteria considered in the reclassification of lands are set forth in the SLUC Rules (Chapter 15-15, HAR).

It shall include lands characterized by “city-like” concentrations of people, structures, streets, urban level of services, and other related land uses.

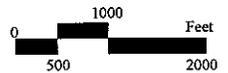
Comment:

The area proposed for reclassification is situated adjacent to the existing Kuhua Village and Kelawea Subdivision to the south and commercial area along Keawe Street north of Kahoma Stream Flood Control Channel, which are located on lands classified as “Urban.” Infrastructure systems implemented in conjunction with the Kahoma Residential Subdivision project will serve all areas within the limits of the project site. The proposed development will include city-like concentrations of people in a community which will include single-family homes. An internal road network and park/open space will serve the needs of the community.



Source: State Land Use District Boundary Map, Lahaina Quad

Figure 10 Proposed Kahoma Residential Subdivision
 State Land Use District Classifications



Prepared by: West Maui Land Company, Inc.

MUNEKIYO & HIRAGA, INC.

It shall take into consideration the following specific factors:

- 1. Proximity to centers of trading and employment except where the development would generate new centers of trading and employment.**

Comment:

The area proposed for reclassification is located near existing commercial and employment centers in Lahaina. Numerous employment opportunities exist in the retail, resort, and service industries in the Lahaina/Kaanapali/Napili/Kapalua areas.

- 2. Availability of basic services such as schools, parks, wastewater systems, solid waste disposal, drainage, water, transportation systems, public utilities, and police and fire protection.**

Comment:

Domestic water supply, wastewater service, and solid waste collection for the project will be coordinated with the County of Maui, DWS and DEM. The area is located in close proximity to major roadways, such as Honoapiilani Highway, Keawe Street, Lahainaluna Road, and the proposed Lahaina Bypass. Recommended roadway improvements to accommodate traffic will be implemented in the project. Three (3) State DOE schools are located in the Lahainaluna area. Health care facilities as well as police and fire protection services are available in Lahaina. An approximate 43,000 sq. ft. park site, bicycle paths and walking paths will be provided by the project.

- 3. Sufficient reserve areas for foreseeable urban growth.**

Comment:

As noted previously, a significant increase in affordable housing supply will be needed to accommodate the region's anticipated growth. The project will provide resident housing opportunities involving a range of product varieties, which in turn is anticipated to result in a more balanced housing market. The project will be constructed as a single phase over a period of approximately two (2) years. Completion of the project is expected to partially address the shortage of affordable housing currently being experienced in Maui County.

It shall include lands with satisfactory topography, drainage, and reasonably free from the danger of any flood, tsunami, unstable soil conditions, and other adverse environmental effects.

Comment:

The project site has an average slope of approximately 4.5 percent and is suitable for the planned uses. The project site is situated within Zone X, areas of minimal flood hazards. The site is not situated within any tsunami inundation zone. Drainage improvements will be designed in consultation with applicable governmental agencies to mitigate potential runoff and adverse environmental impacts. No foreseeable adverse environmental effects are anticipated in conjunction with the project.

Land contiguous with existing urban areas shall be given more consideration than non-contiguous land, and particularly when indicated for future urban use on state or county general plans.

Comment:

The project site is contiguous with Urban district lands to the south. Although the West Maui Community Plan designates the property open space, the adjacent lands are designated for residential land uses. The isolation of the lot from other agricultural uses and lack of irrigation makes it difficult to continue agriculture on the property. Its close proximity to existing urban uses makes it ideal for future urban expansion.

It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas of urban growth as shown on the State and County plans.

Comment:

The project site is designated Open Space by the West Maui Community Plan. The project area is in the vicinity of the residential land uses of the Kuhua Village and Kelawea Subdivision. The West Maui Community Plan also designates lands adjacent to the project site for residential use. The lands proposed for reclassification are, therefore, located within an area suitable for new urban growth as evidenced by the existing urban uses in the vicinity of the project area.

It may include lands which do not conform to paragraphs (1) to (5):

When surrounded by or adjacent to existing urban development; and only when those lands represent a minor portion of this district.

It shall not include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services.

It may include lands with a general slope of twenty percent (20%) or more if the commission finds that those lands are desirable and suitable for urban purposes and that the design and construction controls, as adopted by any Federal, State, or County agency, are adequate to protect the public health, welfare and safety, and the public's interest in the aesthetic quality of the landscape.

Comment:

As mentioned previously, the project site is located adjacent to areas of existing urban development. Existing urban designated lands lie to the south and include Kuhua Village and the Kelawea Subdivision to the south and east. The development of the project will not necessitate an unreasonable investment in public infrastructure or support systems. All requisite infrastructure systems for the project will be provided. The project area has an average slope of approximately 4.5 percent and is suitable for the planned uses. Governmental regulations will be followed to ensure the protection of public health, safety, and welfare.

B. HAWAII STATE PLAN

Chapter 226, HRS, also known as the Hawaii State Plan, is a long-range comprehensive plan which serves as a guide for the future long-term development of the State by identifying goals, objectives, policies, and priorities, as well as implementation mechanisms. Examples of State objectives and policies relevant to the proposed project are as follows:

1. **Section 226-05, Objectives and policies for population. To achieve this objective, it shall be the State policy to:**
 - a. Promote increased opportunities for Hawaii's people to pursue their socio-economic aspirations throughout the islands.

- b. Plan the development and availability of land and water resources in a coordinated manner so as to provide for the desired levels of growth in each geographic area.

2. **Section 226-13, Objectives and policies for physical environment-land, air, and water quality. To achieve this objective, it shall be the State policy to:**

- a. Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal waters.
- b. Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.
- c. Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.
- d. Encourage urban developments in close proximity to existing service and facilities.

3. **Section 226-14, Objectives and policies for facility systems-in general. To achieve the general facility systems objective, it shall be the policy of the State to:**

- a. Accommodate the needs of Hawaii's people through coordination of facility systems and capital improvements in consonance with State and County plans.
- b. Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.
- c. Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.

4. **Section 226-15, Objectives and policies for facility systems-solid and liquid wastes. To achieve the solid and liquid waste objectives, it shall be the policy of the State to:**

- a. Encourage the adequate development of sewage facilities that complement planned growth.
- b. Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.

5. **Section 226-16, Objectives and policies for facility systems-water. To achieve the facilities systems water objectives, it shall be the policy of the State to:**

- a. Coordinate development of land use activities with existing and potential water supply.
- b. Support research and development alternative methods to meet future water requirements well in advance of anticipated needs.
- c. Reclaim and encourage the productive use of runoff water and wastewater discharges.
- d. Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.
- e. Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.

6. **Section 226-17, Objectives and policies for facility systems-transportation. To achieve the facilities systems transportation objective, it shall be the policy of the State to:**

- a. Encourage a reasonable distribution of financial responsibilities for transportation among participating government and private parties.
- b. Encourage transportation systems that serve to accommodate present and future development needs of communities.

7. **Section 226-19, Objectives and policies for socio-cultural advancement – housing. To achieve the housing objectives, it shall be the policy of the State to:**

- a. Effectively accommodate the housing needs of Hawaii's people.
- b. Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.
- c. Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.

The Kahoma Residential Subdivision is located in close proximity to existing public services and infrastructure. The project will provide housing for a range of income groups which will serve to meet the varied housing needs of the region at an attractive and central location in Lahaina. Additional housing choices will provide healthy competition and allow for a more

balanced housing market. To this end, the proposed project is in conformance with the above-noted objectives and policies of the Hawaii State Plan.

The State Functional Plans define actions for implementation of the Hawaii State Plan through the identification of needs, problems and issues, and recommendations on policies and priority actions which address the identified areas of concern. The proposed reclassification request is consistent with the following State Functional Plans:

1. State Agricultural Functional Plan

The proposed project will reclassify approximately 16.7 acres of land from the State Agricultural district to the State Urban district. While the project site for the proposed subdivision was formerly used for sugar cane cultivation, the site is now fallow. The proximity of the project site to existing urban land uses provides a reasonable nexus and an appropriate foundation for the proposed reclassification request, particularly in the context of meeting affordable housing needs of the community.

2. State Housing Functional Plan

The growing public demand for affordable housing indicates a current shortage of single-family affordable housing units on Maui. The proposed 68 residential units within the Kahoma Residential Subdivision project will help address a critical community need.

3. State Recreational Functional Plan

Outdoor recreation is recognized by the Hawaii State Plan as an important part of life for Hawaii's residents. As the population rises and residential land uses increase, creating areas dedicated to outdoor recreation becomes increasingly vital. The State Functional Plan for Recreation urges the improvement and expansion of recreational facilities in urban areas and local communities. The proposed project will address recreational needs through the provision of an approximately 43,000 sq. ft. park, bicycle paths, and walking paths.

4. **State Transportation Functional Plan**

The Hawaii State Plan addresses the vital role of transportation, particularly in light of population increases and community growth. The State Functional Plan for transportation calls for a statewide transportation system consistent with planned growth objectives throughout the State. The proposed project's roadway system will be developed in consultation with the County Department of Public Works (DPW) to ensure consistency with the objectives of the State Transportation Functional Plan. The internal subdivision road will be constructed to County of Maui design standards.

5. **State Historic Preservation Functional Plan**

The State Historic Preservation Functional Plan deals with the preservation of historic properties, the collection and preservation of historic records, artifacts and oral histories, and the provision of public information and education on the ethnic and cultural heritages and history of Hawaii. An archaeological assessment report has been completed for the project by Scientific Consultant Services, Inc. in compliance with applicable historic preservation requirements. Refer to **Appendix "D"**. The archaeological assessment report has been reviewed and approved by the SHPD. Refer to **Appendix "D-1"**. The proposed project is, therefore, consistent with the objectives outlined under the State Historic Preservation Functional Plan.

C. **MAUI COUNTY GENERAL PLAN**

As indicated by the Maui County Charter, the purpose of the general plan shall be to:

... indicate desired population and physical development patterns for each island and region within the county; shall address the unique problems and needs of each island and region; shall explain opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns and characteristics of future developments. The general plan shall identify objectives to be achieved, and priorities, policies, and implementing actions to be pursued with respect to population density; land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development.

Chapter 2.80B of the MCC, relating to the General Plan and Community Plans, implements the foregoing Charter provision through enabling legislation which calls for a Countywide Policy Plan and a Maui Island Plan. The Countywide Policy Plan was adopted as Ordinance No. 3732 on March 24, 2010. The Maui Island Plan is currently in the process of review and formulation by the Maui County Council.

With regard to the Countywide Policy Plan, Section 2.80B.030 of the Maui County Code states the following.

The countywide policy plan shall provide broad policies and objectives which portray the desired direction of the County's future. The countywide policy plan shall include:

1. *A vision for the County;*
2. *A statement of core themes or principles for the County; and*
3. *A list of countywide objectives and policies for population, land use, the environment, the economy, and housing.*

Core principles set forth in the Countywide Policy Plan are listed as follows:

1. Excellence in the stewardship of the natural environment and cultural resources;
2. Compassion for and understanding of others;
3. Respect for diversity;
4. Engagement and empowerment of Maui County residents;
5. Honor for all cultural traditions and histories;
6. Consideration of the contributions of past generations as well as the needs of future generations;
7. Commitment to self-sufficiency;
8. Wisdom and balance in decision making;
9. Thoughtful, island appropriate innovation; and
10. Nurturance of the health and well-being of our families and our communities.

Congruent with these core principles, the Countywide Policy Plan identifies goals objectives, policies and implementing actions for pertinent functional planning categories, which are identified as follows:

1. Natural environment
2. Local cultures and traditions
3. Education
4. Social and healthcare services
5. Housing opportunities for residents
6. Local economy
7. Parks and public facilities
8. Transportation options
9. Physical infrastructure
10. Sustainable land use and growth management
11. Good governance

With respect to the proposed Kahoma Residential Subdivision, the following goals, objectives, policies and implementing actions are illustrative of the project's compliance with the Countywide Policy Plan.

EXPAND HOUSING OPPORTUNITIES FOR RESIDENTS

Goal: Quality, island-appropriate housing will be available to all residents.

Objective:

1. Reduce the affordable housing deficit for residents.

Policies:

- c. Seek innovative methods to secure land for the development of low- and moderate-income housing.

* * *

- k. Ensure residents are given priority to obtain affordable housing units developed in their communities, consistent with all applicable regulations.

Objective:

- 2. Increase the mix of housing types in towns and neighborhoods to promote sustainable land use planning, expand consumer choice, and protect the County's rural and smalltown character.

Policy:

- d. Promote infill housing in urban areas at scales that capitalize on existing infrastructure, lower development costs, and are consistent with existing or desired patterns of development.

Objective:

- 3. Increase and maintain the affordable housing inventory.

Policies:

- a. Recognize housing at a basic human need, and work to fulfill that need.

* * *

- c. Improve communication, collaboration, and coordination among housing providers and social-service organizations.

* * *

- e. Develop public-private and nonprofit partnerships that facilitate the construction of quality affordable housing.

- f. Streamline the review process for high-quality, affordable housing developments that implement the goals, objectives, and policies of the General Plan.

* * *

- h. Encourage long-term residential use of existing and future housing to meet residential needs.

In summary, the proposed Kahoma Residential Subdivision is consistent with the themes and principles of the Countywide Policy Plan.

D. WEST MAUI COMMUNITY PLAN

Within Maui County, there are nine (9) community plan regions. From a General Plan implementation standpoint, each region is governed by a community plan which sets forth desired land use patterns, as well as goals, objectives, policies, and implementing actions for a number of functional areas including infrastructure-related parameters.

The proposed Kahoma Residential Subdivision is located within the West Maui Community Plan region and is currently designated “Open Space” in the community plan. See **Figure 11**. The applicant will submit a Section 201H-38, HRS application to seek an exemption from Chapter 2.80B of the MCC to enable project implementation without the filing and processing of a CPA application. The project will provide affordable housing opportunities to the residents of Maui County. In this context, the proposed use of the property for residential use offers significant benefits to the community and addresses the need for affordable housing on the island.

The proposed project is in keeping with the following goals, objectives, and policies of the West Maui Community Plan.

LAND USE

Goal

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

Objectives and Policies

- Ensure that appropriate lands are available to support the region's present and future agricultural activities.
- Establish an appropriate supply of urban land within the region to meet the needs of the community over the next 20 years. The Community Plan and its map shall define the urban growth limits for the region and all zoning requests and/or proposed land uses and developments shall be consistent with the West Maui Community Plan and its land use map.

HOUSING

Goal

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

Objectives and Policies

- Accommodate the 20-year housing needs of the planning region.
- Coordinate the planning, design, and construction of public infrastructure improvements with major residential projects that have an affordable housing component.
- Maintain acceptable standards for affordable housing projects, including but not limited to, the installation of sidewalks and provision of adequate off-street parking.
- Support efforts to develop housing for the elderly and for the homeless.

ENVIRONMENT

Goal

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

Objectives and Policies

- Emphasize land management techniques such as natural landscaping, regular maintenance of streams and drainage ways and siltation basins, avoidance of development in flood-prone areas, and other measures that maintain stream water quality. Wherever feasible, such management techniques should be used instead of structural solutions, such as building artificial stream channels or diversion of existing natural streams.
- Encourage soil erosion prevention measures and the installation of siltation basins to minimize downstream sedimentation and degradation of nearshore and offshore water quality.
- Promote recycling programs to reduce solid waste disposal in landfills.
- Promote the planting of trees and other landscape planting to enhance streetscapes and the built environment.
- Promote drainage and stormwater management practices that prevent flooding and protect coastal water quality.

URBAN DESIGN

Goal

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

Objectives and Policies

- Integrate stream channels and gulches into the region's open space system for the purposes of safety, open space greenways for public use, and visual separation.
- Enhance the appearance of major public roads and highways of the region.
- Improve pedestrian and bicycle access within the region.

INFRASTRUCTURE

Goal

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

Objectives and Policies (Transportation)

- Support ridesharing, programs to promote safe bicycle and pedestrian travel, alternative work schedules, traffic signal synchronization, and other transportation demand management strategies.
- Promote residential communities that provide convenient pedestrian and bicycle access between residences and neighborhood commercial areas, parks, and public facilities, in order to minimize use of the automobile.

Objectives and Policies (Drainage)

- Construct necessary drainage improvements in flood-prone areas, incorporating landscaped swales and unlined channels to provide open space continuity. Urge the use of landscaped/green belt drainage channels as opposed to concrete-lined channels or culverts.
- Insure that new developments will not result in adverse flooding conditions for downstream properties by requiring on-site retention facilities for stormwater run-off generated by the development.

SOCIAL INFRASTRUCTURE

Goal

Develop and maintain an efficient and responsive system of public services which promotes a safe, healthy, and enjoyable lifestyle, and offers opportunities for self improvement and community well-being.

Objectives and Policies (Recreation and Open Space)

- Provide adequate community-oriented park facilities including facilities for field and court games, children's play, and picnicking within, or adjacent to, existing and future residential areas at the following existing or planned park sites:
 - a. Wainee area near the existing swimming pool and youth center.

