MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

FILE COPY

FEB - 8 2021

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

January 20, 2021

Keith Kawaoka, Acting Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Mr. Kawaoka:

SUBJECT: FINAL ENVIRONMENTAL ASSESSMENT PREPARED FOR THE PROPOSED KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT, LOCATED AT THE KAHULUI HARBOR FACILITY, KAHULUI, MAUI, HAWAII; TMK: (2) 3-7-010:003 (POR.), 009(POR.), 034, AND 035(POR.) (SM1 2020/0008) (SSV 2020/0001) (SSA 2020/0033) (EA 2020/0003)

The Department of Planning (Department) is transmitting to the Office of Environmental Quality Control (OEQC) the Final Environmental Assessment (FEA) for the Proposed Hawaiian Cement Facility Relocation Project, prepared by Munekiyo Hiraga on behalf of Hawaiian Cement. At its regular meeting held on January 12, 2021, the Maui Planning Commission (Commission) reviewed and voted to approve the Department's recommendation to accept the FEA for the proposed project. The Commission determined that the proposed action will not have a significant impact on the environment and that potential impacts have been adequately mitigated. As such, the Commission has issued a Finding of No Significant Impact (FONSI) determination.

On behalf of the Commission, please publish the FEA and FONSI determination in the February 8, 2021, publication of *The Environmental Notice*.

Should you require further clarification, contact Tessa Munekiyo Ng of Munekiyo Hiraga at (808) 983-1233 or Staff Planning, Kurt Wollenhaupt at kurt.wollenhaupt@mauicounty.gov or at (808) 270-1789.

Sincerely,

CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

for MICHELE MCLEAN, AICP
Planning Director

MCM CIY KFW:th
xc John S. Rapacz, Planning Program Administrator (PDF)
Kurt Wollenhaupt, Staff Planner (PDF)
Tessa Munekiyo Ng, AICP, Vice President, Munekiyo Hiraga (PDF)
Dane Wurlitzer, Hawaiian Cement (PDF)
Jim Gomes, Hawaiian Cement (PDF)
Project File
K:\WP_DOCS\Planning\SM1\2020\0008_KahuluiHarborHawaiianCementRelocation\ProjectBackground\Planning Department Cover Letter for FEAFONSI.docx

From: webmaster@hawaii.gov
To: HI Office of Environmental Quality Control
Subject: New online submission for The Environmental Notice
Date: Friday, January 29, 2021 12:22:29 PM

Action Name

Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Type of Document/Determination

Final environmental assessment and finding of no significant impact (FEA-FONSI)

HRS §343-5(a) Trigger(s)

- (1) Propose the use of state or county lands or the use of state or county funds
- (3) Propose any use within a shoreline area

Judicial district

Wailuku, Maui

Tax Map Key(s) (TMK(s))

(2)3-7-010:003; (2)3-7-010:009; (2)3-7-010:034; (2)3-7-010:035

Action type

Applicant

Other required permits and approvals

See Chapter XIII of Final EA

Discretionary consent required

Maui Planning Commission (c/o County of Maui, Department of Planning)

Approving agency

Maui Planning Commission

Agency contact name

Michele Chouteau McLean

Agency contact email (for info about the action)

Michele.McLean@co.maui.hi.us

Email address or URL for receiving comments

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Map It

Applicant

Hawaiian Cement

Applicant contact name

Dane Wurlitzer

Applicant contact email

Dane.Wurlitzer@hawaiiancement.com

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Map It

Was this submittal prepared by a consultant?

Yes

Consultant

Munekiyo Hiraga

Consultant contact name

Tessa Munekiyo Ng

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(808) 983-1233

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Map It

Action summary

In accordance with the State Department of Transportation Harbors Division's 2012 Kahului Harbor Development Plan, Hawaiian Cement is proposing to relocate its trans-shipment cement facility from its existing location at TMK (2)3-7-010:034 to a new location approximately 600 feet to the northeast on TMK (2)3-7-010:009. The relocated facility will include two (2) silos, a warehouse building, and related site improvements. Installation of underground pipelines connecting the relocated facility to the pier will traverse TMK (2)3-7-010:003. The existing facility on Parcel 034 and existing underground pipelines that traverse Parcel 003 will be demolished. Several existing former sugar-related facilities within Parcel 009 will also be demolished prior to construction of the relocated facility. A small portion of the sugar-related facilities proposed for demolition is located adjacent to the relocated facility on Parcel 035.

Reasons supporting determination

Refer to Chapter VII of the Final EA for Significance Criteria Assessment.

Attached documents (signed agency letter & EA/EIS)

- Hawn_Cement_Kah_Harbor_Final_EA_Volume_II-of_II_-Appendices_Jan_2021.pdf
- Hawn_Cement_Kah_Harbor_Final_EA_Volume_I-of_II_Jan_2021.pdf
- Hawn_Cement_Kah_Harbor_Agency_-letter-from-Planning-Dept.-01.20.2021.pdf

Shapefile

- The location map for this Final EA is the same as the location map for the associated Draft EA.

Authorized individual

Tessa Munekiyo Ng

Authorization

- The above named authorized individual hereby certifies that he/she has the authority to make this submission.

VOLUME I OF II

Final Environmental Assessment

KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION KAHULUI, MAUI, HAWAI‘I

(TMK NOs. (2)3-7-010:003(por.), 009(por.), 034, and 035(por.))

Prepared for:
Hawaiian Cement

Approving Agency:
Maui Planning Commission

January 2021

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VOLUME I OF II

Final Environmental Assessment

KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION KAHULUI, MAUI, HAWAI‘I

(TMK NOs. (2)3-7-010:003(por.), 009(por.), 034, and 035(por.))

Prepared for:

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January 2021

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Executive Summary

Project Name:	Kahului Harbor Hawaiian Cement Facility Relocation
Type of Document:	Final Environmental Assessment
Legal Authority:	Chapter 343, Hawai'i Revised Statutes
Anticipated Determination:	Finding of No Significant Impact (FONSI)
Applicable Environmental Assessment review "Trigger":	Use of State lands; use of shoreline area
Location:	Maui Island Wailuku District Kahului, Maui, Hawai'i TMK Nos. (2)3-7-010:003(por.), 009(por.), 034, and 035(por.)
Landowner:	State of Hawai'i (TMK Nos. (2)3-7-010:003 and 034) A&B Properties Hawaii, LLC (TMK No. (2)3-7-010:009) Matson Navigation Corporation (TMK No. (2)3-7-010:035)
Applicant:	Hawaiian Cement 99-1300 Hālawa Valley Street Aiea, Hawai'i 96701 Contact: Dane Wurlitzer Phone: (808) 532-3407
Approving Agency:	County of Maui Maui Planning Commission c/o Department of Planning 2200 Main Street, Suite 315 Wailuku, Hawai'i 96793 Contact: Michele Chouteau McLean, AICP Phone: (808) 270-7634
Consultant:	Munekiyo Hiraga 305 High Street, Suite 104 Wailuku, Hawai'i 96793 Contact: Tessa Munekiyo Ng, AICP Phone: (808) 983-1233

Project Summary:

Hawaiian Cement has an existing trans-shipment cement facility at Kahului Harbor. The State of Hawai‘i, Department of Transportation, Harbors Division (DOT-H) requires the relocation of the existing facility as part of implementation of the 2012 *Kahului Harbor Development Plan*.

Hawaiian Cement proposes to relocate its trans-shipment cement facility from its existing location on TMK (2)3-7-010:034 (Parcel 34) to a new location approximately 600 feet to the northeast on TMK (2)3-7-010:009 (Parcel 9). The relocated facility will include two (2) silos, a warehouse building, and related site improvements. Underground pipelines connecting the relocated facility to the pier will traverse TMK (2)3-7-010:003 (Parcel 3). Several existing former sugar-related structures on Parcel 9 and TMK (2)3-7-010:035 (Parcel 35) will be demolished. The existing Hawaiian Cement facility, including underground pipelines connected to the cement silos, will be demolished upon completion of the relocated facility.

The proposed action will occur within the Special Management Area (SMA) of the island of Maui. Furthermore, demolition of existing sugar-related facilities and existing underground pipelines as well as installation of new underground pipelines will occur within the shoreline setback area. The demolition actions are a permitted activity in the shoreline setback area for which a Shoreline Setback Approval (SSA) will be requested. A Shoreline Setback Variance (SSV) will be required for the installation of new underground pipelines within Parcel 3 and Parcel 9.

The need for preparation of a Chapter 343, Hawai‘i Revised Statutes (HRS) Environmental Assessment (EA) is triggered by use of State lands (Parcel 3 and Parcel 34) and work within the shoreline setback area. The EA will serve as the supporting document for the SMA Use Permit, SSV, and SSA processes for the proposed project. This EA has been prepared to document the proposed project's technical characteristics, environmental impacts of the proposed project, mitigation measures, and alternatives. The Maui Planning Commission will serve as the determination agency for the EA.

It is also noted that the relocated facility is located within Flood Zone VE. A variance from flood development standards pursuant to Chapter 19.62, Maui County

Code is currently pending with the Board of Variances and Appeals and will be decided upon following completion of the Chapter 343, HRS process.

List of Acronyms

AAPA	American Association of Port Authorities
A&B	A&B Properties Hawaii, LLC
ADA	Americans with Disabilities Act
ADF	Average Daily Flow
AEHR	Annual Erosion Hazard Rate
AIS	Archaeological Inventory Survey
AMP	Archaeological Monitoring Plan
amsl	above mean sea level
BFE	Base Flood Elevation
BLNR	Board of Land and Natural Resources
BMP	Best Management Practice
BVA	Board of Variances and Appeals
BWS	Board of Water Supply
CFS	Cubic Feet per Second
CIA	Cultural Impact Assessment
CZM	Coastal Zone Management
DBEDT	Department of Business, Economic Development, and Tourism
DLIR	Department of Labor and Industrial Relations
DOE	Department of Education
DOH	Department of Health
DOT	State Department of Transportation
DOT-H	State Department of Transportation, Harbors Division
EA	Environmental Assessment
EIS	Environmental Impact Statement
EPA	Environmental Protection Agency
Fd	Filled Land
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FONSI	Finding of No Significant Impact
GHG	Greenhouse Gas
HABS	Historic American Building Survey
HAER	Historic American Engineering Record
HAR	Hawai‘i Administrative Rules
HARR	Historic American Engineering Record
HHUG	Hawai‘i Harbors Users Group
HRS	Hawai‘i Revised Statutes
HC&S	Hawaiian Commercial and Sugar Company
LBP/LCP	Lead Based Paint/Lead Containing Paint
LID	Low Impact Development
LOS	Level of Service
LRFI	Literature Review and Field Inspection
MCC	Maui County Code
MECO	Maui Electric Company, Ltd.
MEMA	Maui Emergency Management Agency
MIP	Maui Island Plan
MPC	Maui Planning Commission

mph	miles per hour
msl	mean sea level
NOAA	National Oceanic Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
PER	Preliminary Engineering Report
SLRXA	Sea Level Rise Exposure Area
SHPD	State Historic Preservation Division
SIHP	State Inventory of Historic Places
SLR	Sea Level Rise
SLUC	State Land Use Commission
SMA	Special Management Area
SS	Shoreline Setback
SSA	Shoreline Setback Approval
SSV	Shoreline Setback Variance
TA	Traffic Assessment
UDRB	Urban Design Review Board
UGB	Urban Growth Boundary
UH-SOEST	University of Hawai‘i School of Ocean and Earth Science and Technology
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
WKCP	Wailuku-Kahului Community Plan
YB	Young Brothers

PROJECT OVERVIEW

I. PROJECT OVERVIEW

A. PROJECT LOCATION, EXISTING USES, AND LAND OWNERSHIP

Hawaiian Cement (the "Applicant") operates a trans-shipment cement facility at Kahului Harbor on State-owned land identified as TMK (2)3-7-010:034 (Parcel 34). The State of Hawai'i, Department of Transportation, Harbors Division (DOT-H) requires the relocation of the existing facility as part of the implementation of the 2012 *Kahului Harbor Development Plan*. Hawaiian Cement proposes to relocate its trans-shipment cement facility from Parcel 34 to a new location at the Harbor, approximately 600 feet to the northeast, on TMK (2)3-7-010:009 (Parcel 9). Underground piping through a portion of TMK (2)3-7-010:003 (Parcel 3) will connect the relocated facility to the pier. See **Figure 1**.

Parcel 3 and Parcel 34 are owned by the DOT-H and are part of Kahului Harbor. Parcel 3 includes Pier 2 and Pier 3. Parcel 34 is leased by Hawaiian Cement and contains the existing cement trans-shipment facility.

Parcel 9 is owned by A&B Properties Hawaii, LLC (A&B) and Hawaiian Cement will obtain a lease from A&B for the relocated facility. Parcel 9 is occupied by the former Kahului Sugar Terminal, which was formerly operated by Kahului Trucking and Storage, Inc. to receive, store, and transfer to vessels at Kahului Harbor for shipment raw sugar produced by Hawaiian Commercial and Sugar Company (HC&S). The terminal ceased operation in 2017 after closure of the HC&S sugar plantation.

The terminal consists of three (3) large warehouses, a receiving/weigh station where sugar was unloaded from trucks transporting sugar from the HC&S Puunene Sugar Mill, a system of conveyors for moving the sugar from the receiving/weigh station into and within the warehouses, a system of conveyors for moving the sugar from the warehouses to Pier 1 at Kahului Harbor, and a conveyor and gantry system at Pier 1 for loading sugar onto vessels for shipment off-island. The conveyor system from the warehouses to Pier 1 consists of a total of eleven (11) conveyor segments and two (2) transfer towers (one of which contains a former scale house, known as the "old scale house") located on the makai side of the warehouses. A portion of the conveyor system connecting Parcel 9 to Pier 1 has already been demolished and removed, and removal of the remaining portion of this conveyor within the Pier 1 building is in progress. Plans call for the demolition and removal of all of the remaining conveyors between the warehouses and Pier 1, along with the two (2) transfer towers, in order to make room for construction of a new concrete storage facility by Hawaiian Cement.

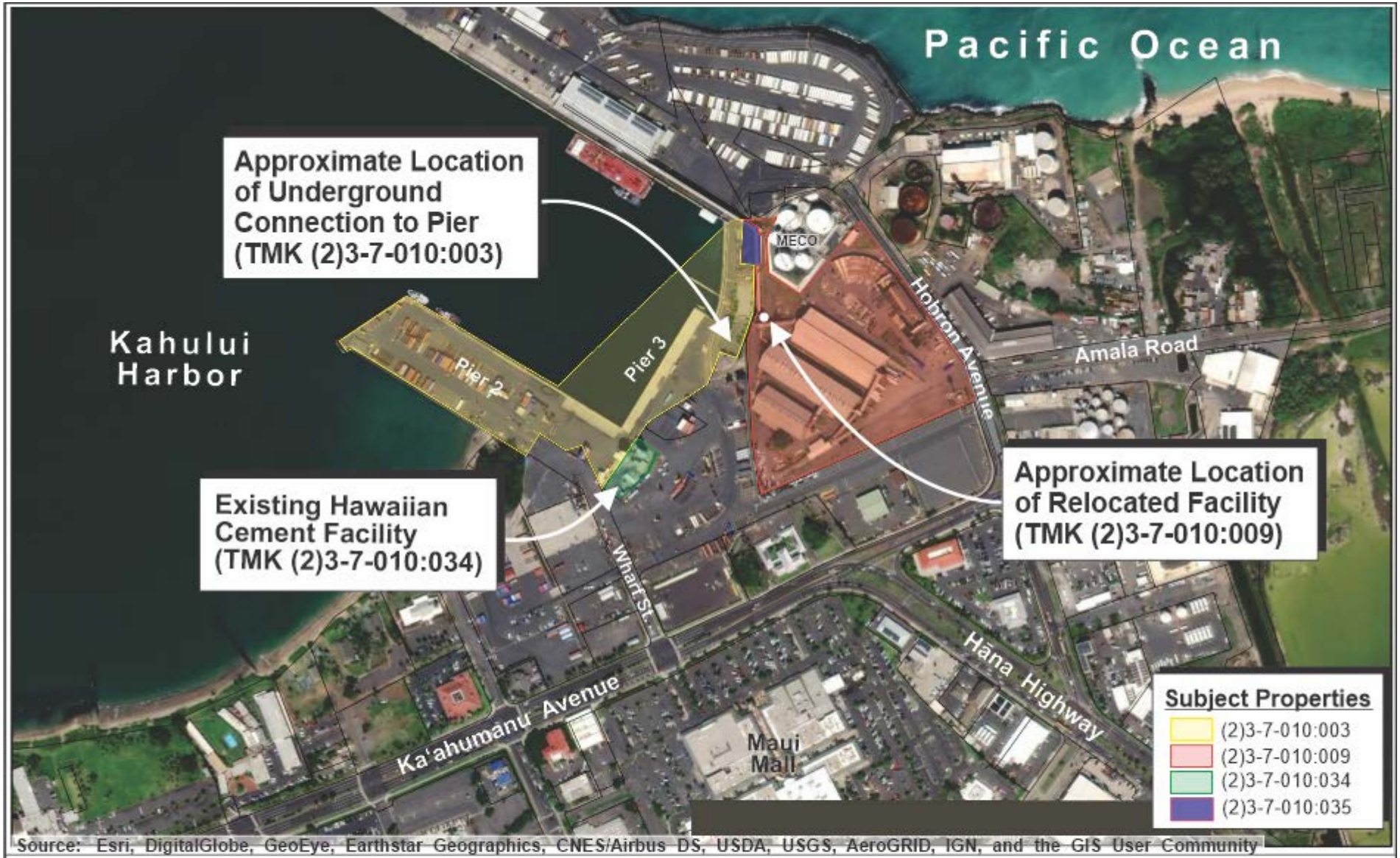


Figure 1 Kahului Harbor Hawaiian Cement Facility Relocation
Property Location Map

0 125 250 500 Feet

Prepared for: Hawaiian Cement

MUNEKIYO HIRAGA

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It is noted that a small portion of the conveyor system to be demolished runs along the boundary of Parcel 9 and straddles the parcel boundary of TMK (2)3-7-010:035 (Parcel 35). Parcel 35 is owned by Matson Navigation Company.

The existing and relocated facility sites are located within the commercial port area of the Kahului Harbor, which is bounded by the Pacific Ocean to the north, Hobron Avenue to the east with industrial uses, including the Maui Electric Company (MECO) Kahului Plant, beyond; Ka‘ahumanu Avenue to the south with commercial uses, including Maui Mall; and Pu‘unēnē Avenue and commercial uses to the west. Refer to **Figure 1**.

B. PROJECT BACKGROUND AND NEED

Kahului Harbor is the only deep draft commercial harbor on Maui and is the third busiest commercial harbor in the State. The area surrounding the harbor serves many industrial purposes that support the harbor operation. Hawaiian Cement currently operates out of Pier 2 and brings in bulk cement on a specialized self-discharging cement barge which is then transferred from the barge to the existing silos utilizing a special hatch and pipe system located near the corner of Pier 2 and Pier 3. Hawaiian Cement uses its existing facility to move thousands of tons of cement per month to meet varying market demands. Cement arrives by barge and is transported out of the harbor by truck. Trucks drive forward under the silo to receive cement. Each truck has the capacity to accommodate approximately 25 tons of cement. Cement operations can reach approximately 400 truckloads per month or 20 truckloads per day.

In 2012, the DOT-H prepared the *Kahului Harbor Development Plan* to identify specific actions designed to improve the infrastructure of Kahului Harbor by addressing existing deficiencies and by providing for short-term future needs, which are defined as those projects and improvements needed within the next ten (10) years. The *Kahului Harbor Development Plan* is based on the *Kahului Commercial Harbor 2030 Master Plan* which was completed in 2007.

The DOT-H’s *Kahului Harbor Development Plan* indicates that harbor operations are frequently constrained due to limited land capacity, which causes multiple harbor users to work in close proximity to each other. These conditions will worsen by 2035, when the amount of goods shipped to Maui is expected to increase beyond the current working capacity of the harbor. In particular, cargo operations are constrained by the limited space in the immediate area of the existing Hawaiian Cement facility. The location of the existing facility in the center of the cargo yard creates operational limitations for container transport and storage. According to DOT-H’s *Kahului Harbor Development Plan*, the existing cement silo is in conflict with Young Brothers’ unloading operations and, therefore, represents a significant constraint to operations and safety at Pier 2 where Young Brothers’ top-picks “pick and carry” containers between the yard and the barge. There is very little clearance between a top-pick with a 40-foot container and the cement silo.

Based on the foregoing, the *Kahului Harbor Development Plan* calls for the relocation of the Hawaiian Cement facility.

Due to the unique operational needs of Hawaiian Cement, relocation of the existing facility must occur in close proximity to the Kahului Harbor and Pier 3 because the cement is transported by pipeline from the barge to the silos. A comprehensive site alternative analysis was undertaken by Hawaiian Cement and DOT to identify a suitable relocation site and Parcel 9 was selected as the preferred site.

C. PROPOSED ACTION

The proposed action entails relocating Hawaiian Cement's existing facility from Parcel 34 to a new location on Parcel 9, approximately 600 feet to the northeast. The relocated facility will include two (2) 90-foot high silos and a 1,958 square foot warehouse, including truck loading area, equipment room, bagging room, and access driveway and parking. See **Figure 2** and **Figure 3**. Underground pipelines connecting the new silos to Pier 3 will be constructed across Parcel 3. The two (2) silos and warehouse building will incorporate reinforced concrete walls and be flood-proof. It is noted that several minor modifications have been incorporated into the project's design since the publication of the Draft EA. These modifications include:

- A single spiral staircase attached to the perimeter of the southern silo will be installed terminating at the walkway which spans across the top of the two (2) cement silos. This modification will eliminate the large stair tower previously depicted.

- The proposed warehouse was made slightly smaller spanning from the center of one silo to the center of the other silo. This adjustment makes the shape of the warehouse more symmetrical and consequently provides additional green and parking space.

- The southern lot line will be offset approximately 18 feet further from the cement silos to provide enough room for the scale ramp. This will result in a slight increase in the overall project square footage; however, the 1,500-square foot increase is considered to be non-substantive and will also increase green space.

Preliminary plans for the proposed action are provided in **Appendix "A"** and Best Management Practices are outlined in **Appendix "A-1"**. Following construction of the new facility, the existing Hawaiian Cement facility, including underground pipelines connected to the existing cement silos, at Kahului Harbor will be demolished.

Several existing former sugar facilities on Parcel 9 will be demolished to make way for the construction of the relocated Hawaiian Cement facility. In particular, remaining conveyors



Source: Sato & Associates, Inc.