- b. Major residential projects.
- c. Napili.
- Provide urban park space for passive activities which allow respite from shopping and sightseeing activities within Lahaina town.
- Establish park areas appropriate for nature study.

Objectives and Policies (Health and Public Safety)

- Encourage the expansion of community and social service facilities and programs in West Maui in convenient and accessible locations through public and private partnerships.

GOVERNMENT

Goal

Government that demonstrates the highest standards of fairness, responsiveness to the needs of the community, fiscal integrity, effectiveness in planning, and implementing programs and projects to accommodate a stable social and economic well-being for residents, a fair and equitable approach to taxation, and efficient and results-oriented management.

Objectives and Policies

- Coordinate and direct future public and private development, including capital improvement projects, consistent with the Community Plan and the island-wide directed and managed growth plan required by the General Plan.
- Expedite the review and approval process for projects, which will result in public benefit by “fast-tracking.”
- Insure that adequate infrastructure is or will be available to accommodate planned development.
- Support public and private partnerships to fund the planning and construction of infrastructure, subject to advanced public notification.

The Kahoma Residential Subdivision consists of 68 units in an area that is an infill location, between an existing residential area and a significant engineered structure (Kahoma Stream Flood Control Channel). Necessary infrastructure systems and services are within close proximity to serve the project. Drainage basins constructed at the project site will capture post-development increases in surface runoff. Recreational needs for the proposed project

will be addressed through the provision of a neighborhood park, bicycle paths, and sidewalks along the subdivision roadway. In addition, the site will be appropriately landscaped to soften the built environment. The proposed project is in conformance with the above-noted goals, objectives, and policies of the West Maui Community Plan.

E. COUNTY ZONING

The lands underlying the proposed Kahoma Residential Subdivision are zoned "Agricultural" by Maui County Zoning. See **Figure 12**. As with the community plan land use designation, the Section 201H-38, HRS application will seek an exemption from Chapter 19.510 of the MCC to allow the project to proceed without the filing and processing of a CIZ application.

According to Chapter 19.30A.020 of the MCC, agricultural lands that meet at least two (2) of the following criteria should be given the highest priority for retention in the agricultural district:

1. Agricultural Lands of Importance to the State of Hawaii (ALISH);
2. 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 husbandry, and lands in agricultural cultivation in five of the ten years immediately preceding the date of approval of this chapter; and
3. Lands which have seventy-five percent or more of their boundaries contiguous to lands within the agricultural district.

While portions of the project site partially meet Criteria "1" and Criteria "2" above, there are a number of factors which limit feasibility of the project site for active agriculture use. The project area is designated as "Other Important" agricultural lands and the Kahoma Stream Flood Control Channel effectively isolates these lands from other lands farther north. The geometry of the subject property, with its relatively narrow configuration defined by the Kahoma Stream Flood Control Channel to the north and Kuhua Village and the Kelaweia Subdivision to the south, poses logistical and compatibility challenges to long-term productive agricultural use. Refer to **Figure 2**. With the proposed project, the Kahoma Stream Flood Control Channel would become the natural buffer between light-industrial

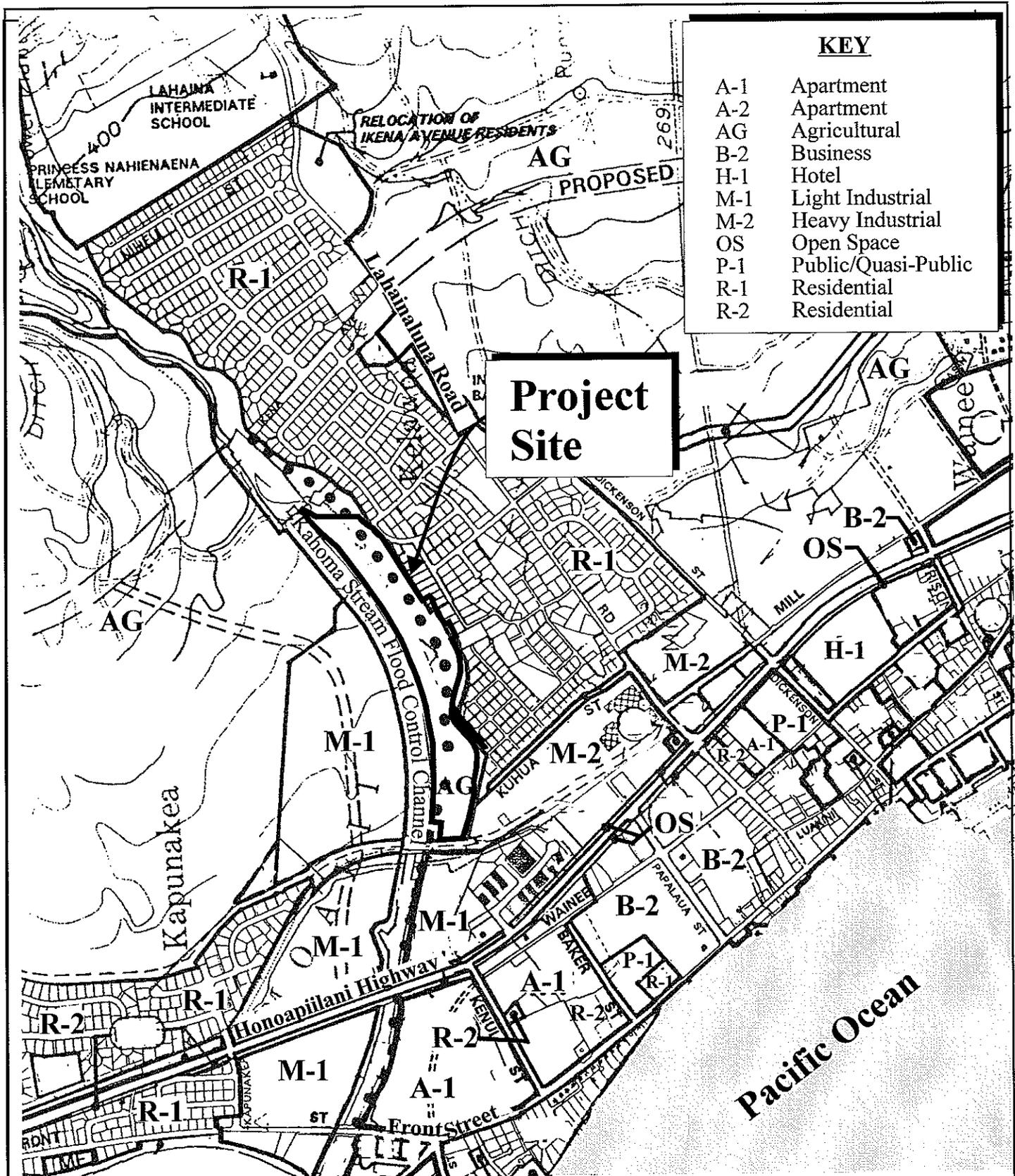


Figure 12

Proposed Kahoma Residential Subdivision

Existing Maui County Zoning Designations



lands farther to the north and the proposed project and existing residential development to the south.

The agricultural impact of this project is near negligible when taken in the context of the recent trends occurring on Maui. In the last 30 years, the closures of Wailuku Sugar and Pioneer Mill on Maui have taken significant acreages out of active sugar cane cultivation, as well as the cessation of pineapple cultivation by Maui Land & Pineapple Company. These actions have greatly increased the supply of agricultural lands. In fact, much of the lands of these former plantations and pineapple operations are still fallow. The proposed project will ultimately involve the use of approximately 16.7 acres of land, which represents 0.007 percent of the roughly 245,000 acres of State Agricultural district lands on the island of Maui.

When evaluated based on the affordable housing shortage that exists on Maui, coupled with the scarcity of entitled, undeveloped residential lands in West Maui, the conversion of the project's agricultural lands to residential development presents a beneficial opportunity. The expansion of the urban district boundary in West Maui will allow residential use up to a buffer at the Kahoma Stream Flood Control Channel. This project will supply additional affordable housing units at a site deemed less than optimal for long-term agricultural use.

In terms of Criteria "3", the boundaries of the 16.7-acre project site border both Urban and Agricultural designated lands. Less than 75 percent of the project site's boundaries are contiguous to lands within the Agricultural district.

F. SECTION 201H-38, HRS APPLICATION

As described in Chapter I.F. of this document, Section 201H-38, HRS allows eligible developers/housing projects to be exempt "*from all statutes, ordinances, charter provisions, and rules of any governmental agency relating to planning, development and improvement of land, and the construction of units thereon...*" in order to facilitate the timely and cost effective implementation of proposed affordable housing projects.

As part of the Section 201H-38, HRS application, exemptions from County of Maui Code requirements will be requested. The full list of proposed exemptions requested were previously described in Chapter I of this report.

A Section 201H-38, HRS application will be prepared and filed with the County of Maui's DHHC. The review of the Draft EA was coordinated with the Department to ensure that issues raised during the Draft EA review process, which are pertinent to Section 201H-38, HRS criteria, are appropriately addressed. The Final EA will be included in the Section 201H-38, HRS application which will be transmitted to the Maui County Council for review and action.

G. COASTAL ZONE MANAGEMENT/OBJECTIVES AND POLICIES

The Hawaii Coastal Zone Management Program (HCZMP), as formalized in Chapter 205A, HRS, establishes objectives and policies for the preservation, protection, and restoration of natural resources of Hawaii's coastal zone. Although the proposed Kahoma Residential Subdivision is not within the County of Maui's Special Management Area, consideration of County coastal zone objectives and policies will be carried out. See **Figure 13**.

As set forth in Chapter 205A, HRS, and the rules of the Maui Planning Commission, this section addresses the project's relationship to applicable coastal zone management considerations.

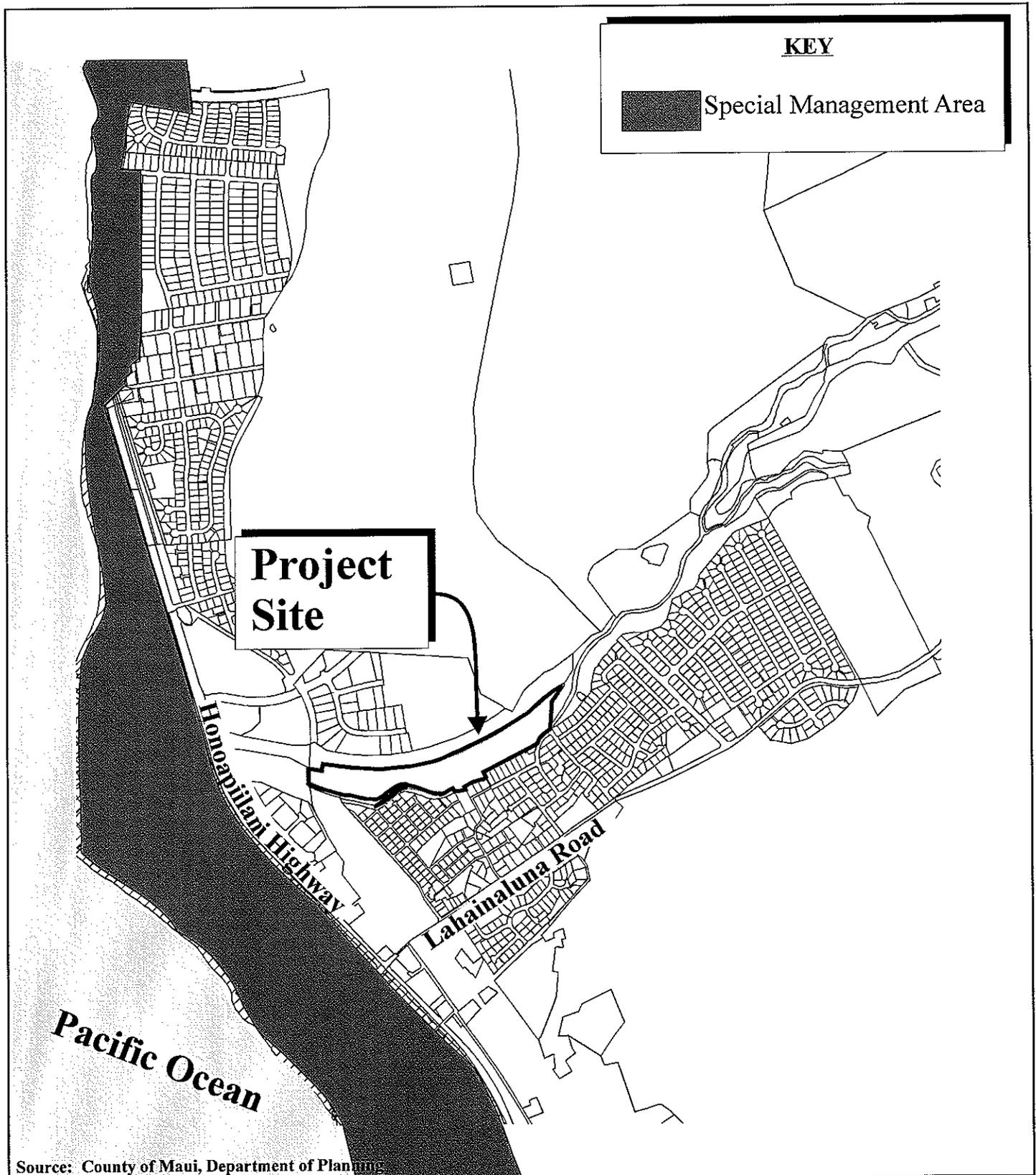
1. Recreational Resources

Objective

Provide coastal recreational opportunities accessible to the public.

Policies

- (A) Improve coordination and funding of coastal recreational planning and management; and
- (B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:
 - (i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;
 - (ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable



Source: County of Maui, Department of Planning

Figure 13

Proposed Kahoma Residential
Subdivision
Special Management Area (SMA)
Boundary Map

NOT TO SCALE



Prepared for: West Maui Land Company, Inc.



monetary compensation to the state for recreation when replacement is not feasible or desirable;

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

Response: Recreational area needs of the proposed project will be addressed through the development of an approximate 43,000 sq. ft. neighborhood park located within the project limits. Adverse impacts to coastal recreational resources are not anticipated from the project.

2. **Historic Resources**

Objective

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

Policies

- (A) Identify and analyze significant archaeological resources;
- (B) Maximize information retention through preservation of remains and artifacts or salvage operations; and
- (C) Support state goals for protection, restoration, interpretation, and display of historic resources.

Response: An archaeological assessment was undertaken by Scientific Consultant Services, Inc. in order to identify, protect, and preserve historic resources. The archaeological investigation did not reveal any significant historic resources at the project site and the archaeological assessment was accepted by SHPD on February 9, 2006. Should historic finds be uncovered during construction activities, appropriate measures with SHPD and OHA will be followed.

3. Scenic and Open Space Resources

Objective

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

Policies

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

Response: The project site is located along the lower slopes of the West Maui Mountains above Honoapiilani Highway and Lahaina town from approximately 32 feet amsl rising to approximately 145 feet amsl. The low-rise urban forms established by the proposed project plan will be buffered with landscaped areas to

mitigate the impact on visual resources. While the project site has been designated as “Open Space” within the West Maui Community Plan, the applicant will submit a Section 201H-38, HRS application to seek an exemption from Chapter 2.80B of the MCC to enable project implementation without the filing and processing of a CPA. The project will provide affordable housing opportunities to the residents of Maui County. In this context, the proposed use of the property for residential use offers significant benefits to the community and addresses the need for affordable housing on the island.

4. Coastal Ecosystems

Objective

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

Policies

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Improve the technical basis for natural resource management;
- (C) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;
- (D) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- (E) Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

Response: With the on-site drainage pond and implementation of BMPs, the proposed project should have minimal long-term adverse effects on the downstream coastal ecosystems. Appropriate BMPs and erosion-control measures will be implemented to ensure that coastal ecosystems are not adversely impacted by construction activities.

5. Economic Uses

Objective

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

Policies

- (A) Concentrate coastal dependent development in appropriate areas;
- (B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and
- (C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - (i) Use of presently designated locations is not feasible;
 - (ii) Adverse environmental effects are minimized; and
 - (iii) The development is important to the State's economy.

Response: The proposed project is not located at or near the coastline and will, therefore, not involve coastal development. Short-term employment opportunities will be generated during project construction. There are no significant, adverse economic impacts associated with the proposed project. The proposed action does not contravene the objective and policies for economic uses.

6. Coastal Hazards

Objective

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

Policies

- (A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- (B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;
- (C) Ensure that developments comply with requirements of the Federal Flood Insurance Program; and
- (D) Prevent coastal flooding from inland projects.

Response: The proposed project will not be located within environmentally sensitive areas that are subject to natural hazards. As noted previously, the project site is located within Zone X, an area of minimal flood hazards according to the FIRM. Appropriate technical measures will be designed and implemented to address stormwater management requirements for the proposed project plan. The proposed project will be designed in accordance with the Drainage Standards of the County of Maui, as applicable, to ensure that the project will not adversely affect downstream and adjoining properties.