Figure 2

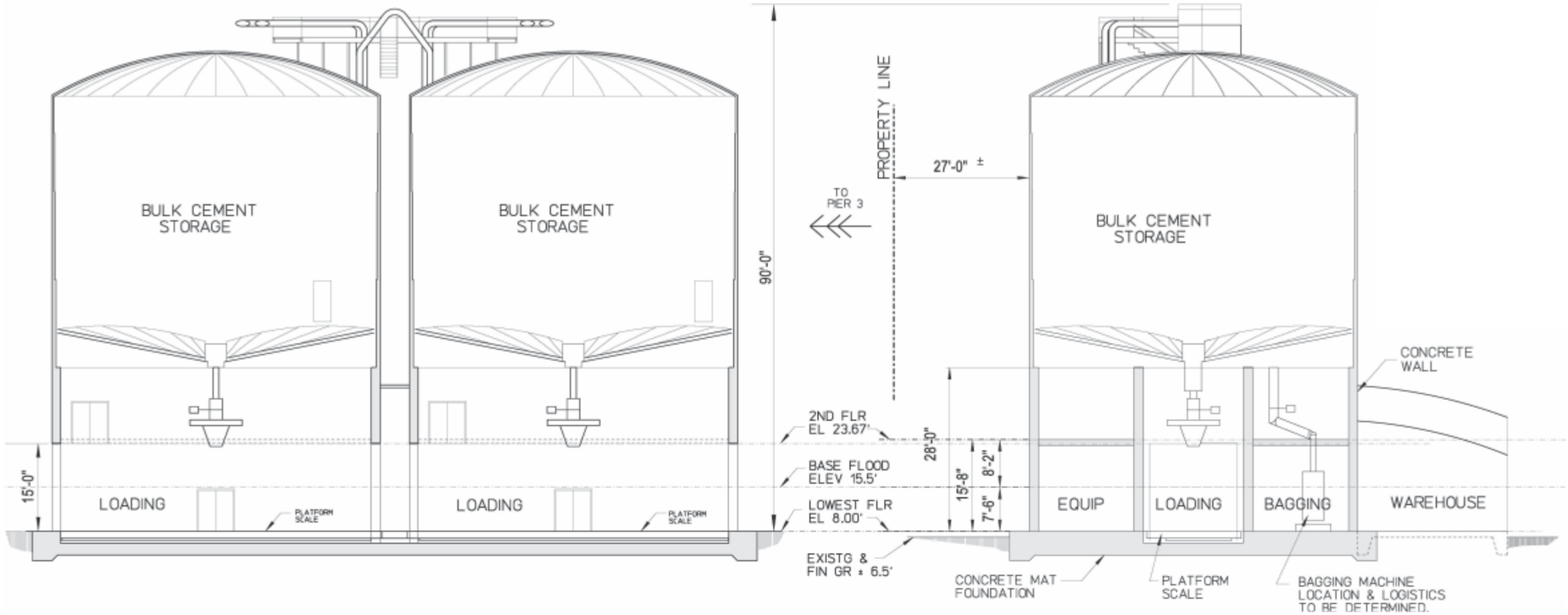
Kahului Harbor Hawaiian Cement Facility Relocation
Site Plan

0 25 50 100 Feet

Prepared for: Hawaiian Cement

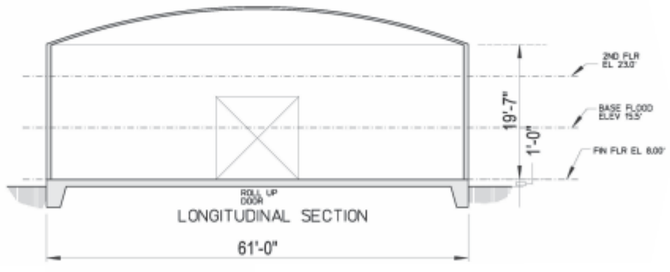
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HawnCem\Kahului-HarborReloc\Applications\Figures\Final EA\Site Plan



LONGITUDINAL SECTION

CROSS SECTION



WAREHOUSE

Source: Sato & Associates, Inc.

Figure 3 Kahului Harbor Hawaiian Cement Facility Relocation
Building Sections

NOT TO SCALE

Prepared for: Hawaiian Cement

MUNEKIYO HIRAGA

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between the warehouses and Pier 1, along with the two (2) transfer towers, will be demolished. Further details regarding the demolition plan is provided in **Appendix "A"**. As previously mentioned, a small portion of the conveyor system to be demolished runs along the boundary of Parcel 9 and partially crosses into Parcel 35. Work within Parcel 35 will be limited to an area of approximately 500 square feet for the demolition of the portion of the conveyor system that straddles the property boundary. No new structures will be constructed on Parcel 35. Inasmuch as the action within Parcel 35 is limited to the demolition of a conveyor structure that straddles the property line, the majority of the EA will focus on Parcel 3, Parcel 9, and Parcel 34.

The facility will utilize a unique construction system from Dome Technology. An air inflated PVC fabric structure will be used to set the critical form and support component during construction. The PVC fabric structure will be inflated using a large blower to form the dome shape and maintain pressure during construction. All construction activities will take place inside the dome and include placing insulation, reinforcing steel, and shotcrete concrete. The PVC fabric structure becomes the outer waterproof membrane of the structure. The design and methodology provides for a clean work area and environmentally friendly and economical construction.

The capacity of the silos at Hawaiian Cement's existing facility is 3,200 tons. The proposed relocated facility will have a capacity of approximately 6,000 tons. The larger capacity of the relocated facility will allow Hawaiian Cement to meet the community demand for cement, particularly when high volume construction jobs are taking place. In the past, there have been cement shortages on the island when significant amounts of cement were used for large construction projects. The larger storage capacity will also provide greater resiliency to potential disruptions in overseas transportation of the cement.

While the capacity of the silos will be larger, operations at the relocated facility will be similar to existing operations. The level of activity at the silos will be dependent on actual market demand for cement.

The proposed facility will have a structural footprint of approximately 6,790 square feet, which is similar to the existing facility footprint of 6,500 square feet. The total lot size of the facility will be approximately 25,000 square feet and will include 10,000 square feet of green space in addition to the structures. In comparison, the existing facility sits on a 12,000 square foot lot that is mostly paved with very little green space.

D. CHAPTER 343, HAWAIʻI REVISED STATUTES

The proposed project will utilize State lands and involves work within the shoreline area, which are triggers for the preparation of an Environmental Assessment (EA), pursuant to Chapter 343, Hawai'i Revised Statutes (HRS). The Maui Planning Commission (MPC) will serve as the approving agency for the EA.

This EA has been prepared pursuant to Chapter 343, HRS and Chapter 11-200.1, Hawai'i Administrative Rules (HAR), and evaluates the potential impacts of the proposed relocation, describes proposed mitigation measures as required, discloses cumulative and secondary impacts, and describes alternatives to the proposed action considered.

E. OTHER REGULATORY CONSIDERATIONS

Kahului Harbor and the project site are designated by the Wailuku-Kahului Community Plan as "Heavy Industrial" and are zoned "M-2, Heavy Industrial" district by Maui County Zoning. Harbor facilities, as well as warehouse and storage buildings, are permitted uses in the "M-2, Heavy Industrial" district.

The proposed project is located within the County of Maui's Special Management Area (SMA). The installation of underground pipes connecting the relocated facility to Pier 3 will involve work within the Shoreline Setback (SS) area. As such, a SMA Use Permit and Shoreline Setback Variance (SSV) will also be sought from the MPC. The demolition of existing sugar-related facilities on Parcel 9 and underground pipelines within Parcel 3 that are connected to the existing cement facility will also occur within the SS area. A Shoreline Setback Approval (SSA) will be sought from the Planning Department. The EA will serve as the primary supporting document for the SMA Use Permit, SSV, and SSA.

The project site is located in the Coastal High Hazard Flood Zone VE. The Applicant requested a variance from Chapter 19.62, Maui County Code (MCC) to allow construction of the proposed project as it relates to the standards of development for coastal high hazard areas. As previously noted, the unique operational needs of Hawaiian Cement and its bulk cargo operations require the facility to be located in close proximity to the pier. Chapter 19.62, MCC establishes that *"variances may be issued for new construction, substantial improvements, and other proposed new development necessary for the conduct of a use that cannot perform its intended purpose unless located in close proximity to water. Such uses shall include only docking facilities, port facilities necessary for the loading and unloading of cargo or passengers…".* The Board of Variances and Appeals (BVA) will make a decision on the variance request following completion of the Chapter 343, HRS EA process.

F. PROJECT COST AND TIME SCHEDULE

Construction of the proposed relocation is estimated at $6.5 million and will take approximately one (1) year to construct. Construction will commence upon receipt of necessary approvals and permits. Following completion of the relocated facility, the existing facility will be demolished.

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

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

A. PHYSICAL SETTING

1. Surrounding Land Uses

a. Existing Conditions

The existing Hawaiian Cement facility is located at the Kahului Harbor on State-owned land identified as TMK No. (2)3-7-010:034 (Parcel 34) in the vicinity of Pier 2. The proposed location for the relocated Hawaiian Cement facility is approximately 600 feet to the northeast, on TMK No. (2)3-7-010:009 (Parcel 9). The relocated facility site consists of approximately 25,000 square feet of the larger 10.5-acre parcel and is bordered by the Kahului Harbor breakwaters to the north, Hobron Avenue to the east, Ka‘ahumanu Avenue to the south, and Pu‘unēnē Avenue to the west. There are existing industrial uses in proximity to the existing and relocated facility sites, such as the Par Hawaii tank farm and container unloading facilities. Refer to **Figure 1**.

b. Potential Impacts and Proposed Mitigation

The proposed cement facility relocation is being implemented as part of the 2012 *Kahului Harbor Development Plan* and is consistent with the SDOT’s long-term plans for the Kahului Harbor. The relocated site and surrounding properties are designated for heavy industrial use and the proposed action will be consistent with the existing and future industrial character of the harbor area. Hawaiian Cement has and will continue to coordinate with the SDOT, land owner A&B Properties, Inc., and other harbor users in the area. Significant adverse impacts to surrounding land uses are not anticipated.

2. Climate

a. Existing Conditions

Like most areas of Hawai‘i, Maui’s climate is relatively uniform year-round. Maui is characterized by a semi-tropical climate containing a multitude of individual microclimates. Kahului experiences mild and uniform temperatures, moderate humidity, and a relatively consistent trade wind. Temperatures (based on readings taken at Kahului Airport) range from an

average daily low of 71.8 degrees Fahrenheit to an average daily high of 79.7 degrees. The warmest month is August, while February is the coolest month. A high portion of the rainfall that Maui receives each year falls on northeast facing shores, leaving the central isthmus and southern coastal areas relatively dry. The annual average rainfall at the project site based on readings taken at Kahului Airport amounts to approximately 17.83 inches. In the Kahului region, December is historically the wettest month, while June is the driest. On average there are 91 days per year with more than 0.01 inch of rain in Kahului (County of Maui, Office of Economic Development, 2018).

b. Potential Impacts and Proposed Mitigation Measures

The proposed project is limited to relocating an existing trans-shipment cement facility at Kahului Harbor to a new location approximately 600 feet to the northeast and the demolition of the existing Hawaiian Cement facility. Significant adverse impacts to climatic conditions are not anticipated.

3. Topography and Soil Characteristics

a. Existing Conditions

The existing and proposed relocated facility sites are located within Kahului Harbor. Underlying the existing and relocated facility sites and surrounding lands are soils belonging to the Pulehu-Ewa-Jaucus association. See **Figure 4**. According to the Soil Survey of the islands of Kaua‘i, O‘ahu, Maui, Moloka‘i and Lāna‘i, State of Hawai‘i, the soils of this association are characterized as deep and well drained, nearly level to moderate slope and located on alluvial fans and in basins, mainly in Central Maui (U.S. Department of Agriculture, 1972).

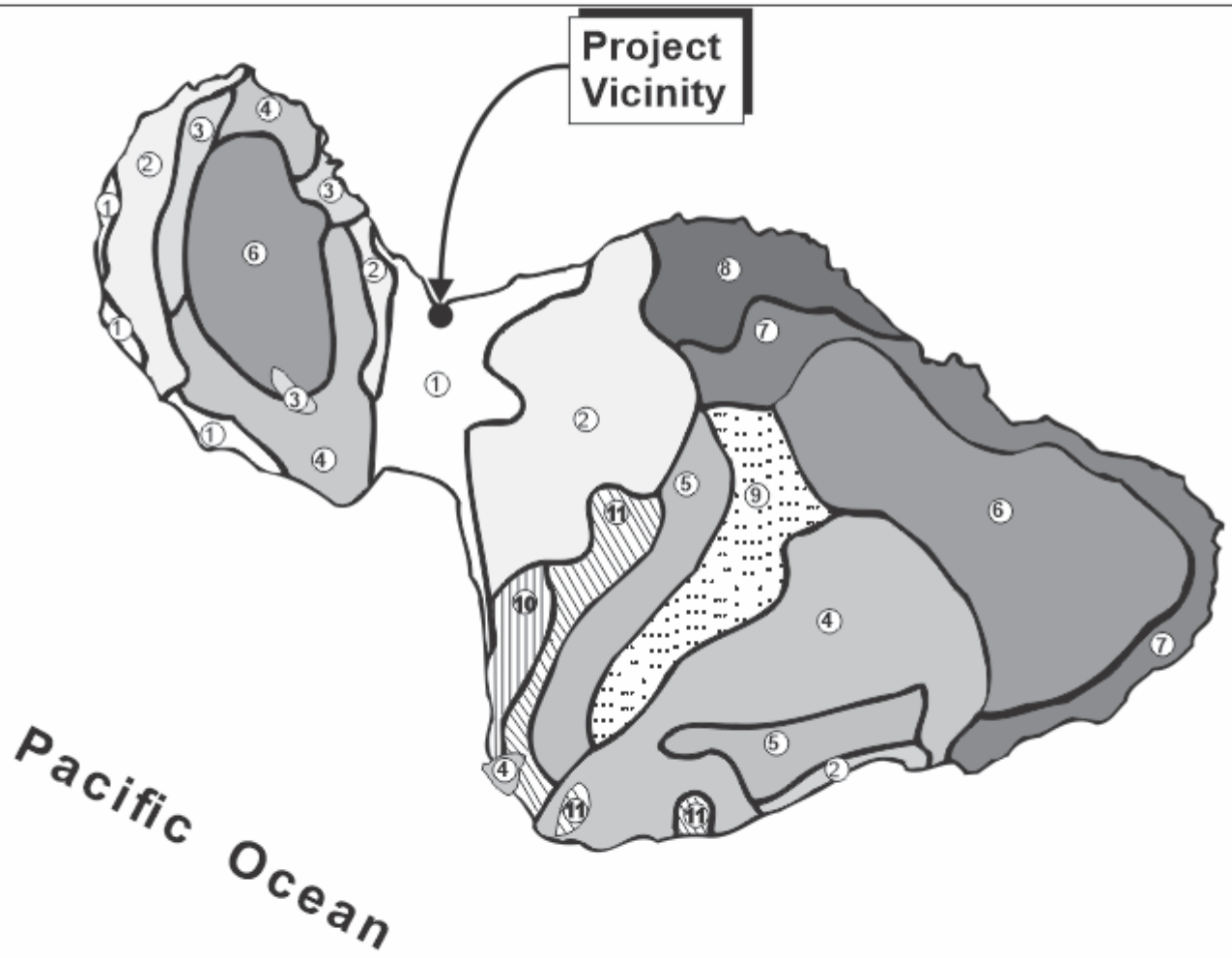
The soil underlying Kahului Harbor is filled lands (Fd) with material from dredging, excavation from adjacent uplands, garbage and bagasse and slurry from sugar mills. Generally these materials are dumped and spread over marshes, low-lying areas along the coastal flats, coral sand, coral limestone, or areas shallow to bedrock (U.S. Department of Agriculture, 1972). See **Figure 5**.

b. Potential Impacts and Proposed Mitigation Measures

Geotechnical soils testing will be required for the proposed project. The geotechnical engineer will collaborate with the structural engineer for the cement silos on the placement of borings in the near future. The field work

LEGEND

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



Source: USDA Soil Conservation Service

Figure 4 Kahului Harbor Hawaiian Cement Facility Relocation
Soil Association Map

NOT TO SCALE

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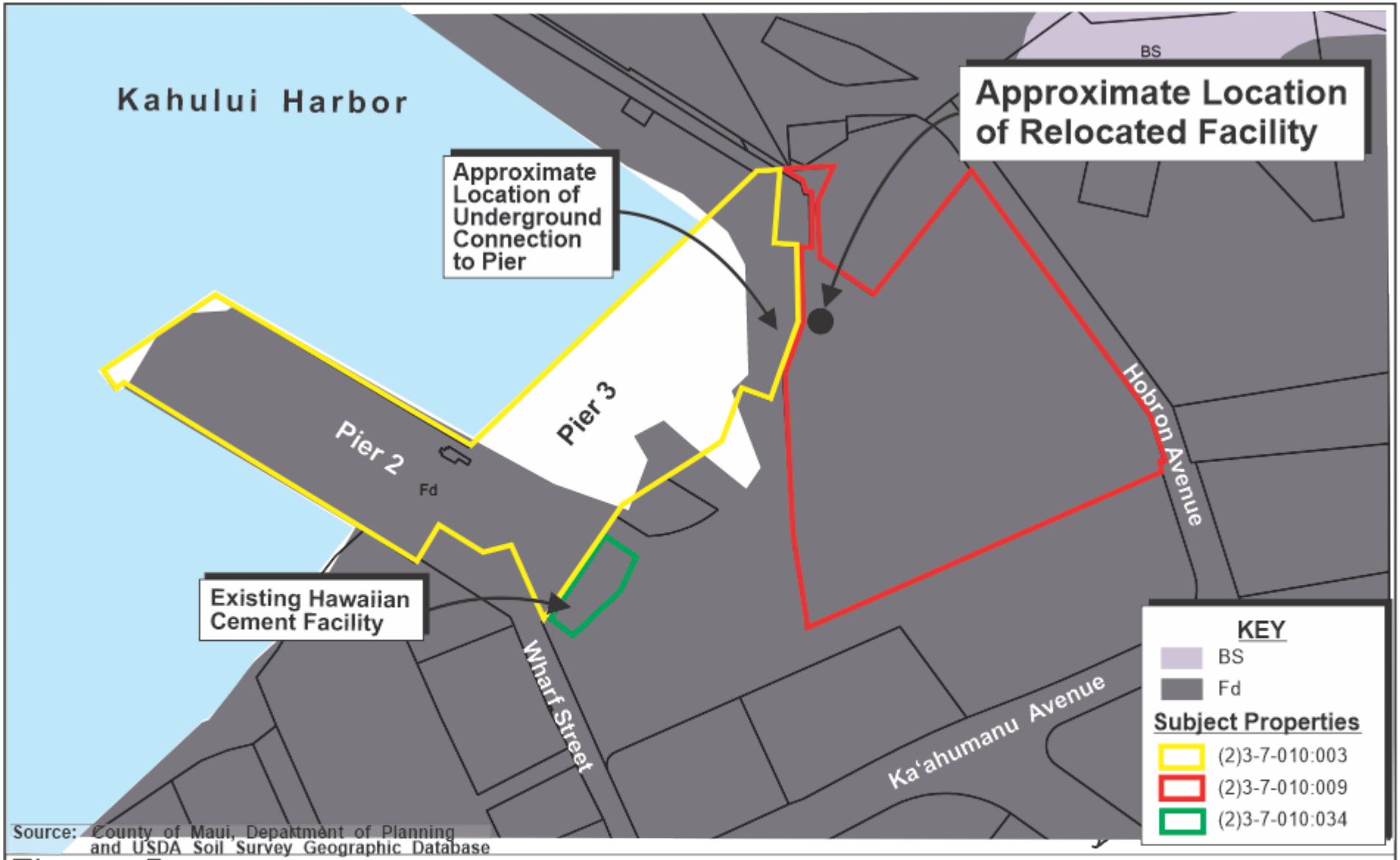


Figure 5 Kahului Harbor Hawaiian Cement Facility Relocation
Soil Classification Map

0 75 150 300 Feet

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will be scheduled with the landowner, A&B Properties, Inc., once the boring locations have been determined.

The relocated facility site is relatively flat and level and will require minimal site work to develop. Ground disturbing activities will involve coring and drilling for soils exploration by the geotechnical engineer, open excavation for the installation of the underground pipeline from the pier to silos, footing excavation under the silos and warehouse, excavation associated with the installation of a new sewerline, and excavation below pavements to install base course under pavement.

Appropriate Best Management Practices (BMPs) will be implemented during construction to mitigate any impacts from soil erosion resulting from wind and water (e.g., dust fences, watering for dust control). BMPs to be incorporated are presented in **Appendix "A-1"**. The proposed action is not anticipated to have significant adverse impacts upon existing terrestrial conditions.

4. Streams and Wetlands

a. Existing Conditions

There are no streams located within Kahului Harbor. According to the U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory, the nearest wetlands are located along Amala Place west of the Wailuku-Kahului Wastewater Reclamation Facility and the Kanahā Pond Wildlife Sanctuary between Amala Place and Hāna Highway (USFWS, July 2019). See **Figure 6**.

b. Potential Impacts and Proposed Mitigation Measures

As there are no streams or wetlands located within close proximity to the existing and relocated facility sites, adverse impacts on streams or wetlands are not anticipated.

5. Flood and Tsunami Hazards

a. Existing Conditions

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) indicates Kahului Harbor is located in a Special Flood Hazard Area subject to inundation by the one (1) percent annual chance flood. The majority of the Kahului Harbor area, including the existing and

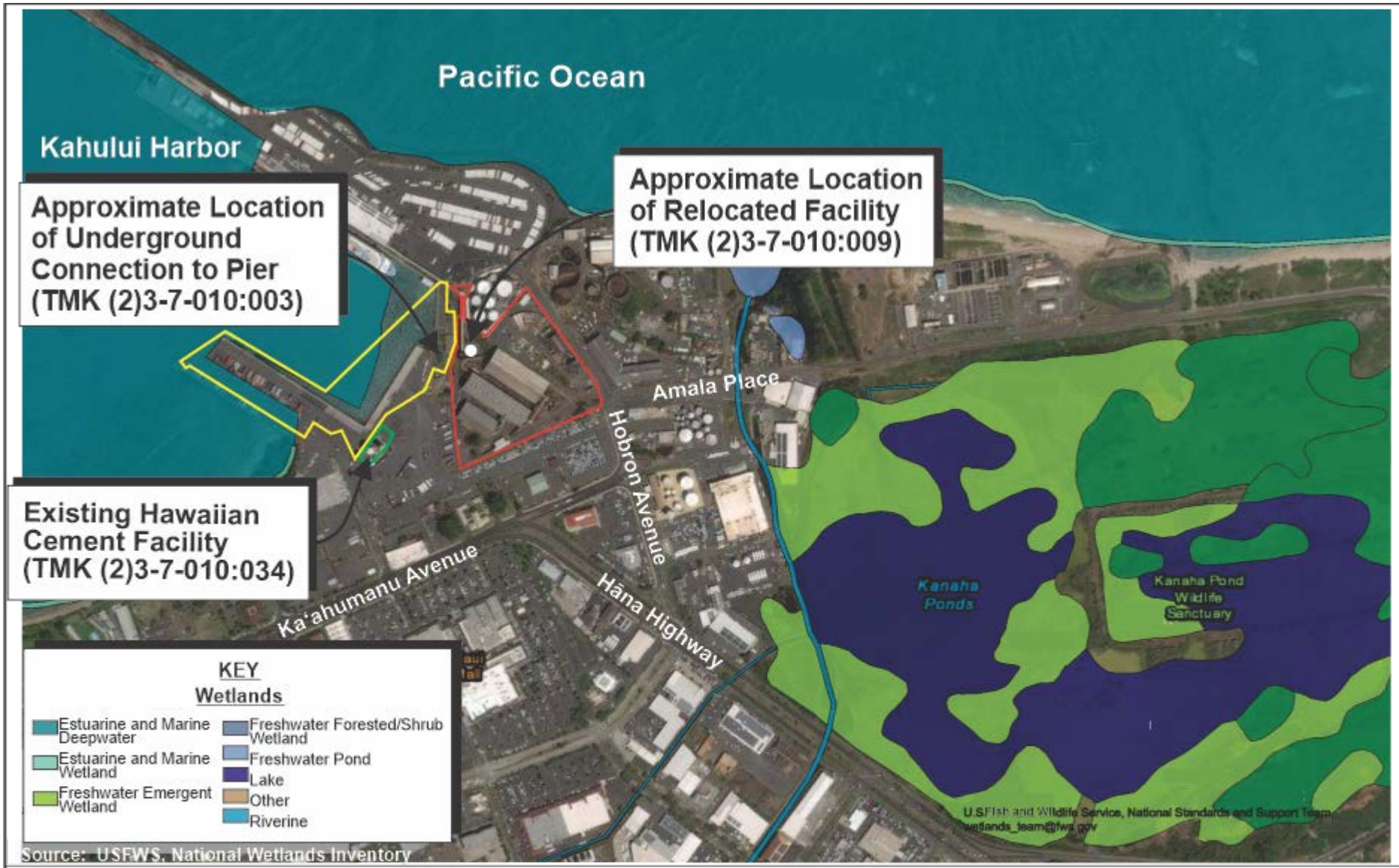


Figure 6

Kahului Harbor Hawaiian Cement Facility Relocation

Wetlands Inventory Map

NOT TO SCALE

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relocated facility sites, is located within Flood Zone VE, while outlying areas are located in Flood Zone AE. Both Flood Zone VE and Flood Zone AE represent areas inundated by one (1) percent annual chance flooding; Flood Zone VE consists of coastal areas with velocity hazard (wave action). The Base Flood Elevation (BFE) at both the existing and relocated facility sites is 15.5 feet. See **Figure 7**.