7. Managing Development

Objective

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

Policies

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

Response: Opportunities for public understanding of the proposed project are provided for during processing of the EA in accordance with Chapter 343, HRS, notice and public review provisions. All aspects of development will be conducted in accordance with applicable Federal, State, and County standards. Opportunity for public review and participation will also be provided by the Section 201H-38, HRS application review process.

8. Public Participation

Objective

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

Policies

- (A) Promote public involvement in coastal zone management processes;
- (B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal issues, developments, and government activities; and
- (C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Response: As previously mentioned, the EA document will be processed in accordance with Chapter 343, HRS, and opportunity for comment by agencies and the public will be provided. Additionally, public input opportunities will be provided through the Section 201H-38, HRS application processes. It is noted that community meetings were held on May 7, 2008 and March 23, 2010 to provide information and receive comments on the proposed project. In addition, a meeting was held on March 10, 2010 with Kaanapali 2020 Community Advisory Group, as well as multiple project briefing meetings and updates with Lahaina Bypass Now. Meeting summaries from the meetings of May 7, 2008, March 10, 2010 and March 23, 2010 are provided in **Appendix “I”**, **Appendix “I-1”**, and **Appendix “I-2”**, respectively. A letter of support from Lahaina Bypass Now is provided in **Appendix “I-3”**.

9. Beach Protection

Objective

Protect beaches for public use and recreation.

Policies

- (A) Locate new structures inland from the shoreline setback to conserve open space, minimize interference with natural shoreline processes, and minimize loss of improvements due to erosion;
- (B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- (C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response: In broad objective terms, the proposed project will provide appropriate BMPs to manage overall drainage for the project site. In the long term, upland drainage improvements will help protect beach resources from flood damage and reduce the adverse impact to recreation caused by "red tide" from upland sedimentation in stormwater runoff.

10. Marine Resources

Objective

Promote the protection, use, and development of marine and coastal resources to assure their sustainability.

Policies

- (A) Ensure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (B) Coordinate the management of marine and coastal resources and activities to improve effectiveness and efficiency;

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

Response: Appropriate BMPs and erosion control measures will be implemented to ensure that coastal ecosystems are not adversely impacted by construction activities.

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

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

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

Response: The proposed project is not located on or near the shoreline. The preliminary lighting plan for the project will be designed to ensure that no lighting is directed across property boundaries towards the shoreline.

H. OTHER REGULATORY APPROVALS

As applicable, a Section 404 Department of Army permit, as well as a Section 401 Water Quality Certification and Coastal Zone Management Consistency Approval may be required for the project.

**IV. SUMMARY OF
UNAVOIDABLE IMPACTS
AND COMMITMENTS OF
RESOURCES**

IV. SUMMARY OF UNAVOIDABLE IMPACTS AND COMMITMENTS OF RESOURCES

The proposed development of the Kahoma Residential Subdivision will result in certain unavoidable construction-related environmental impacts and commitments of resources including land, infrastructure, and public services, as outlined in Chapter II. Commitments of these resources are considered irreversible and irretrievable. These commitments, however, are considered appropriate in the context of providing affordable housing opportunities to Maui County.

In the short-term, construction associated with the proposed development will generate noise impacts. These impacts will be limited to the immediate vicinity of the project construction areas. Sound attenuating construction equipment will be used, where practicable, to mitigate noise impacts caused by construction.

Unavoidable air quality impacts will also arise as a result of construction activities, such as the generation of dust and other airborne pollutants. Appropriate BMPs will be incorporated in the construction process to mitigate adverse impacts such as frequent watering of exposed surfaces and regular maintenance of construction equipment to minimize construction-related impacts.

The project will commit approximately 16.7 acres of agricultural land formerly used for sugar cane cultivation to urban use. The production of sugar cane ceased several years ago and the land has been fallow since then.

The visual resources of the area will be maintained as public view corridors will not be blocked by the Kahoma Residential Subdivision project.

Additional traffic is anticipated with the completion of this development due to project generated traffic flows and increased ambient traffic associated with regional population growth. However, implementation of the traffic improvements outlined in the recommendations section of the 2007 TIAR and 2010 Supplemental Traffic Report (refer to **Appendix "F"** and **Appendix "F-1"**) is anticipated to mitigate the anticipated traffic increases. Further, the 2011 Supplemental Traffic Assessment notes that the recommendations of the 2007 TIAR and 2010 Supplemental Traffic Report are conservative since the revised project plans (as presently proposed) will generate less trips. Refer to **Appendix "F-2"**.

To minimize potential adverse impacts to natural resources in building design, the Office of Environmental Quality Control's publication entitled "Guidelines for Sustainable Building Design in Hawaii" has been reviewed. As a result, the following low-impact development and sustainable design measures to conserve natural resources and to promote energy efficiency will be undertaken in the planning, design, construction, and operation of the project.

- Site buildings to take advantage of natural features and maximize their beneficial effects by providing for solar access, daylighting, and natural cooling.
- Locate buildings to encourage bicycle and pedestrian access and pedestrian oriented uses.
- Consolidate utility and infrastructure in common corridors to minimize site degradation and cost, improve efficiency, and reduce impermeable surfaces.
- Design space for recycling and waste diversion opportunities during occupancy.

Further, the project's location adjacent to existing urban areas is seen as supporting sustainable design principles by shortening necessary trips for everyday needs. Incorporation of bicycle routes, pedestrian paths and potential bus stops, further reduces the dependence on the automobile for transportation needs. The project design respects the existing natural topography resulting in relatively minor topographical changes through excavation or fill activities which, in turn, lessens energy needs and costs during construction. All homes will incorporate solar water heaters.

V. ALTERNATIVES TO THE PROPOSED ACTION

V. ALTERNATIVES TO THE PROPOSED ACTION

The applicant has looked at a variety of options in the future use of the subject area.

A. PREFERRED ALTERNATIVE

In light of the acute housing shortage experienced on Maui in recent years, including in West Maui, the applicant performed an assessment of whether its lands would be suited for workforce and affordable residential development. The subject property was evaluated for development since it has been unutilized for many years.

The proposed development plan represents the preferred alternative. This alternative, covering 16.7 acres, integrates various types of affordable-priced housing units with a neighborhood park, as well as pedestrian walkways and bikeways. Sixty-eight (68) housing units will be developed at a variety of price levels. The applicant chose the particular mix of housing types to be consistent with the neighboring residential subdivision to the south and east.

Although other mixes of housing types were looked at, for compatibility purposes with adjacent residential development and to accommodate residents seeking home ownership, the applicant selected the 68-unit preferred alternative. This location is not ideal for developing a resort community setting, given its proximity to a workforce-oriented residential subdivision. Further, a higher density configuration may cause too great a strain on the roadway infrastructure considering its setting near the gateway to West Maui.

Lastly, the project location is within reach of significant existing infrastructure systems, such as for wastewater treatment, roadways, and water transmission.

B. ALTERNATIVE SITE PLANS

The applicant has evaluated several site plan alternatives that would provide various layouts and unit counts. The following provides a summary of those plans evaluated.

Alternative Site Plan 1: 88-Unit Configuration

The previous plan proposed, and presented in the Draft Environmental Assessment as the preferred alternative, included the development of 88 housing units to have been developed in a combination of single-family homes and apartments (63 single-family homes/parcels and 25 multi-family units in a two-story duplex configuration). Of the 63 single-family homes/parcels, four (4) would have been self-help parcels under the direction of Habitat for Humanity to reduce construction costs and twenty-four (24) homes were to have been developed by Lokahi Pacific. Thirty-five (35) parcels were to have been sold lot only to afford prospective owners flexibility in their building design. In addition, all 25 of the multi-family units were to have been in the affordable category and developed by Lokahi Pacific for the purposes of special needs accommodations. See **Figure H-1** in **Appendix "H"**.

Alternative Site Plan 2: 69-Unit Configuration

An alternative site plan was examined utilizing a slender, remnant parcel identified as TMK (2) 4-5-010:006. This parcel is a remnant of the old Kahoma streambed and is owned by the County of Maui. The intention was to have the parcel transferred to Pioneer Mill Company as part of a land exchange that was to have occurred in conjunction with the construction of the Kahoma Flood Control Project. The Maui County Council approved the exchange via County Resolution 92-106 on December 4, 1992. However, the conveyance document was never finalized and recorded; therefore, the parcel is still County owned.

In the early planning stages of the project, this remnant parcel was included as part of the project area. It was anticipated that the ownership of the parcel would have been transferred to Pioneer Mill Company and that there would have been opportunity to acquire the property by the applicant prior to filing of the Section 201H-38, HRS application. As such, environmental studies completed for the project reflect inclusion of the proposed project site (TMK (2) 4-5-010:005) as well as the remnant parcel (TMK (2) 4-5-010:006). The studies revealed that no sensitive environmental, historical, or cultural conditions existed on this parcel (see **Appendices "C", "D" and "E"**).

Figure H-2 in **Appendix "H"** depicts this alternative site plan which incorporated the remnant parcel into the project plans. The result is one (1) additional developable lot and slightly larger lot sizes (as reflected in Lot Nos. 55 through 69). It is noted that the 69-unit count is well under the size of the previously proposed project described and analyzed within

the Draft Environmental Assessment (Alternative Site Plan 1). While the applicant maintains its interest in including this remnant parcel into the project and increasing the overall unit count from 68 to 69, as of the date of filing of this Final Environmental Assessment, the property transfer between the County and Pioneer Mill Company has yet to occur. Since it appears as though the property transfer may take additional time to complete, the applicant is pursuing the 68-unit configuration (Preferred Alternative) without inclusion of the remnant parcel in the interest of avoiding time delays. It is noted, however, that the applicant would still be amenable to pursuing the 69-unit configuration should the land ownership transfer occur.

Alternative Site Plan 3: 95-Unit Configuration

A separate alternative also utilizing the remnant parcel (TMK (2) 4-5-010:006) was analyzed by the applicant. This alternative was anticipated to yield 95 residential units. See **Figure H-3 in Appendix "H"**. In this alternative site plan, there would have been a combination of single-family homes and apartments (70 single-family homes/parcels and 25 multi-family units). Of the 70 single-family homes/parcels, four (4) would have been under the direction of Habitat for Humanity, 31 homes were to have been developed by Lokahi Pacific and 35 under the direction of the applicant. In addition, all 25 of the multi-family units were to have been developed by Lokahi Pacific. In this configuration, all 95 units would have been considered affordable according to the Maui Residential Workforce Housing Policy. However, this alternative was deemed not feasible after Lokahi Pacific withdrew from the project.

C. AGRICULTURAL USES

Agricultural use would involve neither a commitment of resources nor short- and long-term adverse environmental effects related to residential and commercial development. As a result, aside from potential water use impacts, the agricultural use alternative would not involve a significant increase of infrastructure or public service demands associated with project implementation. Agricultural use at the project site would increase the potential for locally grown food crops.

However, as mentioned in the agriculture section of this document, many agricultural uses would not be compatible at the project site. The slender nature of the site does not allow for a sizable buffer from the neighboring residential subdivision to the south and east. Due to the presence of the Kahoma Stream Flood Control Channel to the north, the former Pioneer

Mill facility to the west, and the Kuhua Village, Kelaweā, and Kelaweā Mauka Subdivisions to the south and east, there would not be much allowance for expansion. Moreover, the entire project site is considered "Other Important" agricultural lands, the lowest classified designation by the State Department of Agriculture.

With the recent closures of two (2) sugar plantations on Maui and cessation of pineapple cultivation by Maui Land & Pineapple Company, the stock of lands for diversified agriculture increased sizably. Therefore, the supply of "Prime" lands for agribusiness has expanded, such that these project lands bounded on four (4) sides are not as attractive a location for agriculture as many others on Maui. This offers an explanation as to why the property has remained fallow since it was taken out of sugar cane cultivation.

D. COMMERCIAL USES

The applicant also looked at commercial uses of the subject property which could also have positive economic impacts for the island. However, due to the slender geometry of the parcel with no highway frontage, lack of visibility from a major roadway, and its proximity to the adjacent residential subdivisions, large-scale commercial uses would be incompatible. Moreover, with the commercial areas along Honoapiilani Highway and along Front Street, the applicant reasoned that there was not a need for an additional shopping complex in such proximity to those existing establishments.

E. NO ACTION ALTERNATIVE

The no action alternative would involve continued underutilization of the 16.7-acre project site. The "no action" alternative would involve neither a commitment of resources nor short- and long-term adverse environmental effects related to residential development. Under this alternative, there would be no additional demands on infrastructure (e.g. sewer, water, roadways, and educational facilities and resources) or public services (e.g. police and fire protection) associated with project implementation. The no action alternative is not appropriate given the pronounced shortage of affordable and moderately priced homes on the island. The proposed development responds appropriately to current market conditions and needs.

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

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The development of the proposed project would involve the commitment of lands and funds. In addition, labor and material resources would be expended as part of the project's construction phase. Commitment of these resources are considered irreversible and irretrievable. This commitment, however, is also considered appropriate in the context of providing a long-term, comprehensive land use plan for the proposed Kahoma Residential Subdivision area.

Addressing land use development issues and market needs from a comprehensive planning perspective provides an efficient and effective means of developing and implementing infrastructure and related service components.

VII. SIGNIFICANCE CRITERIA ASSESSMENT

VII. SIGNIFICANCE CRITERIA ASSESSMENT

The "Significance Criteria", Section 12 of the Administrative Rules, Title 11, Chapter 200, "Environmental Impact Statement Rules", were reviewed and analyzed to determine whether the proposed project will have significant impacts to the environment. The following criteria and preliminary analysis are provided.

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

As mentioned in Chapter II of this document, the archaeological assessment report accepted by SHPD on February 9, 2006 concluded that no historic properties would be affected while the cultural impact assessment of the project area concluded that no significant impacts to cultural practices were anticipated. Refer to **Appendix "D"**, **Appendix "D-1"** and **Appendix "E"**, respectively. There are no sensitive natural resources impacted by the proposed action.

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

The proposed project will not curtail the range of beneficial uses of the environment. Development of specific site plans will allow for the identification of applicable BMPs to minimize any construction-related impacts.

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

The proposed project will foster lifestyles compatible with the largely residential neighboring environment. It will represent a community which provides a sense of identity and social satisfaction in harmony with the environment through the development of architecturally designed buildings, a park, bike lanes, and sidewalks. In addition, the applicant is committed to management practices which conserve natural resources where possible and will implement the planting of native vegetation in an effort to enhance the surrounding environment. As a result, the proposed project does not conflict with the State's Environmental Policy and Guidelines as set forth in Chapter 344, HRS.

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

The proposed project will directly benefit the local economy by providing construction and construction-related employment. In the long term, the social welfare of the future residents will be enhanced through the provision of affordable home ownership.

5. **Substantially affects public health.**

The proposed project is consistent with the public health goals of the DOH. Infrastructure systems will be connected to existing County systems to ensure the sound delivery of drinking water and the timely disposal of wastewater. Solid waste will be dispersed at the County of Maui Landfill which has adequate capacity. BMPs will be implemented to minimize air quality and noise impacts during construction. Consequently, the proposed project is not anticipated to have a significant detrimental effect on public health.

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

The proposed project will be a slight extension of population for the West Maui Community Plan region and for Lahaina in particular. In this regard, the proposed project will require public services in the region such as schools, police, and fire protection. The need for such services will be mitigated through additional tax revenues and assessments which are levied by local government and agencies. The applicant is in the process of coordinating with State and County agencies to ensure that all services and facilities requirements for the proposed Kahoma Residential Subdivision are addressed.

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

Impacts to the natural environment are being mitigated through a combination of land planning and engineering design measures. For example, the project limits have been defined to avoid the 100-year flood limits of Kahoma Stream. In addition, drainage improvements for the proposed project have been designed to limit post-development peak flows to current levels. Refer to **Appendix "G"**.

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

The proposed project does not involve a commitment to larger actions. While the impacts assessed in this document are based on the entire action, the design of the project considers long-range planning opportunities as discussed in the "Cumulative and Secondary Impacts" Section II.E. herein.

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

As reported in the biological resources survey, the project site is generally limited to non-native, abundant species of flora and fauna. Refer to **Appendix "C"**. No rare, threatened, or endangered species were observed during the surveys. The U.S. Fish and Wildlife Service noted that Newell's shearwater seabirds and the Hawaiian petrel are known to fly in the area. These seabirds are prone to collisions with objects in artificially lighted areas. As such, lights mounted in the project footprint, throughout the construction period, and within the completed residences, will be appropriately down-shielded to reduce seabird mortality.

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

Construction activities will result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling, and installation of dust screens, will be implemented to minimize wind-blown emissions. Noise impacts will occur primarily from construction equipment. Equipment mufflers or other noise attenuating equipment, as well as proper equipment and vehicle maintenance, will be used during construction activities. Construction noise impacts will be mitigated through compliance with the provisions of the State of Hawaii, DOH Administrative Rules Title 11, Chapter 46, "Community Noise Control". These rules require a noise permit if the noise levels from construction activities are expected to exceed the allowable levels set forth in the Chapter 46 rules.