Kahului Harbor is located within the tsunami inundation and evacuation zone. See **Figure 8.** The Maui Emergency Management Agency (MEMA) has also indicated that the relocated facility site is located within the evacuation zones for several reservoirs, including reservoirs 73, 74, and 80, as well as the Kehalani Retention Basin and Wailuku Reservoirs.

b. <u>Potential Impacts and Proposed Mitigation Measures</u>

Hawaiian Cement has prepared a variance request application from flood development standards (Chapter 19.62, Maui County Code (MCC)) to allow the construction of the relocated facility in Flood Zone VE. Chapter 19.62.140, MCC states that *"variances may be issued for new construction, substantial improvements, and other proposed new developments necessary for the conduct of a use that cannot perform its intended purpose unless located in close proximity to water. Such uses shall include...port facilities necessary for the loading and unloading of cargo..."* Hawaiian Cement is the sole supplier of bulk cement on the island of Maui and the unique bulk transport operation requires close proximity to the pier to allow the cement to be transported via pipeline from the barge to the silos. As previously noted, the majority of Kahului Harbor, including the existing cement facility, are located in Flood Zone VE. There are no available sites at Kahului Harbor for relocation of the trans-shipment cement facility that are not outside of Flood Zone VE. The County of Maui, Board of Variances and Appeals (BVA) will make a decision on the request for variances from flood development standards for Flood Zone VE for the relocated facility upon completion of the Chapter 343, Hawai'i Revised Statutes (HRS) process.

The two (2) silos and warehouse at the relocated facility will be reinforced with concrete walls that will be structurally designed to withstand tsunami wave action. The proposed structures will be flood-proof, with flood gates provided for exterior openings below the BFE of 15.5 feet. The equipment and stored product will be elevated within the silo above BFE.

The Kahului Harbor, including the relocated Hawaiian Cement facility, will be evacuated during tsunami warning events. Likewise, should there be a

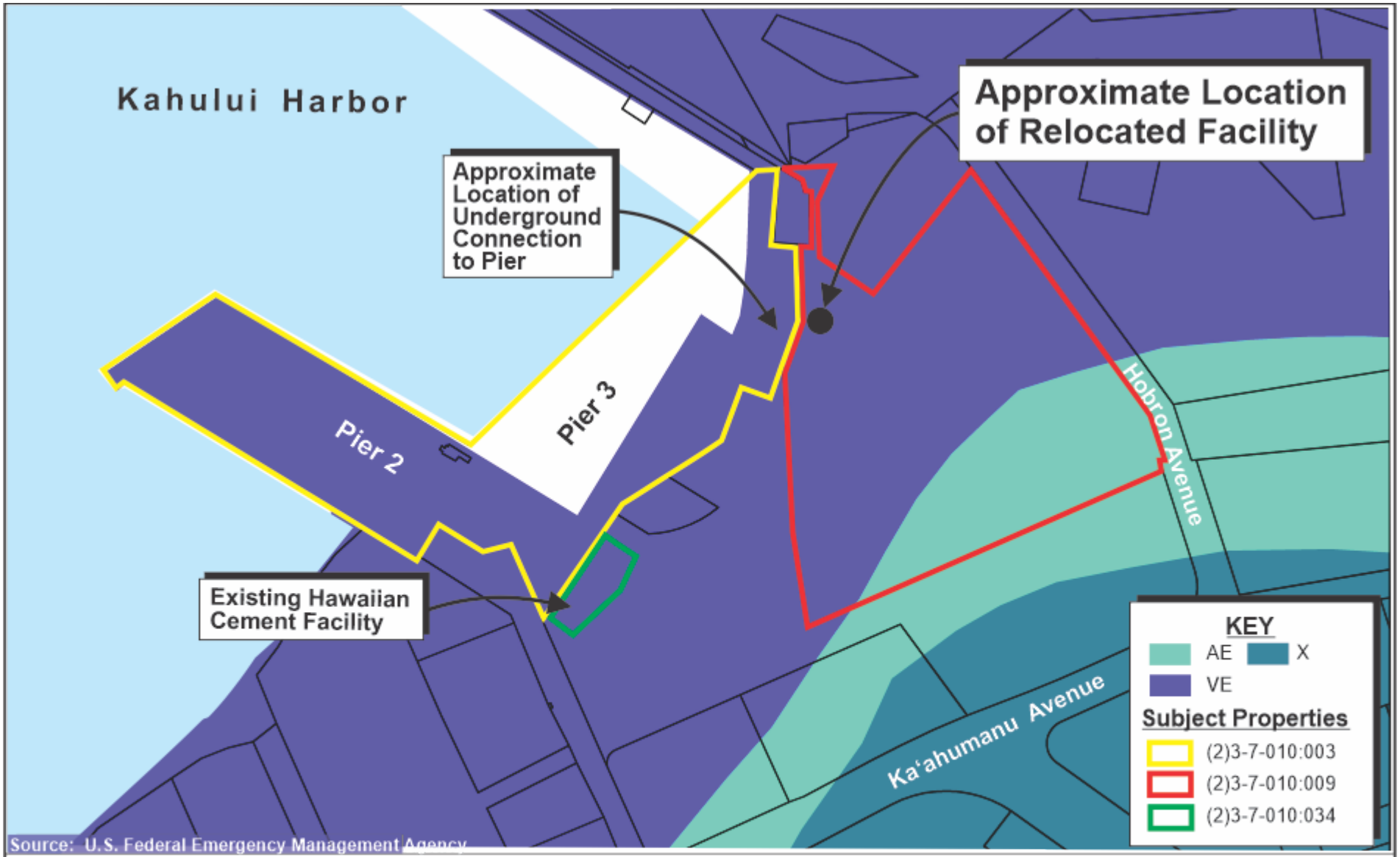


Figure 7 Kahului Harbor Hawaiian Cement Facility Relocation
Flood Insurance Rate Map

0 75 150 300 Feet

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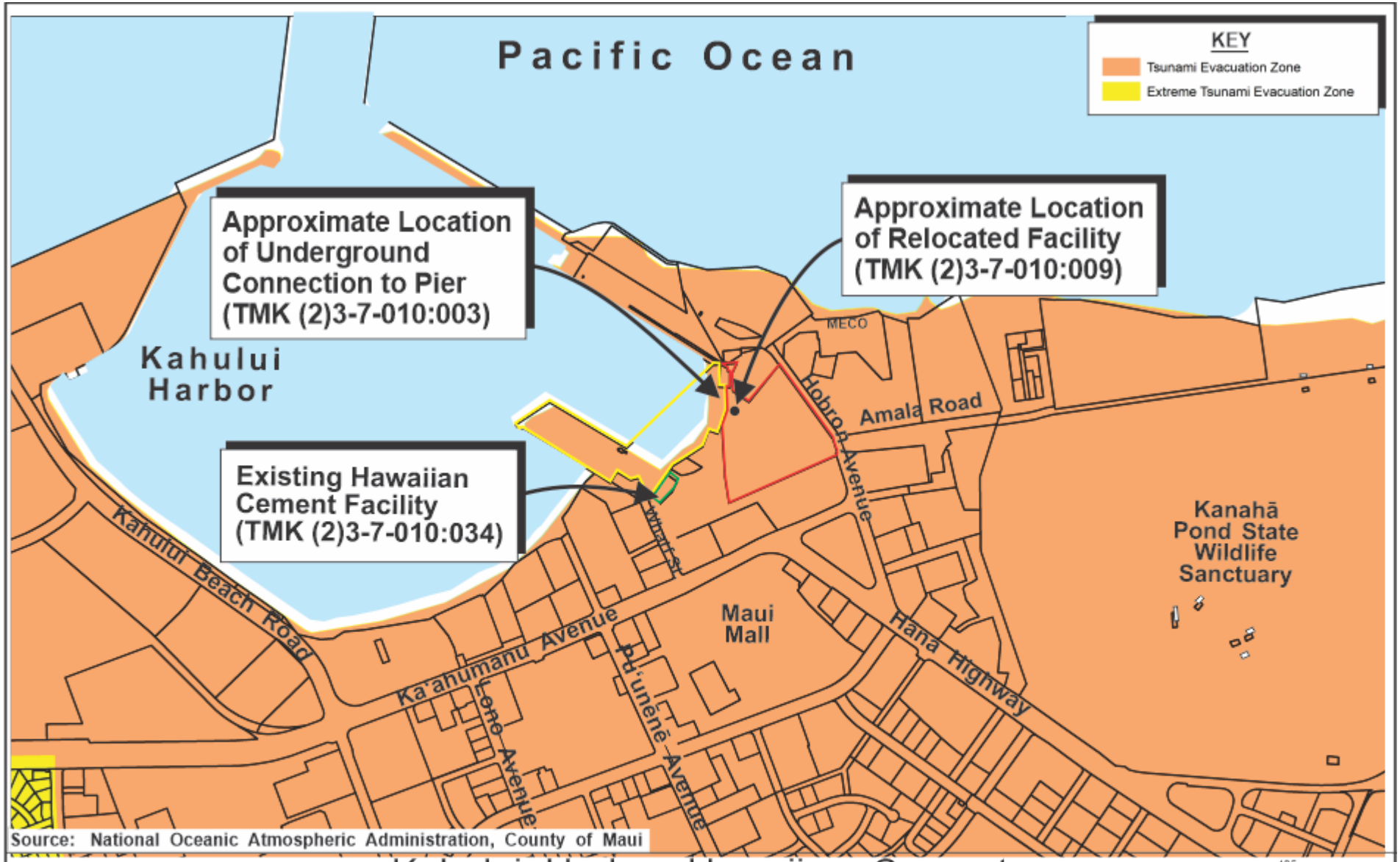


Figure 8

Kahului Harbor Hawaiian Cement Facility Relocation

Tsunami Evacuation Map

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failure of reservoirs 73, 74, 80, Kehalani Retention Basin, or the Wailuku Reservoirs, the facility will be evacuated.

Inasmuch as the proposed action involves relocation of an existing cement trans-shipment facility to a new location 600 feet to the northeast, the action will not result in increased exposure to flood and tsunami hazards.

6. Coastal Resources

a. Existing Conditions

Kahului Harbor is a fan-shaped basin bounded by two (2) rubble-mound breakwaters that angle toward the entrance channel to form a semi-enclosed basin with an area of approximately 214 acres. The 600-foot wide opening between the breakwaters forms the channel entrance. The eastern side of the harbor, which contains the commercial port facilities, is dredged to a depth of more than 33 feet while the western side of the harbor consists primarily of a shallow, un-dredged reef plantform. A small boat channel has been dredged through the reef platform leading from the small boat-launch ramp located at the westernmost corner of the harbor. The inner harbor shoreline is composed of sand and rubble beaches, with several boulder groins (State of Hawai‘i, Department of Transportation, Harbors Division, 2007).