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

The project lands are currently wholly within Flood Zone X, an area of minimal flood hazard. Additionally, site drainage improvements will be implemented to ensure that there is no net increase in drainage flows as a result of project development. No

other foreseeable environmental effects attributed to environmentally sensitive areas are anticipated in conjunction with the project.

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

The proposed project will not affect any previously identified public scenic vistas or viewplanes. The proposed project will be separated from the neighboring subdivision through a 20 ft. building setback for Lots 32 through 54, which abut neighboring residential properties to the south.

13. Requires substantial energy consumption.

The project's location adjacent to existing urban areas is seen as supporting sustainable design principles by shortening necessary trips for everyday needs. Incorporation of bicycle routes, pedestrian paths and potential bus stops, further reduces the dependence on the automobile for transportation needs. The project design respects the existing natural topography resulting in relatively minor topographical changes through excavation or fill activities which, in turn, lessens energy needs and costs during construction. All homes will incorporate solar water heaters.

The proposed project will involve the commitment of fuel for construction equipment, vehicles, and machinery during construction and maintenance activities. However, this use is not anticipated to result in a substantial consumption of energy resources.

Coordination with Maui Electric Company (MECO) will be undertaken during the electrical plans preparation phase of work to ensure all operational parameters are addressed for the proposed project.

In the long term, the project is not expected to involve substantial energy consumption.

In summary, the project's location provides for a site well-suited for the provision of additional housing for island residents. Sensitive natural and cultural environments are being avoided and appropriate use of BMPs will be utilized to ensure that offsite natural

ecosystems are not impacted. Infrastructure systems may require upgrades which can be implemented without adversely affecting overall system capacities or resources.

Based on the foregoing findings, the proposed Kahoma Residential Subdivision is not anticipated to result in any significant adverse impacts. Accordingly, this Final Environmental Assessment is being processed with a Finding of No Significant Impact (FONSI) determination by the DHHC.

VIII. LIST OF PERMITS AND APPROVALS

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The following list of permits and approvals are anticipated to be needed for project implementation:

1. **State of Hawaii**
 - A. Section 201H-38, Hawaii Revised Statutes, District Boundary Amendment Approval
 - B. National Pollutant Discharge Elimination System (NPDES) Permits, as applicable
 - C. Section 401 Water Quality Certification, as applicable
 - D. Coastal Zone Management Consistency Approval, as applicable
2. **County of Maui**
 - A. Section 201H-38, Hawaii Revised Statutes, Approval
 - B. Subdivision Approval
 - C. Construction Permits
3. **Federal**
 - A. Section 404 Department of Army Permit, as applicable

**IX. PARTIES
CONSULTED IN THE
PREPARATION OF THE
DRAFT ENVIRONMENTAL
ASSESSMENT; LETTERS
RECEIVED AND
RESPONSES TO
SUBSTANTIVE
COMMENTS**

IX. PARTIES CONSULTED IN THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED AND RESPONSES TO SUBSTANTIVE COMMENTS

The following list of agencies, organizations and individuals were consulted in the preparation of the Draft Environmental Assessment (EA). Agency comments and responses to substantive comments are included here in.

1. Ranae Ganske-Cerizo, Soil Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209
Wailuku, Hawaii 96793-2100
2. George Young
Chief, Regulatory Branch
U.S. Department of the Army
U.S. Army Engineer District, Honolulu
Regulatory Branch
Building 230
Fort Shafter, Hawaii 96858-5440
3. Gordon Furutani, Field Office Director
**U. S. Department of Housing and Urban
Development**
500 Ala Moana Boulevard, Suite 3A
Honolulu, Hawaii 96813-4918
4. Patrick Leonard
Field Supervisor
U. S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122
Box 50088
Honolulu, Hawaii 96813
5. Dan Davidson, Executive Director
**Hawaii Housing Finance and Development
Corporation**
677 Queen Street
Honolulu, Hawaii 96813
6. Sandra Lee Kunimoto, Chair
Department of Agriculture
1428 South King Street
Honolulu, Hawaii 96814-2512
7. Theodore E. Liu, Director
State of Hawaii
**Department of Business, Economic
Development & Tourism**
P.O. Box 2359
Honolulu, Hawaii 96804
8. Patricia Hamamoto, Superintendent
State of Hawaii
Department of Education
P.O. Box 2360
Honolulu, Hawaii 96804
9. Ron Okamura, Complex Area
Superintendent
State of Hawaii
Department of Education
54 High Street, 4th Floor
Wailuku, Hawaii 96793
10. Alec Wong, P.E., Acting Chief
Clean Water Branch
State of Hawaii
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawaii 96814

11. Herbert Matsubayashi
District Environmental Health
Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793
12. Laura H. Thielen, Interim Chairperson
State of Hawaii
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809
13. Melanie Chinen, Administrator
State of Hawaii
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawaii 96707
14. Barry Fukunaga, Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813
- cc: Fred Cajigal
15. Anthony J. Ching, Executive Officer
State of Hawaii
State Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804
16. Rosalyn H. Baker, Senator
Hawaii State Senate
Hawaii State Capitol, Room 210
415 S. Beretania Street
Honolulu, Hawaii 96813
17. Angus L.K. McKelvey, Representative
House of Representatives
Hawaii State Capitol, Room 315
415 S. Beretania Street
Honolulu, Hawaii 96813
18. Laurence K. Lau, Interim Director
Office Of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, Hawaii 96813
19. Haunani Apoliona, Board of Trustee
Chair
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawaii 96813
20. Mary Lou Kobayashi, Planning Program
Administrator
State of Hawaii
Office of Planning
P.O. Box 2359
Honolulu, Hawaii 96804
21. Charmaine Tavares, Mayor
County of Maui
200 South High Street
Wailuku, Hawaii 96793
22. Gen Iinuma, Administrator
Maui Civil Defense Agency
200 South High Street
Wailuku, Hawaii 96793
23. Carl Kaupololo, Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, Hawaii 96732
24. Vanessa A. Medeiros, Director
County of Maui
Department of Housing and Human Concerns
200 South High Street
Wailuku, Hawaii 96793
25. Tamara Horcajo, Director
County of Maui
Department of Parks and Recreation
700 Halia Nakoa Street, Unit 2
Wailuku, Hawaii 96793
26. Jeffrey Hunt, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793
27. Thomas Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793

28. Milton Arakawa, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawaii 96793
29. Cheryl Okuma, Director
County of Maui
Department of Environmental Management
200 South High Street
Wailuku, Hawaii 96793
30. Donald Medeiros, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawaii 96793
31. Jeffrey Eng, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793
32. G. Riki Hokama, Council Chair
Maui County Council
200 South High Street
Wailuku, Hawaii 96793
33. Danny Mateo, Council Vice Chair
Maui County Council
200 South High Street
Wailuku, Hawaii 96793
34. Councilmember Michelle Anderson
Maui County Council
200 South High Street
Wailuku, Hawaii 96793
35. Councilmember Gladys Baisa
Maui County Council
200 South High Street
Wailuku, Hawaii 96793
36. Councilmember Jo Anne Johnson
Maui County Council
200 South High Street
Wailuku, Hawaii 96793
37. Councilmember Bill Medeiros
Maui County Council
200 South High Street
Wailuku, Hawaii 96793
38. Councilmember Michael J. Molina
Maui County Council
200 South High Street
Wailuku, Hawaii 96793
39. Councilmember Joseph Pontanilla
Maui County Council
200 South High Street
Wailuku, Hawaii 96793
40. Councilmember Mike Victorino
Maui County Council
200 South High Street
Wailuku, Hawaii 96793
41. Theo Morrison, Executive Director
Lahaina Bypass Now
505 Front Street, Suite 202
Lahaina, Hawaii 96761
42. Keoki Freeland, Executive Director
Lahaina Restoration Foundation
120 Dickenson Street
Lahaina, Hawaii 96761
43. Karee Karlucci, Executive Director
Lahaina Town Action Committee
648 Wharf Street, Suite 102
Lahaina, Hawaii 96761
44. Joe Pluta, President
West Maui Improvement Foundation
P. O. Box 10338
Lahaina, Hawaii 96761
45. Mahealani Strong, Executive Director
West Maui Taxpayers Association
P.O. Box 10338
Lahaina, Hawaii 96761
46. May Fujiwara
Lahaina-Honolua Senior Citizens Club
P. O. Box 1086
Lahaina, Hawaii 96767

SEP 13 2007



United States Department of the Interior



FISH AND WILDLIFE SERVICE

Pacific Islands Fish and Wildlife Office
300 Ala Moana Boulevard, Room 3-122, Box 50088
Honolulu, Hawaii 96850

In Reply Refer To:
2007-TA-0316

SEP 12 2007

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

Subject: Proposed Kahoma Residential Subdivision, Maui, Hawaii

Dear Mr. Ginoza:

This is in response to your August 10, 2007, letter received on August 13, 2007, requesting information for the preparation of a draft Environmental Assessment (EA), for the proposed Kahoma Residential Subdivision on the island of Maui. The proposed project is located on 16.7 acres of undeveloped land that was formerly under sugar cane production and is identified by Tax Map Key (2) 4-5-010:005. The project will entail the construction of single-family and multi-family units as well as a neighborhood park.

To assist you with this project we have reviewed the information in our files, including data compiled by the Hawaii Biodiversity and Mapping Program and the Hawaii GAP Program. Our species database indicates the federally-threatened and -endangered seabirds Newell's shearwater (*Puffinus auricularis newell*) and the Hawaiian petrel (*Pterodroma phaeopygia sandwichensis*), are known to fly through the project area.

We offer the following suggestions to assist you in the development of the draft EA. The EA should address all potential direct and indirect impacts of the project on listed seabirds. Hawaiian petrel and Newell's shearwater are prone to collisions with objects in artificially lighted areas. Early project planning should include minimizing or down-shielding external artificial lighting to reduce seabird mortality.

We hope this information assists you in developing a comprehensive and thorough EA. If, as the project development progresses, it is determined that the proposed project will adversely impact federally-listed species, we recommend you contact our office early in the process, that we may assist you in developing avoidance and minimization measures for these species.

TAKE PRIDE[®]
IN AMERICA 

Mr. Kyle Ginoza

2

If you have questions, please contact Dr. Jeff Zimpfer, Consultation and Technical Assistance Program (phone: 808/792-9431; fax: 808/792-9581).

Sincerely,

Christa Russell

for Patrick Leonard
Field Supervisor



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICHI" HIRANO
KARLANN KAWAHARA

MARK ALEXANDER ROY

February 26, 2008

Patrick Leonard, Field Supervisor
United States Fish and Wildlife Service
U.S. Department of the Interior
Pacific Islands Fish and Wildlife Office
300 Ala Moana Blvd., Room 3-122, Box 50088
Honolulu, Hawai'i 96850

**SUBJECT: Proposed Kahoma Residential Subdivision at TMK (2)4-5-010:005,
Lahaina, Maui, Hawai'i; Reference No. 2007-TA-0316**

Dear Mr. Leonard:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your letter dated September 12, 2007 (reference 2007-TA-0316), regarding the proposed Kahoma Residential Subdivision project in Lahaina, Maui, Hawai'i.

The applicant acknowledges that seabirds, such as Hawaiian petrel and Newell's shearwater, are prone to collisions with objects in artificially lighted areas. As such, lights mounted in the project footprint, throughout the construction period, and within the completed residences, will be appropriately down-shielded to reduce seabird mortality.

We appreciate the input we received from your office. A copy of the Draft Environmental Assessment will be provided for your review and comment.

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

Kyle Ginoza, Project Manager

KG:lfm

cc: Heidi Bigelow, West Maui Land Company, Inc.

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AUG 28 2007



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

August 23, 2007

REPLY TO
ATTENTION OF:

Regulatory Branch

File Number POH-2007-271

Mr. Kyle Ginoza
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

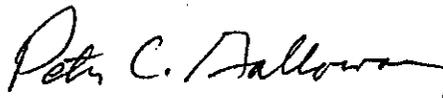
Dear Mr. Ginoza:

This responds to your request for written comments for the draft Environmental Assessment Preparation Notice (dEAPN) which addressess activities and impacts of the proposed Kahoma Residential Subdivision, at Lahaina, Maui Island (about 16.7 acres at TMK (2) 4-5-010: 005).

Our records indicate that waters of the United States, as represented by the Kahoma Stream Flood Control Channel are adjacent and abutted to the project area. The dEA should provide additional geotechnical information regarding flood zones and potential impacts to floodplain management issues and policies. The Corps will reserve comments regarding the applicability of Section 404 of the Clean Water Act and any requirement for a Department of Army (DA) permit application until we have the opportunity to evaluate that information in the forthcoming dEA. It is acknowledged that navigable waters and other special aquatic sites such as anchialine ponds, springs, and wetlands are known to be absent in the proposed project area. The dEA should address in appropriate sections the potential for the Kahoma Flood Control structure to be impacted by construction of project structures and an evaluation of how associated ground disturbing activities within the proposed residential development will be avoided or minimized to the maximum extent practicable.

Thank you for your consideration of potential impacts to the aquatic environment in the Lahaina watershed. Please contact Mr. Farley Watanabe of my staff at 808-438-7701, or facsimile 808-438-4060, or email at Farley.K.Watanabe@usace.army.mil if you have any questions or need additional information.

Sincerely,

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



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MEDI" HIRANO
KARLYN KAWAHARA
MARIE ALEXANDER BOY

February 26, 2008

George P. Young, P.E.
Chief, Regulatory Branch
Department of the Army
U.S. Army Engineer District, Honolulu
Fort Shafter, Hawai'i 96858-5440

**SUBJECT: Proposed Kahoma Residential Subdivision at TMK (2)4-5-010:005,
Lahaina, Maui, Hawai'i; File No. POH-2007-271**

Dear Mr. Young:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your letter dated August 23, 2007 (File Number POH-2007-271), regarding the proposed Kahoma Residential Subdivision project in Lahaina, Maui, Hawai'i.

We offer the following comments, in response to your remarks:

1. A discussion on the flood zone designation of the project site will be included in the Draft Environmental Assessment (EA).
2. The applicant acknowledges that navigable waters and other special aquatics sites, such as anchialine ponds, springs, and wetlands, are known to be absent in the proposed project area.
3. The project will not impact sections of the Kahoma Stream Flood Control Channel. The implementation of Best Management Practices (BMPs) will mitigate potential impacts to the channel during ground disturbing activities. A discussion on BMPs will be included in the Draft EA.

We appreciate the input from your office. A copy of the Draft EA will be provided for your review and comment.

George P. Young, P.E.
February 26, 2008
Page 2

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

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

Kyle Ginoza, Project Manager

KG:lfm

cc: Heidi Bigelow, West Maui Land Company, Inc.

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LINDA LINGLE
GOVERNOR



AUG 17 2007

ORLANDO "DAN" DAVIDSON
EXECUTIVE DIRECTOR

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT AND TOURISM
HAWAII HOUSING FINANCE AND DEVELOPMENT CORPORATION
677 QUEEN STREET, SUITE 300
Honolulu, Hawaii 96813
FAX: (808) 587-0600

IN REPLY REFER TO:

07:PEO/102

August 15, 2007

Mr. Kyle Ginoza
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Ginoza:

Re: Proposed Kahoma Residential Subdivision
TMK: (2) 4-5-010:005, Lahaina, Maui

The proposed project will provide 53 affordable housing units in compliance with the Maui Residential Workforce Housing Policy. It appears the project is consistent with the affordable housing policy set forth in the Hawaii State Plan of increasing homeownership and rental opportunities and choices in terms of quality, location, cost densities, style and size of housing.

Thank you for consulting with us on the subject residential subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Davidson".

Orlando "Dan" Davidson
Executive Director



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

OFFICE OF THE SUPERINTENDENT

August 31, 2007

Mr. Kyle Ginoza, Project Manager
Munekiyo & Hiraga Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Mr. Ginoza:

Subject: Early Consultation on Kahoma Residential Subdivision
Lahaina, Maui, TMK:4-5-10:5

The Department of Education (DOE) has reviewed your request for early consultation on a proposed 88-unit residential project called the Kahoma Residential Subdivision (Kahoma).

The DOE is unable to make specific statements as to the anticipated effects of Kahoma since your August 10, 2007, request does not include detailed information on the size of housing being proposed for the project. We expect more details on housing types in the Draft Environmental Assessment (EA). To estimate the student impact of Kahoma, we will need to know the number of bedrooms anticipated in each type of housing and the general price range for various housing types.

The 2007 Legislature passed a bill establishing school impact fees. The bill became Act 245 and is in the process of being implemented. Under this new law, we believe the project will be required to pay an impact fee. We currently do not know the amount of the fee per residential unit in Kahoma but we should have a better idea once the EA is circulated.

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

Very truly yours,

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

Patricia Hamamoto
Superintendent

PH:jmb

c: Randolph Moore, Assistant Superintendent, OBS
Duane Kashiwai, Public Works Administrator, FDB
Ron Okamura, CAS, Hana/Lahaina/Lanai/Molokai Complex Areas



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITCHELL "MIKE" HIRANO
KARLYNN KAWAHARA

MARK ALEXANDER ROY

February 26, 2008

Patricia Hamamoto, Superintendent
State of Hawai'i
Department of Education
P.O. Box 2360
Honolulu, Hawai'i 96804

SUBJECT: Proposed Kahoma Residential Subdivision at TMK: (2) 4-5-010:005,
Lahaina, Maui, Hawai'i

Dear Ms. Hamamoto:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your letter dated August 31, 2007, regarding the proposed Kahoma Residential Subdivision project located in Lahaina, Maui, Hawai'i.

The Draft Environmental Assessment (EA) for the project will contain detailed information on the size of housing being proposed, including the number of bedrooms and the approximate price range for the various housing types.

The applicant recognizes that the 2007 Legislature passed a bill establishing school impact fees. As a 100 percent affordable development, the applicant will seek a 201H exemption from the payment of school impact fees.

We appreciate the input we received from you. A copy of the Draft EA will be provided for your review and comment.

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Kyle Ginoza", with a long horizontal line extending to the right.

Kyle Ginoza
Project Manager

KG:lh

cc: Heidi Bigelow, West Maui Land Company, Inc.

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SEP 11 2007

PHONE (808) 594-1888

FAX (808) 594-1865



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

HRD07/3169

September 4, 2007

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

RE: Proposed Kahoma Residential Subdivision, TMK (2) 4-5-010:005, Lahaina, Maui, Hawai'i

Dear Kyle Ginoza,

The Office of Hawaiian Affairs (OHA) is in receipt of your August 10, 2007 submission concerning the proposed Kahoma Residential Subdivision and offers the following comments:

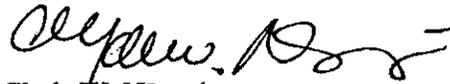
Our staff urges that a complete environmental assessment, including a Cultural Impact Assessment be completed as part of this Draft Environmental Assessment (DEA). A complete analysis of the long term availability of water for the project is also recommended. OHA looks forward to reviewing and offering further comments upon completion of the DEA.

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

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jason Jeremiah, Policy Advocate-Preservation, Native Rights, Land and Culture, at (808) 594-1816 or jasonj@oha.org.

Kyle Ginoza
Munekiyo & Hiraga, Inc.
August 27, 2007
Page 2

Aloha,



Clyde W. Nāmu'o
Administrator

C: Thelma Shimaoka
Community Resource Coordinator
OHA – Maui Office
140 Hoohana St., Ste. 206
Kahului, HI 96732



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSUBU "MICK" HIRANO
KARLYN KAWAHARA

MARK ALEXANDER ROY

February 26, 2008

Clyde W. Nāmu`o, Administrator
Office of Hawaiian Affairs
State of Hawai`i
711 Kapi`olani Boulevard, Suite 500
Honolulu, Hawai`i 96813

**SUBJECT: Proposed Kahoma Residential Subdivision at TMK (2)4-5-010:005,
Lahaina, Maui, Hawai`i**

Dear Mr. Nāmu`o:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your letter dated September 4, 2007 (reference HRD07/3169), regarding the proposed Kahoma Residential Subdivision project in Lahaina, Maui, Hawai`i.

We offer the following comments, in response to your remarks:

1. A cultural impact assessment (CIA) was performed for the project and will be included in the Draft Environmental Assessment (EA).
2. Water for the project is anticipated to be provided by the County of Maui Department of Water Supply. The applicant has been coordinating with the department regarding adequate long-term water source. A discussion on the water source will be included in the Draft EA.
3. In accordance with Section 6E-43.6, Hawai`i Revised Statutes and Chapter 13-300, Hawai`i Administrative Rules, if any significant cultural deposits or human skeletal remains are encountered, work will stop in the immediate vicinity and the State Historic Preservation Division (SHPD/DLNR) and your office will be contacted. This language will be included in the Draft EA.

We appreciate the input from your office. A copy of the Draft EA will be provided for your review and comment.

Clyde W. Nāmu`o, Administrator
February 26, 2008
Page 2

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

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

Kyle Ginoza, Project Manager

KG:lfm

cc: Heidi Bigelow, West Maui Land Company, Inc.

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AUG 29 2007

LINDA LINGLE
GOVERNOR OF HAWAII



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

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

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

August 28, 2007

Mr. Kyle Ginoza
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Mr. Ginoza:

Subject: **Early Consultation Request for Proposed Kahoma Residential Subdivision, TMK: (2) 4-5-010:005 Lahaina, Hawaii**

Thank you for the opportunity to participate in the early consultation process for the proposed Kahoma Residential Subdivision. The following comments are offered:

1. National Pollutant Discharge Elimination System (NPDES) permit coverage may be required for this project. The Clean Water Branch should be contacted at 808 586-4309.
2. The noise created during the construction phase of the project may exceed the maximum allowable levels as set forth in Hawaii Administrative Rules (HAR), Chapter 11-46, "Community Noise Control". A noise permit may be required and should be obtained before the commencement of work.
3. The proposed subdivision is located within the area served by the Lahaina sewer system. Wastewater disposal shall be through this system. No on-site wastewater disposal is allowed.

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

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

Sincerely,

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

Herbert S. Matsubayashi
District Environmental Health Program Chief

c: Roland Tejano
EPO



MICHAEL T. MUNEKIYO
GWEN ORASHI HIRAGA
MITSURU "MIKI" HIRANO
KARLOS KAWAHARA
MARK ALEXANDER ROY

February 26, 2008

Herbert S. Matsubayashi
State of Hawai'i
Maui District Health Office
Department of Health
54 High Street
Wailuku, Hawai'i 96793

SUBJECT: Proposed Kahoma Residential Subdivision at TMK: (2) 4-5-010:005,
Lahaina, Maui, Hawai'i

Dear Mr. Matsubayashi:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your letter dated August 28, 2007, regarding the proposed Kahoma Residential Subdivision project located in Lahaina, Maui, Hawai'i.

We offer the following comments, in response to your remarks:

1. The applicant's civil engineer will coordinate with the Clean Water Branch to address applicable National Pollutant Discharge Elimination System (NPDES) permit requirements for the project.
2. Pursuant to Hawai'i Administrative Rules (HAR), Chapter 11-46, "Community Noise Control", a noise permit will be secured prior to commencement of construction, as applicable.

The planning, design, and construction of the project will be undertaken in accordance with the maximum allowable sound levels as set forth by HAR, Chapter 11-46.

3. The project will connect to the County sewer system.
4. The applicant will review the Department of Health's standard comments and will adhere to comments specifically applicable to this project.

We appreciate the input we received from you. A copy of the Draft EA will be provided for your review and comment.

Herbert S. Matsubayashi
February 26, 2008
Page 2

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very Truly Yours,

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

Kyle Ginoza
Project Manager

KG:lh

cc: Heidi Bigelow, West Maui Land Company, Inc.
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2008-02-26

AUG 28 2007

LINDA LINGLE
GOVERNOR OF HAWAII



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

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

In reply, please refer to:
EMD / CWB

08066PKP.07

August 27, 2007

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

Dear Mr. Ginoza:

**Subject: Early Consultation Request for Proposed Kahoma Residential Subdivision
Wailuku, Maui, Hawaii**

The Department of Health, Clean Water Branch (CWB), has reviewed the subject document and offers these comments on your project. Please note that our review is based solely on the information provided in the subject document and its compliance with Hawaii Administrative Rules (HAR), Chapters 11-54 and 11-55. You may be responsible for fulfilling additional requirements related to our program. We recommend that you also read our standard comments on our website at <http://www.hawaii.gov/health/environmental/env-planning/landuse/CWB-standardcomment.pdf>.

1. Any project and its potential impacts to State waters must meet the following criteria:
 - a. Antidegradation policy (HAR, Section 11-54-1.1), which requires that the existing uses and the level of water quality necessary to protect the existing uses of the receiving State water be maintained and protected.
 - b. Designated uses (HAR, Section 11-54-3), as determined by the classification of the receiving State waters.
 - c. Water quality criteria (HAR, Sections 11-54-4 through 11-54-8).
2. You are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for discharges of wastewater, including storm water runoff, into State surface waters (HAR,

Chapter 11-55). For the following types of discharges into Class A or Class 2 State waters, you may apply for NPDES general permit coverage by submitting a Notice of Intent (NOI) form:

- a. Storm water associated with construction activities, including clearing, grading, and excavation, that result in the disturbance of equal to or greater than one (1) acre of total land area. The total land area includes a contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under a larger common plan of development or sale. An NPDES permit is required before the start of the construction activities.
- b. Once through cooling water less than one (1) million gallons per day.
- c. Hydrotesting water.
- d. Construction dewatering effluent.

You must submit a separate NOI form for each type of discharge at least 30 calendar days prior to the start of the discharge activity, except when applying for coverage for discharges of storm water associated with construction activity. For this type of discharge, the NOI must be submitted 30 calendar days before to the start of construction activities. The NOI forms may be picked up at our office or downloaded from our website at:

<http://www.hawaii.gov/health/environmental/water/cleanwater/forms/genl-index.html>.

3. You must also submit a copy of the NOI to the State Department of Land and Natural Resources, State Historic Preservation Division (SHPD), or demonstrate to the satisfaction of the CWB that SHPD has or is in the process of evaluating your project. Please submit a copy of your request for review by SHPD or SHPD's determination letter for the project along with your NOI or NPDES permit application, as applicable.
4. Please note that all discharges related to the project construction or operation activities, whether or not NPDES permit coverage and/or Section 401 Water Quality Certification are required, must comply with the State's Water Quality Standards. Noncompliance with water quality requirements contained in HAR, Chapter 11-54, and/or permitting requirements, specified in HAR, Chapter 11-55, may be subject to penalties of \$25,000 per day per violation.

Mr. Kyle Ginoza
August 27, 2007
Page 3

If you have any questions, please visit our website at <http://www.hawaii.gov/health/environmental/water/cleanwater/index.html>, or contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,



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

KP:np



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSUBU "MUCH" HIRANO
KARLYNN KAWAHARA
MARK ALEXANDER ROY

February 26, 2008

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

**SUBJECT: Proposed Kahoma Residential Subdivision at TMK: (2) 4-5-010:005,
Lahaina, Maui, Hawai'i**

Dear Mr. Wong:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your letter dated August 27, 2007, regarding the proposed Kahoma Residential Subdivision project located in Lahaina, Maui, Hawai'i.

The applicant's civil engineer will review the branch's standard comments and will incorporate applicable recommendations into the construction plans. With regards to the specific comments provided by you, please see below.

1. The applicant's civil engineer will evaluate potential impacts to State waters to determine whether or not specific sections of Hawai'i Administrative Rules (HAR), Chapter 11-54 are applicable. All discharges related to project construction or operation activities will comply with relevant State Water Quality Standards. Discharges will be kept at a minimum through the application of engineering Best Management Practices (BMPs).
2. The applicant's civil engineer will coordinate with the Clean Water Branch to address applicable National Pollutant Discharge Elimination System (NPDES) permit requirements for the project, including the possible submittal of a Notice of Intent (NOI) for general permit coverage.
3. The NOI will be submitted for review by the State Historic Preservation Division of the Department of Land and Natural Resources. The applicant will submit a copy of its request for review by SHPD or SHPD's determination letter for the project along with the NOI or NPDES permit application, as applicable.
4. All discharges related to project construction or operation activities will comply with the applicable State Water Quality Standards as specified in HAR, Chapter 11-54

Alec Wong, P.E., Chief
February 26, 2008
Page 2

and/or permitting requirements as specified in HAR, Chapter 11-55. Discharges will be kept to a minimum through the application of engineering BMPs.

We appreciate the input we received from you. A copy of the Draft EA will be provided for your review and comment.

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very Truly Yours,



Kyle Ginoza
Project Manager

KG:lh

cc: Heidi Bigelow, West Maui Land Company, Inc.
Kirk Tanaka, R.T. Tanaka Engineers, Inc.

F:\DATA\Kahomai\EmpeeHsg\dohcwbacl.res.wpd

SEP 07 2007

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
INTERIM CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

September 5, 2007

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

Attention: Mr. Kyle Ginoza

Gentlemen:

Subject: Proposed Kahoma Residential Subdivision, Lahaina, Maui, Tax Map Key:
(2) 4-5-10:5

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

Other than the comments from Engineering Division, Commission on Water Resource Management, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Y. Tsuji".

Russell Y. Tsuji
Administrator

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
INTERIM CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 8, 2007

MEMORANDUM

TO: DLNR Agencies:
 Div. of Aquatic Resources
 Div. of Boating & Ocean Recreation
 Engineering Division
 Div. of Forestry & Wildlife
 Div. of State Parks
 Commission on Water Resource Management
 Office of Conservation & Coastal Lands
 Land Division -

COMMISSION ON WATER
RESOURCE MANAGEMENT

07 AUG 21 AIO : 02

RECEIVED

FROM: Russell Y. Tsuji
SUBJECT: Proposed Kahoma Residential Subdivision
LOCATION: Lahaina, Maui, Tax Map Key: (2) 4-5-10:5
APPLICANT: Munekiyo & Hiraga, Inc. on behalf of West Maui Land Company, Inc.

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by September 1, 2007.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

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

Signed: W. Roy
Date: 8/29/07

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA H. THIELEN
INTERIM CHAIRPERSON
MEREDITH J. CHING
JAMES A. FRAZIER
NEAL S. FUJIWARA
CHUYOME L. FUKINO, M.D.
DONNA FAY K. KYOSAKI, P.E.
LAWRENCE H. MIKE, M.D., J.D.

KEN C. KAWAHARA, P.E.
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

August 29, 2007

REF: Kahoma subd.dr

TO: Russell Tsuji, Administrator
Land Division

FROM: Ken C. Kawahara, P.E., Deputy Director
Commission on Water Resource Management

SUBJECT: Proposed Kahoma Residential Subdivision, Lahaina, Maui, TMK (2) 4-5-10:5

FILE NO.:

R

RECEIVED
LAND DIVISION
2007 AUG 31 A 10:35
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at <http://www.hawaii.gov/dlnr/cwrm>.

Our comments related to water resources are checked off below.

- 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.
- 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.
- 3. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM: Additional information and forms are available at www.hawaii.gov/dlnr/cwrm/forms.htm.

- 4. The proposed water supply source for the project is located in a designated ground-water management area, and a Water Use Permit is required prior to use of ground water.
- 5. A Well Construction Permit(s) is (are) required before the commencement of any well construction work.
- 6. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

DRF-1A 03/02/2006

- 7. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.
- 8. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.
- 9. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a stream channel.
- 10. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.
- 11. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.
- 12. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.
- 13. We recommend that the report identify feasible alternative non-potable water resources, including reclaimed wastewater.
- OTHER:

The EA should discuss water resources in the area and the potential impact of the proposed development upon such resources. The Commission's Water Resource Protection Plan provides information on hydrologic unit boundaries and groundwater sustainable yields (<http://www.hawaii.gov/dlnr/cwrrv/planning/hwp.htm>). In addition, the County of Maui, Department of Water Supply (DWS) is in the process of updating its Water Use and Development Plan for the Lahaina region; we recommend you contact the DWS to obtain current information on existing and projected water demands for this area.

If there are any questions, please contact Lenore Nakama at 587-0218.

LINDA LINGLE
GOVERNOR OF HAWAII



LAURA R. THIELEN
INTERIM CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

August 8, 2007

MEMORANDUM

TO: DLNR Agencies:
 Div. of Aquatic Resources
 Div. of Boating & Ocean Recreation
 Engineering Division
 Div. of Forestry & Wildlife
 Div. of State Parks
 Commission on Water Resource Management
 Office of Conservation & Coastal Lands
 Land Division -

RECEIVED
LAND DIVISION
2007 AUG 31 P 3:21
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

FROM: Russell Y. Tsuji
SUBJECT: Proposed Kahoma Residential Subdivision
LOCATION: Lahaina, Maui, Tax Map Key: (2) 4-5-10:5
APPLICANT: Munekiyo & Hiraga, Inc. on behalf of West Maui Land Company, Inc.

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by September 1, 2007.

If no response is received by this date, we will assume your agency has no comment. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

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

Signed: *C. J. [Signature]*
Date: 8/31/07

07 AUG 20 10:02:06 ENGINEERING

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LA/RYT

Ref.: KahomaResSubdLahaina
Maui.368

COMMENTS

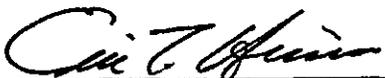
- () We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ____.
- (X) Please take note that based on the maps provided it appears that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zones C and A. The Flood Insurance Program does not have any regulations for developments within Flood Zone C however, it does regulate developments within Zone A as indicated in bold letters below.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- (X) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.
 - () Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
 - (X) Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
 - () Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.
- () The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
 - () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

- () Additional Comments: _____
- () Other: _____

Should you have any questions, please call Ms. Suzie Agraan of the Planning Branch at 587-0258.