The sandy shoreline fronting the existing hotels west of the existing and relocated facility sites is a recreational beach used by the public, canoe clubs, and hotel guests. Also, the harbor waters are used by the canoe clubs and surfers, as well as fishermen and boaters who utilize the boat launching ramp at the northwest side of the harbor.

b. Potential Impacts and Proposed Mitigation Measures

Though demolition of existing sugar-related facilities within Parcel 9 and the underground pipelines to the existing cement facility as well as installation of the underground pipelines to the relocated facility are within 150 feet of the shoreline, the proposed relocated facility will be outside of the shoreline setback area. A comprehensive program of BMPs will be implemented in accordance with applicable provisions of the Maui County Code, Drainage Rules of the Department of Public Works, and commercial construction and Demolition Waste Removal Procedures of the Department of Environmental Management. Refer to **Appendix “A-1”**. This program includes Low Impact Development (LID) measures, such as the use of landscaped areas to absorb runoff. It is anticipated that

implementation of these measures will mitigate any potential adverse impacts from stormwater runoff on the harbor water quality.

7. Sea Level Rise

a. Existing Conditions

Due to Hawaiʻi's location in the Pacific, it is often faced with risks due to extreme weather events. Changing climatic patterns caused by global warming result in impacts, including rising sea levels, storm surge, increased flood potential, and beach erosion for ocean fronting and shoreline parcels. To evaluate potential risks due to sea level rise, several resources that are available for planning for sea level rise in Hawai'i were consulted. These include the University of Hawaiʻi School of Ocean and Earth Science and Technology's (UH-SOEST) forecast for baseline planning and the National Oceanic Atmospheric Administration's (NOAA) online mapping tool, which has the capability of mapping forecasted sea level rise up to six (6) feet in inundation (UH-SOEST, July 2019).

The *Hawaiʻi Sea Level Rise Vulnerability and Adaptation Report* (Report) updated in 2018 provided the first State-wide assessment of Hawai'i's vulnerability to sea level rise and recommendations to reduce exposure and sensitivity to sea level rise and increase the State's capacity to adapt. The Report recommends planning benchmarks of one (1) foot sea level rise for current or near term exposure, 3.2 feet sea level rise (SLR) by mid- or the later half of the century, and six (6) feet SLR by the end of the century. It is predicted by 2100 SLR will reach 3.2 feet, however, according to the Report recent observations and projections indicate this magnitude of SLR may occur as soon as 2060. Although the relocated facility site is located outside the 1-foot SLR inundation area, a portion of the site is located within the far reaches of the projected 3.2-foot SLR inundation area (Hawaii Climate Change Mitigation and Adaptation Commission, 2017). See **Figure 9**.

b. Potential Impacts and Proposed Mitigation Measures

Climate change and SLR are issues that are currently being addressed by the State DOT-H. DOT Highways and DOT Harbors Division acknowledge the predicted 3.2 SLR by 2060. Discussions have already begun regarding retro-fitting DOT-H piers on pile design and moving toward sheet piling the piers and wharves. There has been an effort made by DOT administrators to the American Association of Port Authorities (AAPA) to initiate the discussion with ports nationwide on what should be implemented as best

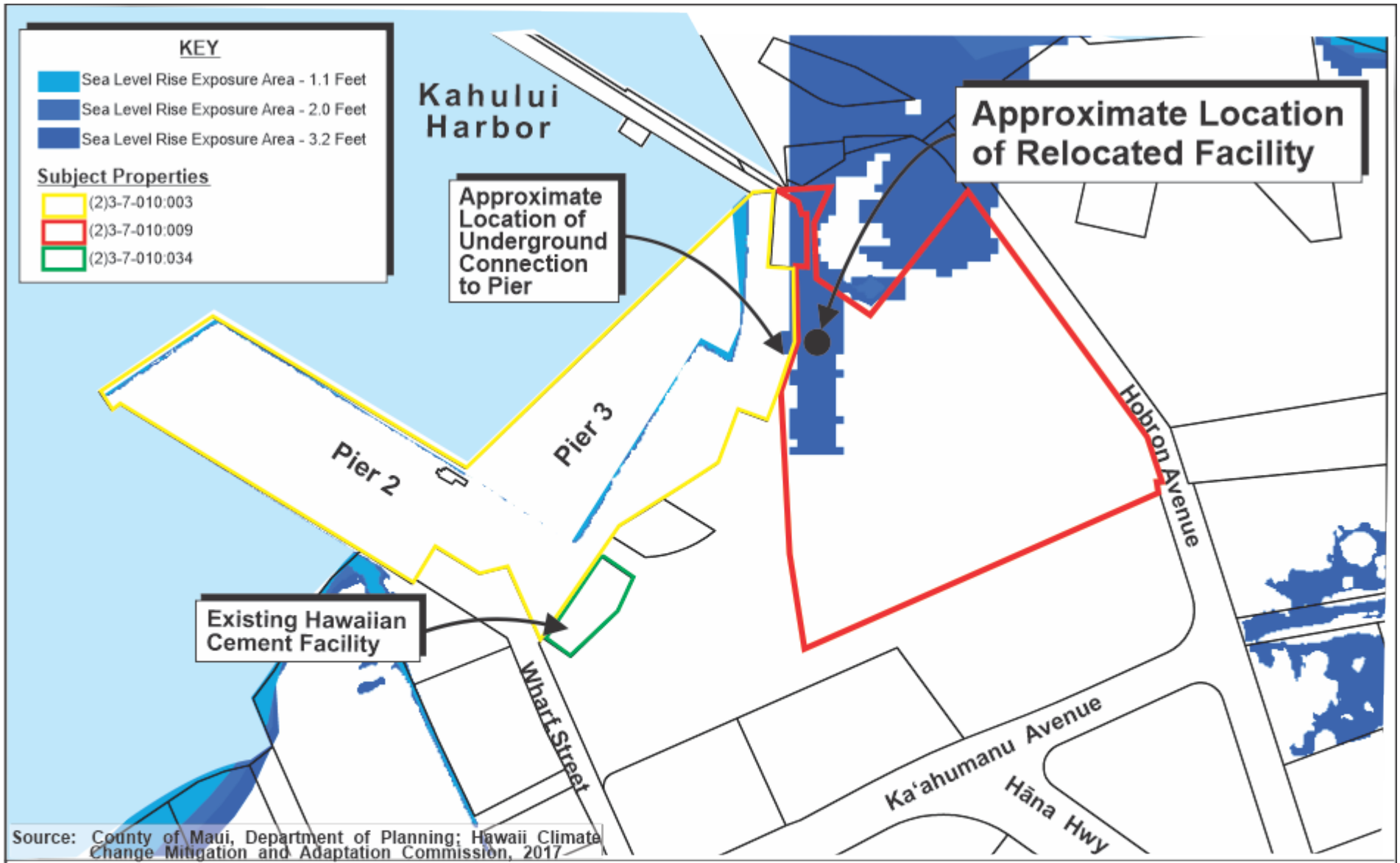


Figure 9 Kahului Harbor Hawaiian Cement Facility Relocation
Sea Level Rise Exposure Area Map

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practices for ports. Both the AAPA and the Hawai‘i Harbors Users Group (HHUG) are being made aware of SLR and its impact statewide in Hawai‘i. Thus, the process to discuss and obtain information has been started and more discussions are needed between users and the harbors.

In an effort to be proactive, DOT-H District Managers for O‘ahu, Maui, Hawai‘i and Kaua‘i Districts have started to collect informal information of the heights of all piers at each respective harbor at King Tide events to start to understand the current effects of seasonal events as SLR becomes an increasing concern. Lastly, the State DOT director has been informed that SLR impacts the Counties as their designs had/has outfalls spill stormwater into State harbors, thus the elevations of the outfall also needs to be addressed. Therefore, addressing SLR is a statewide concern and its being actively discussed and planned holistically to minimize, preferably avoid, unintended consequences of flooding elsewhere.

Because of the unique nature of the bulk cement transport operation, the facility must be located in close proximity to the pier. The cement facility will be located over 700 feet from the shoreline and at the far reaches of the 3.2 feet SLR Exposure Area. Elevation of the ground surrounding the structures ranges from 6.5 feet to 7 feet. The location of the project relative to the shoreline and the topography of the site indicate that the predicted flooding, if any, would be minimal. A paved parking area and landscaping will surround the structures. The structures will be designed to withstand a nine (9) foot high tsunami wave force and will be enclosed with solid concrete walls protecting the content of the structures. The equipment and stored product will be elevated within the silo above BFE.

8. Flora and Fauna

a. Existing Conditions

There are no known endangered or threatened species of flora or fauna at the existing Hawaiian Cement facility at the Kahului Harbor.

A Biological Resource Survey (Survey) for the proposed relocated facility was conducted by Robert W. Hobdy in September 2019 to document information regarding the type of plant, bird, and animal species in the project area. A walk-through survey was conducted by the consultant, as well as an evening visit to the project area. The Survey found that vegetation was sparse and consisted mostly of hardy grasses and herbaceous plants. Three (3) native plant species were found at the relocated site; however, other than these native species, the majority of species found were non-native. No mammals were found at the relocated

site and birdlife was sparse. Further, there were three (3) non-native insect species and one (1) non-native mollusk found at the relocated site. See **Appendix "B"**.

b. Potential Impacts and Proposed Mitigation Measures

No federally protected flora or fauna species were identified at the relocated site. All animal species found at the relocated site were non-native and of no conservation concern. The proposed Hawaiian Cement facility relocation is not expected to have a significant adverse impact to flora or fauna resources. Refer to **Appendix "B"**.

9. Air Quality and Noise Quality

a. Existing Conditions

The U.S. Environmental Protection Agency (EPA) and State of Hawai'i, Department of Health (DOH) established the National Ambient Air Quality Standards and State Ambient Air Quality Standards, respectively. There are three (3) air quality monitoring stations on Maui in Kahului, Kihei, and Paia. Agricultural activities are the primary source of air pollution measured by these air quality stations. As such, the stations only monitor particulate matter. In 2018, there were no exceedences of the National Ambient Air Quality Standards for particulate matter recorded by the DOH (State of Hawai'i, Department of Health, 2018). In the vicinity of the Kahului Harbor, industrial and vehicular activities contribute to emmissions. These sources are intermittent and the prevailing tradewinds disperse suspended particulates.

The State Department of Health, Clean Air Branch requires Air Pollution Control Permits prior to constructing, reconstructing, modifying, or operating a stationary air pollution source. There are two (2) types of Air Pollution Control Permits: Covered Source Permits and Noncovered Source Permits. In general, covered sources include major sources of air emissions and sources subject to a federal performance or control technology standard. Noncovered sources are all other stationary sources that are not covered sources. The existing Hawaiian Cement facility at Kahului Harbor operates under a Noncovered Source Air Pollution Permit.

Noise in Kahului Harbor is attributed to the industrial uses associated with the harbor operations, mainly the loading, unloading, and storage of containers and vehicles from the barges on Pier 2 and Pier 3. Also, the disembarking and embarking of visitors from the cruise ships are a source of noise near Pier 1. Existing background noise is also attributed to noise

from intermittent vehicular traffic on Kaʻahumanu Avenue, Hāna Highway, Hobron Avenue, and Puʻunēnē Avenue.

b. Potential Impacts and Proposed Mitigation Measures

During construction and demolition, short-term construction related air and noise impacts are anticipated from fugitive dust and equipment. A dust control management plan will be prepared and implemented. Appropriate construction BMPs, such as dust control (i.e., water spraying and dust screens) and construction equipment maintenance, will be implemented to minimize impacts on air and noise quality. Refer to **Appendix "A-1"**. It is also noted that the unique construction methodology that will be used for the silo minimizes construction impacts. As noted previously, an inflated PVC fabric structure will be used and all work will be done from the interior of the inflated liner. This provides for a clean work area and environmentally friendly and economical construction.

Similar to the existing facility, the relocated facility will obtain and operate under a Noncovered Source Air Pollution permit issued by the State Department of Health, Clean Air Branch. This air pollution permit requires self-reporting for incidents affecting neighboring properties. Additionally, there is daily oversight from the DOT-H, who manages all harbor activities.