Signed: 
ERIC T. HIRANO, CHIEF ENGINEER

Date: 8/31/07



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KAPLON KAWAHARA

MARK ALEXANDER ROY

February 26, 2008

Laura Thielen, Chairperson
Department of Land and Natural
Resources
State of Hawai'i
P. O. Box 621
Honolulu, Hawai'i 96809

SUBJECT: Proposed Kahoma Residential Subdivision at TMK (2)4-5-010:005,
Lahaina, Maui, Hawai'i

Dear Ms. Thielen:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your department's letter dated September 5, 2007, regarding the proposed Kahoma Residential Subdivision project located in Lahaina, Maui, Hawai'i.

1. The applicant has been in contact with County of Maui, Department of Water Supply (DWS) staff regarding project water requirements. As recommended, the applicant will coordinate with the DWS to incorporate this project into the County's Water Use and Development Plan.
2. The project does not involve any alterations to the stream bed and/or banks of the Kahoma Stream Flood Control Channel.
3. The applicant remains in discussions with the DWS regarding the water source of the project. Feasible, alternative non-drinking water sources for the project, including reclaimed wastewater, will be considered as part of the development.
4. To the extent possible, the Draft Environmental Assessment (EA) will contain a discussion of water resources in the area and the potential impact of the proposed development upon such resources. As mentioned above, the applicant will coordinate with the DWS to incorporate this project into the County's Water Use and Development Plan.
5. Regarding the flood zone designation of the project site, the Flood Insurance Rate Map (FIRM) for the area denotes the 100-year and 500-year floods as contained in the Kahoma Stream Flood Control Channel. The project site is located outside of

Laura Thielen, Chairperson
February 26, 2008
Page 2

the concrete channel and is designated in flood zone "C". A more thorough discussion of the flood zone designation will be included in the Draft EA.

We appreciate the input we received from you. A copy of the Draft EA will be provided for your review and comment.

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read "Kyle Ginoza", with a long horizontal line extending to the right.

Kyle Ginoza, Project Manager

KG:lfm

cc: Heidi Bigelow, West Maui Land Company, Inc.
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LINDA LINGLE
GOVERNOR



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

SEP 10 2007

BARRY FUKUNAGA
DIRECTOR

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

IN REPLY REFER TO:

STP 8.2606

September 5, 2007

Mr. Kyle Ginoza
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Ginoza:

Subject: Environmental Assessment Early Consultation
Proposed Kahoma Residential Subdivision, West Maui Land Company, Inc.
TMK: 4-5-010: 005, Lahaina, Maui

Thank you for your notification on the subject proposed subdivision project. We have the following initial comments:

1. The project will impact traffic on our highways by its contribution of vehicle activity onto the local streets and the collective traffic's access/use of State highway infrastructure.
2. The project's access to Honoapiilani Highway and any future connection to the Lahaina By-Pass should be identified and described.
3. A traffic assessment or traffic impact analysis report should be prepared by the developer/landowner and submitted as part of the project's environmental assessment. The traffic report should cover both project and regional impacts and the mitigation measures the project will provide, including any developer/landowner projects or financial contributions toward these mitigation measures.
4. We will defer further comment on the project until our review of the completed environmental assessment. We request that at least four (4) copies of the environmental assessment report be provided to permit simultaneous review by the appropriate DOT staff.

Mr. Kyle Ginoza
Page 2
September 5, 2007

STP 8.2606

We appreciate the courtesy of this early consultation and for the opportunity to provide comments.

Very truly yours,



BARRY FUKUNAGA
Director of Transportation



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLIS KAWAHARA

MARK ALEXANDER ROY

February 26, 2008

Brennon Morioka, Interim Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813

SUBJECT: Proposed Kahoma Residential Subdivision at TMK: (2) 4-5-010:005,
Lahaina, Maui, Hawai'i

Dear Mr. Morioka:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your department's letter (reference STP 8.2606) dated September 5, 2007, regarding the proposed Kahoma Residential Subdivision project located in Lahaina, Maui, Hawai'i.

A traffic impact analysis report (TIAR) has been prepared for the project. The TIAR will be included in the Draft Environmental Assessment (EA). The TIAR identifies access points to the local roadway network, the anticipated project and regional impacts, and proposed mitigation measures the project will provide.

We appreciate the input we received from you. Four (4) copies of the Draft EA will be provided for your review and comment.

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very Truly Yours,

Kyle Ginoza
Project Manager

KG:lh

cc: Heidi Bigelow, West Maui Land Company, Inc.

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LINDA LINGLE
GOVERNOR



ANTHONY J.H. CHING
EXECUTIVE OFFICER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
P.O. Box 2359
Honolulu, Hawaii 96804-2359
Telephone: 808-587-3822
Fax: 808-587-3827

August 22, 2007

Mr. Kyle Ginoza
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Mr. Ginoza:

Subject: Proposed Kahoma Residential Subdivision
TMK No.: (2) 4-5-010: 005
Kihei, Maui, Hawaii

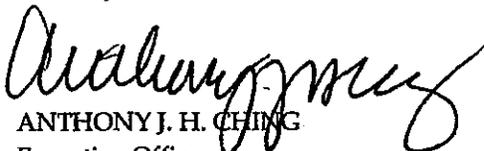
We have reviewed your transmittal dated August 21, 2007, requesting preliminary comments on the proposed development of the Kahoma Residential Subdivision.

Based upon preliminary review of the proposed development, we have the following comments:

1. We confirm that the subject parcel is located within the State Land Use Agricultural District.
2. Pursuant to §205-3.1(c), Hawai'i Revised Statutes (HRS) and given the location, scope, and nature of the proposed activity, I would expect that the County of Maui will need to consider all relevant aspects of the State Land Use Law (§205 HRS) and appropriate county regulations regarding the subdivision of land in processing this application.
3. As the proposed project may qualify for certification and processing as a fast-track affordable housing project under Chapter 201H-38, HRS, the proposed project should be processed first through the County of Maui prior to submission to the Land Use Commission.

We have no further comments to offer at this time. Thank you for the opportunity to comment on the proposed development. Please do not hesitate to contact Cameron Lowry of my office at 587-3822 should you require further assistance or clarification.

Sincerely,


ANTHONY J. H. CHING
Executive Officer



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSUBU "MICK" HIRANO
KAROLYN KAWAHARA

MARK ALEXANDER ROY

February 26, 2008

Rodney Maile, Interim Executive Director
State of Hawai'i
State Land Use Commission
P.O. Box 2359
Honolulu, Hawai'i 96804

SUBJECT: Proposed Kahoma Residential Subdivision at TMK: (2) 4-5-010:005,
Lahaina, Maui, Hawai'i

Dear Mr. Maile:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your office's letter dated August 22, 2007, regarding the proposed Kahoma Residential Subdivision project located in Lahaina, Maui, Hawai'i.

The Draft Environmental Assessment (EA) for the project will contain detailed information addressing all relevant aspects of State Land Use Law (Chapter 205, Hawai'i Revised Statutes) and County community plan and zoning regulations.

The applicant will submit a Section 201H-38 application with the State Land Use Commission in seeking a district boundary amendment. Separately, the applicant will submit a Section 201H-38 application at the County level to secure County land use entitlements and exemptions. The applicant understands that these 201H-38 applications would not be processed until the Final EA is accepted.

We appreciate the input we received from you. A copy of the Draft EA will be provided for your review and comment.

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very Truly Yours,

Kyle Ginoza
Project Manager

KG:lh

cc: Heidi Bigelow, West Maui Land Company, Inc.
F:\DATA\Kahoma\Emppe\Hsg\sluceclres.ltr.wpd

SEP 11 2007



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

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

OFFICE OF PLANNING

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

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

Ref. No. P-11905

September 10, 2007

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

Dear Mr. Ginoza:

Subject: Proposed Kahoma Residential Subdivision
TMK: (2) 4-5-010: 005
Lahaina, Maui, Hawaii

Thank you for submitting your request for comments and early consultation on the above referenced proposal regarding development of 16.7 acres of land in Lahaina, Maui, Hawaii. The subject project proposes the development of 88 residential units, including 63 unattached single-family homes/parcels and 25 multi-family units.

The subject property comprises a long and narrow stretch of land, sandwiched between the Kahoma Stream Flood Control Channel to the north and a number of residential subdivisions to the south. A few hundred meters *makai* of the property's western boundary, Honoapiilani Highway runs in a north-south direction, with the Lahaina bypass road planned along a roughly parallel route just *mauka* of the parcel's eastern edge.

Because the proposed project may involve the use of government lands for roadway and utility connections, the applicant is preparing an Environmental Assessment (EA), for which it seeks early consultation comments from relevant agencies. The Office of Planning offers the following comments on issues of crosscutting State concern:

1. **State and County Plans** – Development of the proposed project will require reclassification of the subject property from the State Agricultural District to the State Urban District. Because the area proposed for development will presumably comprise more than 15 acres, such reclassification will be subject to the approval of the State Land Use Commission. Please discuss whether the proposed project is consistent with the standards for determining State Urban District boundaries, as outlined in §15-15-18, Hawaii Administrative Rules.

We recommend that the EA provide information about County plans for the subject property, including the parcel's current zoning, its classification under the West Maui Community Plan, and the status of any proposed amendments to such County designations.

2. **Water Supply** – Water resource protection is a critical State issue, particularly for the island of Maui. Please include information on the availability and capacity of potable and non-potable water sources for the project, plans for transmission and storage, and efforts to promote water conservation, including, if applicable, the use of recycled or irrigation water for landscaping and other non-domestic uses. In addition, please discuss coordination efforts and agreements reached with the Maui Department of Water Supply and, if necessary, the State Commission on Water Resource Management.
3. **Agricultural Lands** – Preservation of important agricultural lands is a priority for the State and Counties. As the subject property is currently classified within the State Agricultural District, we recommend that the applicant discuss how the loss of these farmlands can be justified, or how other agricultural lands of equal importance can be protected. Information should be provided about the productive value and agricultural potential of the subject property, based on the most commonly used rating schemes: the Agricultural Lands of Importance to the State of Hawaii (ALISH) system and the Land Study Bureau's (LSB) classifications for soil productivity. We also require that the applicant provide information about prior use of the land, with particular emphasis on current agricultural activity that may be displaced by development of the proposed project.
4. **Affordable Housing** – Increasing the supply of affordable housing is a critical State and County issue, particularly for the island of Maui, which has seen some of the highest home prices in the islands. The Maui County Council recently passed Ordinance No. 3418, codifying the County's residential workforce housing policy, which requires that at least 40 percent of new housing units be reserved and priced to accommodate lower-income groups. The proposed project would provide for the development of 88 residential units. We understand that all 25 of the proposed multi-family units and 28 of the 63 single-family homes will be designated as affordable, resulting in a total workforce housing component of 53 units or 60.2 percent. The proposal therefore exceeds the requirements set forth in Maui's residential workforce housing policy, and may qualify the project for certain exemptions and expedited processing available under Chapter 201H, Hawaii Revised Statutes, for housing projects that are primarily or exclusively designated for lower-income groups. We recommend that the applicant clarify whether it intends to seek the Chapter 201H exemptions for the proposed project.

5. **Transportation** – The State and County have serious concerns about the traffic implications associated with new developments. Please provide a Traffic Impact Analysis Report (TIAR) that: assesses current traffic conditions based on actual counts; projects future traffic conditions, incorporating cumulative impacts associated with the proposed project and any other developments currently planned for the region; describes relevant transportation improvements planned by the State and/or County, along with the status of such efforts; and proposes measures to mitigate the traffic generated by the proposed project. Of particular interest within the project region is the status of the Lahaina bypass road, which, according to our records, is slated to run just *mauka* of the subject property. Please discuss the Petitioner's efforts to coordinate project development and traffic mitigation with the State Department of Transportation and the County Department of Public Works.

6. **Ocean Resources** – The subject property is located roughly half a mile *mauka* of Maui's western shoreline. However, the proposed project lies immediately adjacent to the Kahoma Stream channel, a major *mauka--makai* waterway that flows from the West Maui mountains through Lahaina town, ultimately draining into the ocean near Mala Wharf. Due to high levels of turbidity, Kahoma Stream was included in the most recent (2004) list of "impaired waters" compiled by the State Department of Health, Environmental Planning Office. Please discuss the project's drainage systems as well as other measures and best management practices that will be undertaken to prevent stormwater runoff generated on site from flowing into the Kahoma Stream channel and the coastal waters beyond. Given the project's close connection to the ocean, the developers should take special care to ensure protection of the region's valuable coastal and marine resources, including the recreational and commercial activities at Mala Wharf, the sensitive corals located offshore, and the coastal reaches of the Hawaiian Islands Humpback Whale National Marine Sanctuary.

7. **Public Health** – If the project will have the potential to generate hazardous materials or result in the possible contamination of the air, soil or water, the EA should explain how public health and safety will be protected. We note that the agricultural history of the subject property may necessitate soil testing to detect elevated levels of fertilizers, pesticides, and other contaminants with the potential to impact the proposed use.

Please discuss the wastewater disposal systems for the project. Because individual wastewater systems have the potential to pollute and contaminate coastal waters, we encourage developers to install a project connection to the County's sewage treatment facility. Please provide estimates of the wastewater flow to be generated by the project and current capacity at the Lahaina Wastewater Reclamation Facility. We recommend that the applicant note the status of any discussions with the Maui

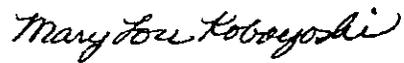
Department of Environmental Management regarding contributions toward maintenance and improvement of the County wastewater system.

8. **Cultural/Historic Resources** – The State has a duty to protect archaeological resources and cultural access rights. The EA should include an archaeological inventory survey that identifies historically significant sites and recommends appropriate monitoring and preservation measures as necessary. Such study should be submitted to the State Historic Preservation Division for review and approval. A cultural impact assessment should also be conducted to identify any cultural resources, customary practices, or historically significant landmarks associated with the project site. Where relevant, please discuss how traditional access rites will be preserved for Native Hawaiians.
9. **Environmental, Recreational, and Scenic Resources** – An inventory of flora and fauna on the project site should be completed. Please discuss the findings of those studies and any proposed protections for important species. The reports should include an assessment of any aquatic life associated with Kahoma Stream, which runs directly adjacent to the project site. In addition, please include a description of scenic resources and recreational uses on or near the subject property.
10. **Education** – Although Act 245, Session Laws of Hawaii 2007, has established a formal process for determining educational impact fees, that law applies only to designated “school impact districts,” the identification of which may take a year or more to complete. Until that process has been finalized, education contribution agreements must continue to be negotiated on a case-by-case basis between developers and the DOE. We therefore recommend that the EA estimate the increase in school enrollment associated with the project and discuss the status of negotiations with the Hawaii Department of Education (DOE) toward Petitioner’s fair-share contribution.
11. **Coastal Zone Management** – The State oversees protection of natural and cultural resources within the coastal zone. Although the subject property is located outside the Special Management Area, the adjacent Kahoma Stream channel provides a direct connection between the project site and the ocean. Please discuss any impact the proposed project may have on coastal and marine resources, and how the project will balance the competing values of economic development and preservation of coastal resources, including protection from flood hazard and soil erosion. As noted previously, we recommend that the applicant discuss the potential impact of project-generated runoff and non-point source pollution on nearshore waters and coastal resources, with a detailed explanation of the stormwater management systems that will be implemented to minimize this impact.

Mr. Kyle Ginoza
Page 5
September 10, 2007

The Office of Planning looks forward to receiving the EA addressing potential impacts and mitigation measures relative to the issues raised above. If you have any questions, please contact the Land Use Division at 587-2842.

Sincerely,



Mary Lou Kobayashi
Planning Program Administrator

c: Anthony Ching, Land Use Commission



MICHAEL T. MUNEKIYO
GIVEN OHASHI HIRAGA
MITSURU "MICK" HIRANO
KARLYN KAWAHARA

MARK ALEXANDER BOY

February 26, 2008

Mary Lou Kobayashi, Planning Program Administrator
Department of Business, Economic
Development & Tourism
Office of Planning
State of Hawai'i
P. O. Box 2359
Honolulu, Hawai'i 96804

SUBJECT: Proposed Kahoma Residential Subdivision at TMK (2)4-5-010:005,
Lahaina, Maui, Hawai'i; Reference No. P-11905

Dear Ms. Kobayashi:

We are writing to you on behalf of the applicant, West Maui Land Company, to thank you for your letter dated September 10, 2007, regarding the proposed Kahoma Residential Subdivision project located in Lahaina, Maui, Hawai'i.