The unloading of bulk cement from the barges is done through an enclosed underground pipeline to the cement silo which minimizes exposure of the cement to the surrounding air and reduces impacts to air quality. Also, the cement silo will include dust collectors on the roof of the silo to reduce particulates that may escape into the air from the cement operations. Best available technology is used to filter the displaced air through high efficiency filters in the dust collection systems. Cement is discharged from the silo for the loading of bulk trucks and bagged product. Both operations are ventilated with dust collection systems and conducted in enclosed areas of the facility.

Operations of the cement facility will continue with noise from the cement operations mainly from trucks driving to and from the facility. The proposed relocated facility will include noise mitigation measures that are expected to lessen noise impacts in comparison to the existing cement facility. For example, the existing facility is constructed of steel whereas the proposed relocated facility will be predominantly made of concrete and will incorporate sound attenuating characteristics. Additionally, engineered controls will be incorporated to comply with Federal, State, and County

requirements. As an existing operation at the Kahului Harbor, noise is not expected to significantly increase as a result of the proposed relocation.

The proposed action consists of the relocation of an existing cement facility. Although the capacity of the silos will be greater, day-to-day transport of the cement material to customers and other locations on Maui using gasoline- or diesel-fueled vehicles is not expected to change from current levels of operation. The amount of cement transport will ultimately depend upon the construction industry in Maui County. Nevertheless, significant adverse air and noise impacts from the proposed action is not anticipated.

10. Greenhouse Gas Considerations

a. Existing Conditions

Greenhouse gases (GHG) (carbon dioxide, methane, nitrous oxide and fluorinated gases) trap heat in the earth's atmosphere. In the context of climate and ocean warming, increases in levels of atmospheric GHG have been attributed to human activity (IPCC, 2017). Within the State of Hawai'i, the energy sector (including fossil fuel burning to produce electricity, transportation, waste incineration, and natural gas systems) is identified as the source of 89.7 percent of GHG emissions (Hawai'i Department of Health, 2019). Other sources of GHG emissions include industrial facilities, agriculture and forestry, and waste treatment, such as landfills, composting, and wastewater treatment.

The Federal Greenhouse Gas Reporting Program (40 CFR Part 98) requires mandatory reporting of GHG emissions from sources that emit 25,000 metric tons or more of carbon dioxide equivalent (CO2 EQ) per year in the United States. Categories of use which are generally associated with this level of reporting include power plants, petroleum and natural gas systems, refineries and other heavy manufacturing processes. On Maui, the facilities operating at or above the 25,000 metric ton level include Maui Electric Company's Kahului Power Plant, Maalaea Power Plant, and the Central Maui Landfill (U.S. EPA, 2017).

b. Potential Impacts and Proposed Mitigation Measures

The proposed action involves the relocation of an existing cement trans-shipment facility from one location within Kahului Harbor to a new location approximately 600 feet to the northeast. The action does not represent a new use at the Kahului Harbor. There are no GHG emissions directly resulting from the existing facility nor will there be from the proposed relocated facility, because both facilities are powered by electricity and do

not involve any combustion processes. Self-discharging cement barges powered by diesel generators emit minimal amounts of GHGs. Very little power change is expected in the barge operations and, as such, there will be no discernible change in GHG emissions per ton of cement delivered. Delivery truck operations will also be unchanged and fall under transportation in the Hawai‘i Greenhouse Gas Emission reports.

On a statewide level, GHG emissions are trending lower and are expected to be reduced further in the coming years. The reduction is due to less energy consumption as a result of advancements in technology and the adaptation of renewable energy sources.

In the context of the GHG Reporting Program (25,000 metric tons of CO2 EQ), the relative effects GHG emissions (CO2 EQ) are not considered significant. Based on the foregoing, the proposed action is not anticipated to create significant direct and indirect foreseeable GHG emissions. This action does not fall within the threshold of mandatory GHG reporting.

11. Water Quality

a. Existing Conditions

The waters of Kahului Harbor are designated as Class A marine waters by Chapter 11-54, Hawai‘i Administrative Rules (HAR). Class A waters are recommended for recreational purposes and aesthetic enjoyment. Other uses are permitted as long as they are compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation. The waters within the harbor have been listed as impaired for nutrients and turbidity by the Department of Health (State of Hawai‘i, Department of Transportation, Harbors Division, 2007).

b. Potential Impacts and Proposed Mitigation Measures

Site development work at the relocated facility site is anticipated to be minimal. During construction and demolition, short-term construction related water quality impacts are anticipated. Appropriate construction BMPs, such as stormwater management improvements, will be implemented to minimize impacts on water quality. Refer to **Appendix “A-1”.** Compost sock filters and filter screens will be installed around the project site to prevent debris and sediment from leaving the project site during construction. Upon completion of construction the amount of stormwater eventually reaching the nearshore water will be reduced compared to current conditions. LID measures, such as the use of landscaped areas to absorb runoff, will minimize impacts on water quality.

Furthermore, the proposed project consists of the relocation of an existing cement facility. The proposed relocated facility will be setback 150 feet from the pier bulkhead, compared to the existing facility setback of approximately 75 feet. Significant adverse water quality impacts from the relocated facility site is not anticipated.

12. Scenic and Open Space Resources

a. Existing Conditions

Scenic resources at the Kahului Harbor consist of views west towards the West Maui mountains, views north towards the Pacific Ocean, and views east towards Haleakalā.

The Kahului Harbor is surrounded by commercial and industrial operations that often abut each other. Consequently, there is minimal open space in this area, as the facilities must maximize space available for their individual operations which are reliant on their proximity to the harbor piers.

b. Potential Impacts and Proposed Mitigation Measures

The existing Hawaiian Cement trans-shipment facility consists of two (2) silos and related facilities. The relocated silos will be of similar height to the existing silos and will not exceed the 90-foot maximum height limit, established by zoning, Chapter 19.26.050, MCC. The existing steel-constructed silos were constructed in 1972 and are exhibiting signs of rust. The proposed relocated silos will be concrete dome structures that are designed to better withstand the marine environment. At the recommendation of the Urban Design Review Board (UDRB), Hawaiian Cement will consider opportunities to incorporate local art or other design aesthetics on the exterior of the silos that reflect the local Maui culture. The relocated silos will be more visually appealing than the existing, deteriorating and rusting steel-constructed silos. The proposed facility will also incorporate over 10,000 square feet of green space that will be landscaped with native Hawaiian plant species.

13. Archaeological Resources

a. Existing Conditions

The existing and relocated facility sites are situated along the northern coastline of the isthmus between Maui's major volcanoes—West Maui and Haleakalā—and along the east side of Kahului Bay. Beginning in the mid-1870s, dredged material from wharf construction was deposited at the

shoreline to fill in a natural wetland area and compacted to accommodate the construction of railroads, lumber storage, and freight warehousing. The landscape of the harbor area has been heavily modified by the historic dredging. Lands in the vicinity of the harbor north of Ka‘ahumanu Avenue have been compacted to support industrial operations along the waterfront.

The built environment at the relocated facility site mostly consists of paved asphalt and existing structures built by Kahului Railroad Company and formerly used for Hawaiian Commercial & Sugar Company’s commercial sugar operations. These structures include a railroad roundhouse, three (3) bulk sugar warehouses, and a conveyor system. In addition, administrative facilities associated with the DOT-H and docking areas, including Pier 2 and Pier 3, are present within Parcel 3 and Parcel 9.

In February 2020, Cultural Surveys Hawai‘i, Inc. prepared a Literature Review and Field Inspection (LRFI) report for the proposed project. The LRFI report included detailed historical, cultural, and archaeological background research and a field inspection of the project area to determine the likelihood that historical properties may be affected by the project, and, based on findings, consider cultural resource management recommendations. See **Appendix “C”**.

The existing and relocated facility sites are situated within portions of two (2) historic districts: Statewide Inventory of Historic Places (SIHP) Nos. 50-50-04-2953 and 1607. SIHP No. 2953 consists of the piers, wharves, breakwaters and associated structures that make up the active harbor facility. The entirety of Parcel 3 exists within SIHP No. 2953. SIHP No. 1607 is a noncontiguous district that consists of several buildings located in the central and coastal sections of the town of Kahului, including buildings historically constructed on or near the active harbor facilities. The Kahului Railroad roundhouse and adjoining annex building are components of SIHP No. 1607 and are located within the current project area.

In addition to the two (2) known components of SIHP No. 1607, four (4) other structures were documented in the LRFI that may be considered significant historic properties of historic architecture. These structures include three (3) sugar warehouses and a conveyor system with associated dump bin. The portion of the sugar conveyor system extending from Parcel 9 to Pier 1 within the harbor has been demolished by A&B. Each of the structures were related to the Kahului Railroad Company and early efforts by Hawaiian Commercial & Sugar Company (HC&S) to modernize the process of transporting and exporting unrefined sugar, reflecting a key

piece of the industrial history of Kahului. These structures are all believed to be more than 50 years old. Refer to **Appendix "C"**.

b. <u>Potential Impacts and Proposed Mitigation Measures</u>

The LRFI report recommended consultation with the Department of Land and Natural Resources, State Historic Preservation Division (SHPD) Architecture Branch to determine the historic preservation requirements for the buildings and structures located in the project area. The LRFI also noted that architectural recordation by an architectural historian may be appropriate in order to assess the significance of historic architecture and provide recommendations for appropriate mitigation.

Further consultation with the SHPD Archaeology Branch to determine historic preservation requirements related to project-related ground disturbance was also recommended. No archaeological sites were observed during the pedestrian inspection of the project area. The preliminary ground-penetrating radar survey found no evidence of buried railroad tracks or other potential anomalies within the project area (apart from a metal utility line). Based on the amount of previous ground disturbance within the project area, including commercial construction and natural tidal events, subsurface in-situ cultural deposits are unlikely to be present within the project area. Nonetheless, the LRFI report recommended onsite archaeological monitoring during project-related ground disturbance to ensure the identification and proper treatment of any inadvertently discovered historic property.

The proposed action is not expected to affect SIHP No. 2953 or SIHP No. 1607. The Scale House tower and conveyor system near the three (3) sugar warehouses will need to be demolished prior to the construction of the proposed facility. A&B Properties Hawaii, LLC, owner of Parcel 9, will consult with the SHPD prior to demolition. Though there were no archaeological sites observed during the fieldwork inspection component of the LRFI, Hawaiian Cement is consulting with the SHPD Archaeology Branch prior to any ground-disturbance activities and conduct archaeological monitoring throughout construction. Consultation pursuant to Section 6E, HRS was initiated with SHPD on June 5, 2020.

It is noted that A&B is currently in the process of preparing the required permitting applications for the demolition of various structures necessary to complete construction of the proposed relocated facility. A portion of the structures to be demolished, specifically the old Scale House, was partially demolished in 2007 in order to address hazards associated with part of the

building blowing off into the Kahului Harbor area during high winds. For this partial demolition, Historic American Engineering Record (HAER) Level 3 documentation was prepared at the request of the SHPD.

As of July 2020, A&B has completed exterior demolition of Sugar Conveyor F extending from Parcel 9 to the Pier 1 building at the Harbor. Per the direction of the DOT-H, demolition-related permitting was not required for this demolition work. Nonetheless, Historic American Buildings Survey (HABS) specification photographs were taken of Sugar Conveyor F prior to its demolition for documentation purposes. These photos will be included in the historic preservation package required for the remainder of the demolition work which will be submitted to SHPD. Removal of the portion of Sugar Conveyor F that is located within the Pier 1 building has been temporarily deferred due to the COVID-19 pandemic and related budgetary constraints. It is noted that the demolition of Sugar Conveyor or F is not related to the proposed project and that the demolition of this structure was conducted as part of the cessation of sugar operations at Hawaiian Commercial & Sugar Company.