On behalf of the applicant, we would like to provide the following information to help address your comments, following the order set forth in your letter:

1. **State and County Plans** – We acknowledge that the project comprises an area over 15 acres and, as such, the reclassification of land from agricultural to urban will be subject to the approval of the State Land Use Commission. The Draft Environmental Assessment (EA) for the project will discuss consistency with State Urban District standards, as outlined in Section 15-15-18, Hawai'i Administrative Rules. In addition, the subject property's current zoning and West Maui Community Plan designation will be evaluated in detail in the Draft EA.
2. **Water Supply** – The applicant will initiate dialogue with the County of Maui, Department of Water Supply (DWS) to discuss drinking and non-drinking water source and transmission coordination efforts. The applicant intends to dedicate the water transmission system to the DWS upon completion of the improvements. The Draft EA will address issues relating to water provision, including source, storage, and transmission. The applicant would like to note that they plan to undertake water conservation measures, where appropriate. A discussion of coordination activities with the DWS will be included in the Draft EA.

3. **Agricultural Lands** – The Draft EA will include a discussion of the agricultural designations of the land according to the Agricultural Lands of Importance to the State of Hawai'i (ALISH) and the Land Study Bureau (LSB) classification systems. Decades ago, the prior use of the land was for sugar cane cultivation and the land is currently fallow.
4. **Affordable Housing** – The proposed development will provide affordable housing, as required by applicable County of Maui affordable housing policies. The applicant has been coordinating with the County of Maui, Department of Housing and Human Concerns and the County of Maui Housing Commissioner to ensure the fulfillment of affordable housing requirements. The Draft EA will include a discussion on how the proposed subdivision will satisfy the requirements. The applicant intends on utilizing the 201H process with both the State Land Use Commission and the County of Maui. A discussion of the proposed 201H exemptions will be included in the Draft EA.
5. **Transportation** – The applicant has contracted with Wilson Okamoto Corporation, for preparation of a Traffic Impact Analysis Report (TIAR), which will address issues relating to traffic impacts generated and traffic mitigation measures proposed by the project. The Draft EA will include the findings of the report and a copy of the report will be attached as an appendix. The TIAR addresses the status of the State Lahaina Bypass Highway development. Additionally, the applicant has been in discussions with the County of Maui, Department of Public Works to coordinate project development and traffic mitigation measures. The Draft EA will include a discussion of these efforts.
6. **Ocean Resources** – The applicant recognizes the importance of the ocean resources in the vicinity of the subject project, particularly the Hawaiian Islands Humpback Whale National Marine Sanctuary. National Pollutant Discharge System (NPDES) and/or other permits will be obtained, as applicable, during the building permit and subdivision review processes. A more detailed discussion regarding State of Hawai'i, Department of Health guidelines and engineering Best Management Practices (BMPs), which will be utilized to mitigate potential drainage and runoff impacts to downstream properties, the Kahoma Stream, and coastal ecosystems, will be discussed in the Draft EA.
7. **Public Health** – As applicable, appropriate mitigation measures will be implemented and BMPs will be utilized where possible, to minimize infiltration and runoff from construction activities. The Draft EA will include a discussion on the wastewater system including estimates of flow. The Kahoma Residential Subdivision will connect to the County wastewater system. The applicant has

initiated discussions with the County of Maui, Department of Environmental Management regarding wastewater capacity and project requirements. The Draft EA will include a discussion of these efforts.

8. **Cultural/Historic Resources** – The Archaeological Inventory Survey report was submitted to the State Historic Preservation Division (SHPD). The SHPD's findings, as well as the Archaeological Inventory Survey report, will be included in the Draft EA. Moreover, the Draft EA will include a discussion of the Native Hawaiian traditional and customary practices in the area, as applicable. The Cultural Impact Assessment report will be included in the Draft EA as an appendix.
9. **Environmental, Recreational, and Scenic Resources** – The Draft EA will include a discussion of the inventory of flora and fauna at the project site. Additionally, a copy of the flora and fauna study will be included in the Draft EA as an appendix. There is no aquatic life associated with the Kahoma Stream that borders the project to the north, as the stream is normally dry. Lastly, the Draft EA will include a discussion of the scenic resources and recreational uses on or near the project site.
10. **Education** – The applicant is aware that the 2007 State Legislature established a formal process for determining educational impact fees. As a 100 percent affordable development, the applicant will seek a 201H exemption from the payment of school impact fees.
11. **Coastal Zone Management** – The Draft EA will include a discussion of any potential impact to coastal and/or marine resources, economic development, and preservation of coastal resources, including protection from flood hazard and soil erosion, associated with the proposed project.

We appreciate the input we received from you. A copy of the Draft EA will be provided for your review and comment.

Mary Lou Kobayashi, Planning Program Administrator
February 26, 2008
Page 4

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

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

Kyle Ginoza, Project Manager

KG:lfm

cc: Heidi Bigelow, West Maui Land Company, Inc.

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AUG 29 2007



The Senate

STATE CAPITOL
HONOLULU, HAWAII 96813

August 28, 2007

COLLEEN HANABUSA
PRESIDENT
DONNA MERCADO KIM
VICE PRESIDENT
GARY L. HOOSER
MAJORITY LEADER
FRED HEMMINGS
MINORITY LEADER

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SECOND DISTRICT
RUSSELL S. KOKUBUN

THIRD DISTRICT
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FIFTH DISTRICT
ROSALYN H. BAKER

SIXTH DISTRICT
J. KALANI ENGLISH

SEVENTH DISTRICT
GARY L. HOOSER

EIGHTH DISTRICT
SAM SLOM

NINTH DISTRICT
LES IHARA, JR.

TENTH DISTRICT
BRIANT. TANIGUCHI

ELEVENTH DISTRICT
CAROL FUKUNAGA

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DAVID Y. IGE

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CLARENCE K. NISHIHARA

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MIKE GABBARD

TWENTIETH DISTRICT
WILL ESPERO

TWENTY-FIRST DISTRICT
COLLEEN HANABUSA

TWENTY-SECOND DISTRICT
ROBERT BUNDA

TWENTY-THIRD DISTRICT
CLAYTON HEE

TWENTY-FOURTH DISTRICT
JILL N. TOKUDA

TWENTY-FIFTH DISTRICT
FRED HEMMINGS

CHIEF CLERK
CAROL TANIGUCHI

Mr. Kyle Ginoza
Project Manager
Kahoma Residential Subdivision
Munekiyo & Hiraga Inc.
305 South High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Mr. Ginoza,

I am in receipt of your letter requesting my comments on the proposed development of an 88-unit Kahoma Residential Subdivision in Lahaina, Maui. The project looks like an interesting and potentially fruitful collaboration between West Maui Land Company, Lokahi Pacific and the Habitat for Humanity in the creation of much-needed affordable housing. The proposed subdivision seems an appropriate fill-in project for the land-use you have specified.

Thank you so much for taking the time to request my comments. I am always interested in projects that can provide affordable housing for Maui's workforce without adverse impact on the environment or the community.

Me ke aloha pumehana,

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

Rosalyn H. Baker
SENATOR
5th District – South and West Maui

Council Chair
G. Riki Hokama

Vice-Chair
Danny A. Mateo

Council Members
Michelle Anderson
Gladys C. Balsa
Jo Anne Johnson
Bill Kauakea Medeiros
Michael J. Molina
Joseph Pontanilla
Michael P. Victorino



COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov/council

SEP 06 2007
Director of Council Services
Ken Fukuoka

September 4, 2007

Mr. Kyle Ginoza, Project Manager
Munekiyo and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Ginoza:

SUBJECT: Proposed Kahoma Residential Subdivision
Tax Map Key (24-5-010:005, Lahaina, Maui, Hawaii)

Thank you for the opportunity to provide early consultation comments for the proposed Kahoma Residential Subdivision.

After review of the preliminary proposal, I have no comments at the present time.

Sincerely,

Handwritten signature of Joseph Pontanilla in black ink.
JOSEPH PONTANILLA,
COUNCIL MEMBER

SEP 11 2007



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

CHARMAINE TAVARES
Mayor

VANESSA A. MEDEIROS
Director

LORI TSUHAKO
Deputy Director

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

September 7, 2007

Mr. Kyle Ginoza
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Ginoza:

**SUBJECT: Proposed Kahoma Residential Subdivision
TMK (2) 4-5-010:005, Lahaina, Maui, Hawai'i**

We have reviewed your August 10, 2007 early consultation letter and enclosures for the subject project and would like to offer the following comments:

1. West Maui Land Company, Inc. is proposing to develop 16.7 acres of land for the construction of an 88-unit residential subdivision. The project will consist of 63 single-family residential units (of which 28 shall be designated affordable) and 25 multi-family residential units (all of which shall be designated affordable). Of the proposed 88 units, 53 units shall be designated affordable.
2. Since the proposed project will involve the subdividing of five or more lots, the project is subject to the requirements of Chapter 2.96, Maui County Code (MCC).
3. Section 2.96.080A, MCC, states that before final subdivision approval or issuance of a building permit, the developer shall enter into a residential workforce housing agreement with the County of Maui that sets forth the detailed terms and conditions of compliance with the residential workforce policy.

Thank you for the opportunity to comment.

Sincerely,

VANESSA A. MEDEIROS
Director of Housing and Human Concerns

xc: Assistant Housing Administrator



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN KAWAHARA

MARK ALEXANDER ROY

February 26, 2008

Vanessa A. Medeiros, Director
Department of Housing and Human Concerns
County of Maui
200 South High Street
Wailuku, Hawai'i 96793

**SUBJECT: Proposed Kahoma Residential Subdivision at TMK (2)4-5-010:005,
Lahaina, Maui, Hawai'i**

Dear Ms. Medeiros:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your letter dated September 7, 2007, regarding the proposed Kahoma Residential Subdivision project in Lahaina, Maui, Hawai'i.

We offer the following comments, in response to your remarks:

1. The applicant acknowledges that the proposed project will be subject to the requirements of Chapter 2.96, Maui County Code, regarding the Maui Residential Workforce Housing Policy.
2. The applicant will coordinate with the department in the development of an affordable housing agreement, which sets forth the detailed terms and conditions of compliance with the residential workforce policy.

We appreciate the input from your office. A copy of the Draft Environmental Assessment will be provided for your review and comment.

Vanessa A. Medeiros, Director
February 26, 2008
Page 2

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Kyle Ginoza', written over a horizontal line.

Kyle Ginoza, Project Manager

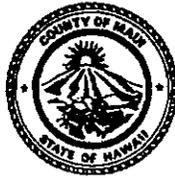
KG:lfm

cc: Heidi Bigelow, West Maui Land Company, Inc.

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SEP 14 2007

CHARMAINE TAVARES
Mayor



TAMARA HORCAJO
Director

ZACHARY Z. HELM
Deputy Director

(808) 270-7230
Fax (808) 270-7934

DEPARTMENT OF PARKS & RECREATION

700 Hali'a Nakoia Street, Unit 2, Wailuku, Hawaii 96793

September 10, 2007

Kyle Ginoza, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Ginoza:

**SUBJECT: PROPOSED KAHOMA RESIDENTIAL SUBDIVISION
LAHAINA, MAUI, HAWAII
TMK: (2) 4-5-010:005**

Thank you for the opportunity to review and comment on the subject project. Pursuant to Section 18.16.320, Maui County Code, the project will be subject to park assessment requirements. Our Department will be requiring the applicant to satisfy these requirements with a cash contribution in lieu of land.

The current parks and playgrounds assessment fee rate for the West Maui Community Plan Area is \$26,795.00 per lot in excess of three (3). Utilizing the 3-lot/unit exemption, the parks and playgrounds assessment fee for the subject eighty-eight (88) lot/unit project is **\$2,277,575.00** [\$26,795.00/lot or unit x (88-3) lot/unit].

The aforementioned rate and fees, are valid until June 30, 2008 and are subject to change. The applicant is required to satisfy the applicable parks and playgrounds requirements at the time of final subdivision approval.

Should there be any questions, please contact Karla Peters, of our Parks Planning and Development Division, at 270-7981.

Sincerely,

A handwritten signature in cursive script, appearing to read "Tamara Horcajo".

TAMARA HORCAJO
Director

c: Patrick Matsui, Chief of Parks Planning and Development



MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KAPLYNN KAWAHARA

MARK ALEXANDER ROY

February 26, 2008

Tamara Horcajo, Director
Department of Parks and Recreation
County of Maui
700 Hali'a Nakoa Street, Unit 2
Wailuku, Hawai'i 96793

**SUBJECT: Proposed Kahoma Residential Subdivision at TMK (2)4-5-010:005,
Lahaina, Maui, Hawai'i**

Dear Ms. Horcajo:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your letter dated September 10, 2007, regarding the proposed Kahoma Residential Subdivision project in Lahaina, Maui, Hawai'i.

The applicant acknowledges that, pursuant to Maui County Code Section 18.16.320, the project will be subject to the parks and playgrounds assessment requirements. We understand that the parks and playgrounds assessment fee amount of \$26,795.00 per lot in excess of three (3) lots for the West Maui Community Plan area is only valid until June 30, 2008.

The applicant intends on submitting a 201H application for this project, which consists of 100 percent affordable units. The applicant will seek exemption from the parks and playgrounds assessment fees for the project. A discussion on the proposed exemptions will be included in the Draft Environmental Assessment (EA).

We appreciate the input from your office. A copy of the Draft EA will be provided for your review and comment.

Tamara Horcajo, Director
February 26, 2008
Page 2

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

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

Kyle Ginoza, Project Manager

KG:lfm

cc: Heidi Bigelow, West Maui Land Company, Inc.

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CHARMAINE TAVARES
Mayor
JEFFREY S. HUNT
Director
COLLEEN M. SUYAMA
Deputy Director

SEP 28 2007



COUNTY OF MAUI
DEPARTMENT OF PLANNING

September 25, 2007

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

Dear Mr. Ginoza:

**SUBJECT: PRE-CONSULTATION COMMENTS IN PREPARATION OF
A DRAFT ENVIRONMENTAL ASSESSMENT FOR THE
PROPOSED KAHOMA RESIDENTIAL SUBDIVISION
LOCATED AT TMK: 4-5-010:005, LAHAINA, MAUI, HAWAII
(EAC 2007/0028)**

The Maui Planning Department (Department) is in receipt of the above-referenced document for the proposed Kahoma Residential Subdivision. The Department understands the proposed action includes the following:

- West Maui Land Company proposes the development of 88 residential units on approximately 16.7 acres of land;
- The project will be comprised of 63 single-family residential units and 25 multi-family unit as well as a neighborhood park;
- 28 of the single-family residential units will be designated affordable pursuant to Maui Residential Workforce Housing Policy (MRWHP); and
- All of the 25 multi-family units will be affordable pursuant to the MRWHP. These 25 units will be developed by Lokahi Pacific and Habitat for Humanity.

Based on the foregoing, the Department provides the following comments in preparation of the Draft EA:

1. The land use designations for the project area are as follows:

- a. State Land Use – Agricultural
 - b. Community Plan – Open Space & Bike Path
 - c. County Zoning – Agricultural
 - d. Other – Located outside of the Special Management Area and the Lahaina National Historic Land Mark District.
2. Petitions to reclassify lands designated Agricultural that are 15 acres or greater are processed by the Land Uses Commission (LUC);
 3. The Maui Planning Commission may not be the accepting authority for the Environmental Assessment as the only administrative action is the proposed reclassification of lands designated State Agricultural. This action is taken by the LUC. The Office of Environmental Quality Control (OEQC) should be consulted to determine the appropriate accepting authority for the environmental assessment;
 4. The current Community Plan designation of Open Space was identified as Matrix Item #29 and adopted as part of West Maui Community Plan update in 1996.
 5. The current Community Plan designation of Bikeway was identified as Matrix Item #3 and adopted as part of the West Maui Community Plan update in 1996.
 6. The document should contain a thorough discussion of the relationship of the proposed project with the Lahaina Town Village Drainage Master Plan developed by Maui County.
 7. The document should contain a thorough discussion of the proposed project with the West Maui Community Plan. At a minimum, the following elements should be discussed:

ENVIRONMENT

6. Integrate stream channels, gulches and other areas deemed unsuitable for development into the region's open space system for the purposes of safety, open space relief, greenways for public use and visual separation. Existing development of the stream channels, gulches and other areas shall be maintained and shall not be expanded. Drainage channels and siltation basins should not be considered for building sites, but used, rather, for public open space.

Mr. Kyle Ginoza
September 25, 2007
Page 3

The following major streams and gulches, as named on the United States Geologic Survey topographic maps (Lahaina and Honolua, Hawaii, 7.5 minute series, 1:24,000 scale), are to be kept as open space;

a. Kahoma Stream.....

URBAN DESIGN

5. Integrate stream channels and gulches into the region's open space system for the purposes of safety, open space relief, greenways for public use and visual separation. Drainage channels and siltation basins should not be used for building sites, but, rather, for public open space. Drainage channel rights-of-way and easements may also be used for pedestrian walkways and bikeway facilities.

8. With the ongoing update of the Maui General Plan and subsequent Community Plan updates, the Department may not support the proposed Community Plan Amendment from Open Space and Bikeway at this time pending the outcome of the West Maui Community Plan Update currently scheduled for 2008.

Thank you for the opportunity to comment. Please include the Department on the distribution list for the Draft EA. Should you require further clarification, please contact Staff Planner. Robyn Loudermilk by email at robyn.loudermilk@mauicounty.gov or by phone at 270-7180.

Sincerely,



Jr JEFFREY S. HUNT, AICP
Planning Director

xc: Clayton I. Yoshida, AICP, Planning Program Administrator
Robyn L. Loudermilk, Staff Planner
Joe Krueger, Department of Public Works

JSH:RLL:bv

EA Project File
General File

K:\WP_DOCS\PLANNING\EAC\2007\0028_KahomaResidential\comments.wpd



MICHAEL T. MUNEKIYO
GIVEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN KAWAHARA

MARK ALEXANDER ROY

February 26, 2008

Jeffrey S. Hunt, AICP
Planning Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawai'i 96793

**SUBJECT: Proposed Kahoma Residential Subdivision at TMK (2)4-5-010:005,
Lahaina, Maui, Hawai'i**

Dear Mr. Hunt:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your letter dated September 25, 2007, regarding the proposed Kahoma Residential Subdivision project in Lahaina, Maui, Hawai'i.

We offer the following comments, in response to your remarks:

1. We concur with the land use designations listed in your letter.
2. We understand that petitions to reclassify lands designated Agricultural that are 15 acres or greater are processed by the State Land Use Commission.
3. After consultation with the County Department of Housing and Human Concerns (DHHC), the DHHC will be the accepting agency for the Environmental Assessment (EA).
4. We acknowledge that the subject property is designated as Open Space in the West Maui Community Plan.
5. We further acknowledge that a Bikeway is aligned through the subject property in the West Maui Community Plan.
6. The proposed project will retain additional post-development drainage flows onsite. In other words, no additional flows will be drained into the Kahoma Stream Flood Control Channel to the north or the Lahaina Watershed project to the south.

Jeffrey S. Hunt, AICP
Planning Director
February 26, 2008
Page 2

7. With the implementation of the fortified concrete Kahoma Stream Flood Control Channel, the 100-year and 500-year flood areas are contained within the channel. Therefore, the subject property is not located within a portion of the adjacent stream or drainage channel. A public bicycle path and walking trail will be developed along the northern boundary of the Kahoma Residential project.
8. The applicant will first seek a District Boundary Amendment from the State Land Use Commission. We acknowledge that the West Maui Community Plan Update is scheduled for 2008.

We appreciate the input from your office. A copy of the Draft EA will be provided for your review and comment.

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,



Kyle Ginoza, Project Manager

KG:lfm

cc: Heidi Bigelow, West Maui Land Company, Inc.

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CHARMAINE TAVARES
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

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

SEP 13 2007



THOMAS M. PHILLIPS
CHIEF OF POLICE

GARY A. YABUTA
DEPUTY CHIEF OF POLICE

August 20, 2007

Mr. Kyle Ginoza
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Ginoza:

SUBJECT: Proposed Kahoma Residential Subdivision
TMK (2) 4-5-010:005, Lahaina, Maui, Hawaii

Thank you for your letter of August 10, 2007, requesting comments on the above subject.

We have reviewed the information submitted for this project and would like to defer and comments and/or recommendations until the draft for the Environmental Assessment is completed and submitted by the applicant. Thank you for giving us the opportunity to comment on this project.

Very truly yours,

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

Enclosure
c: Jeff Hunt, Planning Department

COPY

TO : THOMAS PHILLIPS, CHIEF OF POLICE
VIA : CHANNELS @ 8/15/07
FROM : RICKY UEDO, SERGEANT, LAHAINA PATROL DIVISION
SUBJECT : PROPOSED KAHOMA RESIDENTIAL SUBDIVISION

CONCUR:
AC [Signature]
08/16/07

This form of communication is being forwarded to your office regarding a request for early consultation for a proposed Kahoma Residential Subdivision. The applicant is proposing a development of an 88-unit subdivision in Lahaina. The subject property comprises approximately 16.7 acres.

At this time, there is no input for an early consultation on the proposed project from the police standpoint; therefore, I would recommend that we defer this matter until we receive the draft for the Environmental Assessment from the applicant. At that time, we can address any concerns that the police may have.

Submitted for your information.

Respectfully submitted,

[Signature]

Sgt. Ricky E. Uedoi #1512
Lahaina Patrol Division
August 15, 2007 @ 1030 hours

SEP 06 2007

CHARMAINE TAVARES
Mayor

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

MICHAEL M. MIYAMOTO
Deputy Director

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



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

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

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

August 31, 2007

Mr. Kyle Ginoza
MUNEKIYO & HIRAGA, INC.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Mr. Ginoza:

SUBJECT: PROPOSED KAHOMA RESIDENTIAL SUBDIVISION
TMK: (2) 4-5-010:005

We reviewed the subject application and have the following comments:

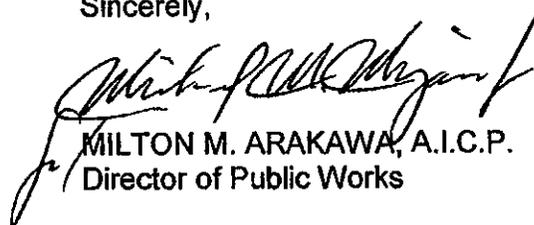
1. A detailed review will be conducted upon submittal of appropriate documents.
2. It is unclear from the figure as to the project site's property relationship to the Kahoma Flood Control Facility access road along Kahoma Stream. In any case, access must be provided and the access road must be kept clear for use by County heavy equipment to access the Kahoma Stream Flood Control facility for maintenance.
3. The U.S. Army Corps of Engineers has concerns regarding projects adjacent to projects they design, such as the Kahoma Stream Flood Control Facility. We would recommend that they be included in the agencies to review projects such as this one, adjacent to the Kahoma Stream Flood Control Facility. Of particular interest may be the deletion of the Existing Easement A which is being proposed to be deleted or relocated, and which was a requirement of the original Kahoma Stream project design.

Mr. Kyle Ginoza
August 31, 2007
Page 2

4. Trees and shrubs cannot be planted adjacent to the access road, such that the landscaping's roots grow into the access road. A root barrier will be required at the boundary between the project's property and the Kahoma Stream access road, paralleling the entire length of Kahoma Stream. OK
5. We would not have any objections if the developer chose to grass and maintain our access road to minimize dust.
6. We would like to suggest that the 21,571 square foot County lot denoted as the "Old Kahoma Stream" on Figure 3, be swapped for additional buffer space between the Kahoma Stream and the adjoining development. I do not believe that parcel serves any useful purpose for the County and would be problematic for future maintenance. However, I would suggest that other agencies review to see if they have need of the property.
7. Clarify access to the proposed development as the timing of the Mill Street extension is uncertain.
8. It may be beneficial to have an additional access to the proposed development in the vicinity of the Existing Easement A and Lui Street. In the present configuration, the project access is an extended cul-de-sac without another egress point. Any blockages of the road on the makai portion of the road would "trap" all users mauka of the blockage.
9. Indicate whether the project roadway is intended to be kept under private ownership and maintenance or proposed for dedication to the County of Maui.

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

Sincerely,



MILTON M. ARAKAWA, A.I.C.P.
Director of Public Works

MMA:MMM:ls

xc: Engineering Division
Highways Division

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MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN KAWAHARA

MARK ALEXANDER ROY

February 26, 2008

Milton M. Arakawa, A.I.C.P.
Director of Public Works
County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawai'i 96793

**SUBJECT: Proposed Kahoma Residential Subdivision at TMK (2)4-5-010:005,
Lahaina, Maui, Hawai'i**

Dear Mr. Arakawa:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your letter dated August 31, 2007, regarding the proposed Kahoma Residential Subdivision project in Lahaina, Maui, Hawai'i.

We offer the following comments, in response to your remarks:

1. We acknowledge that a detailed review will be conducted upon submittal of appropriate documents.
2. Fencing will be installed between the limits of the proposed project and the Kahoma Stream Flood Control facility. The existing access road along the southern side of the flood control facility will not be altered by the proposed project.
3. We acknowledge that the U.S. Army Corps of Engineers would want to be consulted to review projects such as this one, and as such, we sent an early consultation to the Department of Army. We note that Easement A, which traverses the mauka portion of the property, is no longer in existence. The agreement which created Easement A auto-terminated a number of years ago.
4. We acknowledge that trees and shrubs cannot be planted next to the access road along the Kahoma Stream Flood Control facility and understand that a root barrier may be required at the boundary between the access road and the project site.
5. We note that the department would not have any objections if the developer chose to grass and maintain the access road to minimize dust.

Milton M. Arakawa, A.I.C.P.
Director of Public Works
February 26, 2008
Page 2

6. The applicant is exploring acquisition of the 21,571 square foot lot.
7. The applicant will be funding the construction of the portion of the Mill Street extension between the project site and Keawe Street.
8. The site plan has been revised to include an additional access point near Lui Street.
9. The project roadway is intended to be designed and constructed to County standards for subsequent dedication to the County of Maui.

We appreciate the input from your office. A copy of the Draft Environmental Assessment will be provided for your review and comment.

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,



Kyle Ginoza, Project Manager

KG:lfm

cc: Heidi Bigelow, West Maui Land Company, Inc.

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AUG 31 2007

CHARMAINE TAVARES
MAYOR



DON A. MEDEIROS
Director
WAYNE A. BOTELHO
Deputy Director
Telephone (808) 270-7511
Facsimile (808) 270-7505

DEPARTMENT OF TRANSPORTATION

COUNTY OF MAUI
200 South High Street
Wailuku, Hawaii, USA 96793-2155

August 28, 2007

Mr. Kyle Ginoza, Project Manager
Munekiyo and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

**SUBJECT: PROPOSED KAHOMA RESIDENTIAL SUBDIVISION
(TMK (2) 4-5-010:005, LAHAINA, MAUI, HAWAII)**

Dear Mr. Ginoza:

Thank you for the opportunity to comment on this project.

Should the opportunity present itself, the Department of Transportation requests the consideration of a bus stop for this project, perhaps even a street cut-out. We believe you have an opportunity to build a walkable community. Residents of the area will be able to bus to and from work, and they'll be able to shop at the commercial areas nearby. If done right, your project could become a very desirable place to live.

Please do not hesitate to contact me at 270-7511 if I can be of any assistance or clarification.

Sincerely,

A handwritten signature in cursive script, appearing to read "Don Medeiros", is written over a horizontal line.

DON MEDEIROS
Director of Transportation

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MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSUBU "MICH" HIRANO
KARLYN KAWAHARA

MARK ALEXANDER ROY

February 26, 2008

Don Medeiros, Director
Department of Transportation
County of Maui
200 South High Street
Wailuku, Hawai'i 96793

SUBJECT: Proposed Kahoma Residential Subdivision at TMK (2)4-5-010:005,
Lahaina, Maui, Hawai'i

Dear Mr. Medeiros:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your letter dated August 28, 2007, regarding the proposed Kahoma Residential Subdivision project in Lahaina, Maui, Hawai'i.

This project is local residential housing development, where 100 percent of the units will be in the affordable price range. As such, the applicant is trying to minimize costs for the development. Nonetheless, your request for consideration of a bus stop either within or adjacent to the project site will be forwarded to the project civil engineer.

We appreciate the input from your office. A copy of the Draft Environmental Assessment will be provided for your review and comment.

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

Kyle Ginoza, Project Manager

KG:lfm

cc: Heidi Bigelow, West Maui Land Company, Inc.
Kirk Tanaka, R. T. Tanaka Engineers, Inc.

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CHARMAINE TAVARES
Mayor



JEFFREY K. ENG
Director
ERIC H. YAMASHIGE, P.E., L.S.
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2155
www.mauiwater.org

August 27, 2007

Mr. Kyle Ginoza, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

SUBJECT: Proposed Kahoma Residential Subdivision
TMK: (2) 4-5-010:005, Lahaina, Hawaii

Dear Mr. Ginoza:

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

Source Availability and Consumption

The project area is served by our Lahaina system. The main sources of water for this portion of the system are wells withdrawing from Launiupoko aquifer and surface water from Kanaha Stream. DWS does not grant or imply any guarantee of water until an application for water meter has been received and reviewed. Additional water for development is not currently available at the Lahaina system pending completion of new source projects. However, water availability will be determined at time of meter application. DWS will not issue reservations for future meters until new development efforts which include the expansion of Lahaina and Mahinahina Water Treatment Plants are completed.

The EA should address anticipated potable and non-potable water use for the proposed development. Anticipated daily consumption would be in the range of 51,800 to 83,500 gallons based on system standards. However, empirical usage information for Lahaina suggests that actual demand will likely be higher.

System Infrastructure

The applicant will be required to provide domestic and irrigation services as well as fire protection in accordance with system standards. Required fire flow for residential subdivisions is 1000 gallons per minute at 350 feet spacing for a 2 hour duration.

Conservation

In order to reduce demand in the Lahaina system, we recommend that the following water conservation measures be included in the EA:

"By Water All Things Find Life"

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



Mr. Kyle Ginoza
Proposed Kahoma Residential Subdivision

Use brackish and/or reclaimed water sources for dust control and for all non-potable water uses during various phases of construction. Reclaimed water is readily available at the Lahaina Wastewater Reclamation Facility.

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

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

Use Climate-adapted Plants: The project is located in the "Maui County Planting Plan"- Plant Zones 3, 4, & 5. We encourage the applicant to utilize appropriate native and non invasive species in landscaping. Native plants adapted to the area conserve water and protect the watershed from degradation due to invasive alien species. Please refer to the attached brochure: "Saving Water in the Yard- What and How to Plant in Your Area".

Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip".

Limit Irrigated Turf: Limit irrigated turf to 25% or less of total landscaped area. Low-water use shrubs and ground covers can be equally attractive and require substantially less water than turf.

Look for Opportunities to Conserve Water: A few examples of these are as follows: When clearing driveways, etc. of debris, use a broom instead of a hose; check for leaks in faucets and toilet tanks.

Pollution Prevention

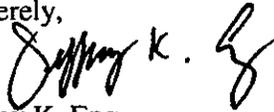
The project overlies the Launiupoko aquifer which has an estimated sustainable yield of 8 MGD of potable water. In order to protect ground and surface water resources, we recommend that the applicant utilize Best Management Practices (BMPs) designed to minimize infiltration and runoff from construction and vehicle operations. We ask the applicant to take precautionary measures during construction to prevent construction materials and debris and eroded soils from entering the Kahoma Stream. We have attached sample BMPs for principle operations for reference. Additional mitigation measures are enumerated below and should be implemented during construction:

1. Prevent cement products, oil, fuel and other toxic substances from falling or leaching into the water.
2. Properly and promptly dispose of all loosened and excavated soil and debris material from drainage structure work.
3. Retain ground cover until the last possible date.
4. Stabilize denuded areas by sodding or planting as soon as possible. Replanting should include soil amendments, fertilizers and temporary irrigation. Use high seeding rates to ensure rapid stand establishment.
5. Avoid fertilizers and biocides, or apply only during periods of low rainfall to minimize chemical run-off.
6. Keep run-off on site.

Mr. Kyle Ginoza
Proposed Kahoma Residential Subdivision

Should you have any questions regarding system infrastructure and requirements, please call our Engineering Division at 270-7835 and any questions on source availability or conservation and resource matters, please contact our Water Resources and Planning Division at 244-8550.

Sincerely,



Jeffrey K. Eng
Director
eam

c: engineering division
applicant, with attachments:

The Costly Drip
Maui County Planting Plan - Saving Water in the Yard - What and How to Plant in your Area
Ordinance No. 2108 - A Bill for an Ordinance Amending Chapter 16.20 of the Maui County Code, Pertaining to the Plumbing Code
Selected BMP's from "Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters"-EPA
A Checklist of Water Conservation Ideas for the Home and Yard

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MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN KAWAHARA
MARK ALEXANDER ROY

February 26, 2008

Jeffrey K. Eng, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawai'i 96793

**SUBJECT: Proposed Kahoma Residential Subdivision at TMK (2)4-5-010:005,
Lahaina, Maui, Hawai'i**

Dear Mr. Eng:

We are writing to you on behalf of the applicant, West Maui Land Company, Inc., to thank you for your letter dated August 27, 2007, regarding the proposed Kahoma Residential Subdivision project in Lahaina, Maui, Hawai'i.

We offer the following comments, in response to your remarks:

1. We acknowledge that County water availability will be determined at the time of water meter application. The proposed project will utilize County water to satisfy its daily consumption requirements.
2. We note that the required fire flow for residential subdivisions is 1,000 gallons per minute at 350 feet spacing for a two (2) hour duration.
3. We will forward the suggested water conservation measures to the applicant for incorporation into the landscaping design of the project, as applicable.
4. A list of the Best Management Practices (BMPs) which will be utilized for the project may be found in the Preliminary Civil Engineering and Drainage and Erosion Control Report in the Draft Environmental Assessment (EA).

We appreciate the input from your office. A copy of the Draft EA will be provided for your review and comment.

Jeffrey K. Eng, Director
February 26, 2008
Page 2

Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

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

Kyle Ginoza, Project Manager

KG:lfm

cc: Heidi Bigelow, West Maui Land Company, Inc.

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