14. Cultural Resources

a. Existing Conditions

The project area is situated in the *ahupua‘a* of Wailuku, which is located in the larger *moku* of Wailuku on the central isthmus of Maui island. The island’s urban centers, Kahului and Wailuku, are located in the Wailuku *ahupua‘a*. A summary of the historical significance of the project site and surrounding area is included in **Appendix “D”**.

A Cultural Impact Assessment (CIA) report was prepared by Cultural Surveys Hawai‘i, Inc. to determine the impact of the proposed action on cultural beliefs, practices, and resources of the surrounding area. The CIA report included document research of the historical importance of the project area. Furthermore, 90 Native Hawaiian Organizations, agencies, and community members were contacted during the preparation of the CIA. Of the 19 people that responded, three (3) *kama‘āina* (Native-born) and/or *kūpuna* (elders) provided written testimony and two (2) participated in formal interviews for more in-depth contributions to the CIA. It was noted that CSH completed its community consultation in July 2020. Refer to **Appendix “D”**.

b. Potential Impacts and Proposed Mitigation Measures

Based on the information gathered from the cultural and historical background and the community consultation, the CIA concluded that the following preliminary recommendations be considered by Hawaiian Cement:

- Dr. Scott Fisher stated that the area has a high potential for early habitation sites. He noted that although Kanahā Pond is not in the immediate project area, *"there could possibly be some impact or there might be some residual artifacts or cultural sites around that area."* He recommends that data recovery should be conducted on *"anything that's found."*

- Dr. Fisher recommended mitigating any potential loss of habitat for fish in Kahului Harbor. He mentioned that there are *"people who really rely on the marine resources in the area,"* noting that the akule are very abundant in Kahului Harbor. He stressed that project proponents *"really have to take steps to make sure that there's not discharge into the ocean that would reduce the quality of the habitat because people do rely on it."*

- Dr. Fisher expressed his concerns regarding the discovery of *iwi kupuna* (ancestral remains) during construction-related activities. Dr. Fisher is a member of the Maui/Lanaʻi Island Burial Council. He mentioned that pre-Contact burials were discovered along the coast in the western portion of Kahului Harbor on land owned by the Hawaiian Islands Land Trust. He also noted that a large number of burials were found on the adjacent property, which is owned by the Nisei Veterans Memorial Center and additional burials were also found at Keōpuōlani Park. He mentioned that while he doesn't personally know of any burial in *"close proximity of the area,"* he recalled that *iwi kupuna* may have been found *"somewhere in this area."* Dr. Fisher recommends having an archaeological monitoring plan as well as having an archaeological monitor on site during construction of the proposed project.

- On January 27, 2020, Dr. Fisher was notified about a modification to the proposed project area to include the demolition of the existing Hawaiian Cement facility following the completion of the new relocated facility. He stated that if the proposed project *"will involve more ground disturbance than previously projected,"* he would *"certainly recommend archaeological monitoring [...] to ensure that*

iwi kupuna or any cultural sites are not unnecessarily damaged, modified or altered."

- Mr. Lagunero recommended consulting with Kupuna Waiola Hana'ike who is *"well informed as to the Kahului and Wailuku areas,"* as well as canoe clubs that consistently use Kahului Harbor. CSH reached out to Kupuna Waiola Hana'ike's 'ohana and the Hawaiian Canoe Club.

- He also expressed his concerns regarding *"how cement dust will affect the air in the area as it is subject to coastal, trade and north winds affecting the area."* He noted that Hale Nanea, a community use center which has been in place *"since and before 1960,"* is located close to the intended relocation of the Hawaiian Cement facility.

- Mr. Lagunero also expressed his concerns regarding *"coring activities involved in the relocation of the cement plant"* noting it should be questioned further. He added that, *"Octopus and squid are affected in great numbers as their young float-up to the harbor shores dead during the birthing season once signaled by the appearance of sugar-cane tassels in the fields mauka (from Kahului to Peahi (I forget the season of the year, Welo or Kauwela)."*

- He also expressed concern regarding the management of resources including sand. He noted that *"sand from these areas were being shipped to Honolulu and possibly resisted by community activists."*

- He also noted that the *"projected use over the next 20 to 50 years should be analyzed."* He mentioned *"Bank Analysts reports on television news that the growth of tourism is needing increased management systems by the State."*

- Project construction workers and all other personnel involved in the construction and related activities of the project should be informed of the possibility of inadvertent cultural finds, including human remains. In the event that any potential historic properties are identified during construction activities, all activities will cease and the SHPD will be notified pursuant to HAR §13-280-3. In the event that *iwi kupuna* are identified, all earth moving activities in the area will stop, the area will be cordoned off, and the SHPD and Police Department will be notified pursuant to HAR §13-300-40. In

addition, in the event of an inadvertent discovery of human remains, the completion of a burial treatment plan, in compliance with HAR §13-300 and HRS §6E-43, is recommended.

- In the event that *iwi kupuna* and/or cultural finds are encountered during construction, project proponents should consult with cultural and lineal descendants of the area to develop a reinterment plan and cultural preservation plan for proper cultural protocol, curation, and long-term maintenance.

As recommended in both the LRFI and CIA reports, Hawaiian Cement is consulting with SHPD to determine historic preservation requirements related to project-related ground disturbance. Moreover, onsite archaeological monitoring during project construction will be conducted to ensure the identification and proper treatment of any inadvertently discovered historic property or archaeological findings.

As part of the CIA process, various community groups (i.e., Kupuna Waiola Hanaʻike, Hale Nanea, Hawaiian Canoe Club, etc.) were consulted to notify them of the proposed actions to relocate the existing Hawaiian Cement facility. Exposure of cement particulates as a result of the facility operations will be minimal, as all cement handing processes are totally enclosed and vented through highly efficient dust collectors. Grading for the proposed project is limited, as the cement facility will be constructed atop of existing grade. As stated in the CIA, likely ground disturbing activities will involve coring and drilling for soils exploration by the geotechnical engineering, open excavation for the installation of the underground pipeline from the pier to silos, footing excavation under the silos and warehouse, excavation associated with the installation of a new sewerline or septic tank system, and excavation below pavements to install base course under pavement. As such, the proposed action is not anticipated to have any adverse effects on cultural resources in the project area.

15. Hazardous Materials

a. Existing Conditions

The project site has a history of industrial use. The site for the relocated cement facility was formerly utilized as the Kahului Sugar Terminal to receive, store, and transfer raw sugar from warehouses to vessels. Activity at the Kahului Sugar Terminal ceased in 2017 after the closure of the HC&S sugar plantation.

b. Potential Impacts and Proposed Mitigation Measures

The proposed project involves demolition of conveyor structures and two (2) transfer towers associated with the Kahului Sugar Terminal to make way for the relocated cement facility. Following completion of the relocated cement facility, the existing Hawaiian Cement facility will be demolished.

Proper abatement and management of hazardous materials will be undertaken for demolition actions. As required by regulation, a hazardous materials survey will be conducted prior to demolition of the existing cement facility. A survey was conducted in 2015 and did not identify any asbestos containing materials or lead-based paint. Only five (5) of 16 paint samples identified low concentrations of lead. The demolition work will be performed using proper work procedures and material disposal as regulated by the Department of Heath and Department of Labor. A comprehensive hazardous materials survey of the Kahului Sugar Terminal structures to be demolished has been completed to identify areas requiring abatement. All abatement work will be conducted by properly trained and certified environmental professionals and in strict compliance with applicable environmental regulations. Detailed work plans will be developed and implemented for the abatement activities, and all abatement work will be overseen by a qualified Project Monitor. Air monitoring will be conducted during abatement activities to ensure that applicable standards are met at all times.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Land Use and Community Character

a. Existing Conditions

From a regional perspective the project site is located within the Wailuku-Kahului Community Plan region and designated for heavy industrial use within Kahului Harbor. The surrounding land uses include heavy industrial and business commercial uses located within the industrial and commercial center of Kahului Town.

b. Potential Impacts and Proposed Mitigation Measures

The proposed project is for the relocation of an existing heavy industrial facility at Kahului Harbor to a new location approximately 600 feet to the northeast in accordance with the DOT-H *Kahului Harbor Development Plan*. The proposed project is not anticipated to adversely impact the existing uses in the harbor and surrounding lands.

2. Population and Economy

a. Existing Conditions

In 2018, the population of Maui County was 167,207 residents, an increase of 8.0 percent since 2010, when the resident population stood at 154,834 (County of Maui, Office of Economic Development, 2018). The population of Maui County is projected to grow to approximately 189,900 by 2030 (State Department of Business, Economic Development, and Tourism, 2018).

Hawai‘i's economy through 2019 was strong, with record-setting visitor arrivals and low unemployment. However, the COVID-19 pandemic will have far reaching impacts on the economy on Maui, in Hawai'i, and across the nation and world. Stay-at-home regulations and travel quarantines aimed to curb the spread of COVID-19 virus in Hawai'i have caused many businesses to shut down or drastically reduce operations. Unemployment claims have soared. The unemployment rate in June 2020 on Maui island was 23.4 percent, the highest in the State. The statewide unemployment in June 2020 was 14.4 percent (Department of Labor and Industrial Relations, 2020).

Hawaiian Cement has an existing facility in Kahului Harbor and is the sole provider of bulk cement to Maui island for construction.

b. Potential Impacts and Proposed Mitigation Measures

The proposed action is for the relocation of an existing heavy industrial facility in Kahului Harbor. The relocated facility will ensure that bulk cement will continue to be supplied to Maui island for existing and future construction. Without the facility, developers, builders, suppliers, and others in the construction industry will need to find new sources of bulk cement. The alternative sourcing methods would add significant cost to this important construction commodity.

The proposed action is not a population generator and will not impact population parameters in Maui County or the State.

C. PUBLIC INFRASTRUCTURE

1. Solid Waste Collection and Disposal

a. Existing Conditions

Single-family residential solid waste collection service is provided by the County of Maui on a weekly basis. Residential solid waste collected by County crews is disposed of at the County's Central Maui Landfill facility, located 4.0 miles southeast of the Kahului Airport. In addition to County collected refuse, the Central Maui Landfill also accepts waste from private collection companies that service certain residential areas and businesses. The Central Maui Landfill also accepts green waste and construction waste from demolition and construction activities.

Any solid waste generated by the commercial activities around the project area is collected and disposed of by construction and private collection companies.

b. Potential Impacts and Proposed Mitigation Measures

Prior to the demolition of the existing sugar-related facilities and the existing facility, a Hazardous Materials Study will be conducted. A Demolition Plan will be prepared and submitted to the County of Maui to obtain approval of a Demolition Permit. Demolition will be accomplished by methods which facilitate waste segregation for collection, transport, and disposal offsite. Material from the demolition will be disposed of in a manner consistent with environmental regulations, with recycling of material as a top priority.

Following completion of construction and demolition activities, significant impacts to solid waste is not anticipated as the proposed action involves the relocation of an existing use within the Kahului Harbor.

2. Medical Facilities, Police and Fire Services

a. Existing Conditions

Maui Memorial Medical Center is located west of Kahului Harbor off of Mahalani Drive. The 231-bed hospital provides general, acute, and emergency care services. Clinics and medical offices are also located within Kahului and Wailuku towns.

The headquarters for the Maui Police Department is the Wailuku District Station in Kahului on Mahalani Street north of the Maui Memorial Medical Center.

Fire prevention, protection and suppression services are provided from the Kahului Fire Station on Dairy Road in Kahului and the Wailuku Fire Station on Kinipopo Street in Wailuku.

b. Potential Impacts and Proposed Mitigation Measures

The relocation of an existing facility at Kahului Harbor will not result in an expansion of existing medical, police or fire facilities and service limits.

3. Educational Facilities

a. Existing Conditions

The State Department of Education (DOE) operates several schools within Kahului and Wailuku towns consisting of six (6) elementary schools, two (2) intermediate schools and two (2) high schools. There are also several private schools providing educational services to students from kindergarten to high school.

The University of Hawaii-Maui College in Kahului is the primary higher education institution serving Maui.

b. Potential Impacts and Proposed Mitigation Measures

The proposed relocation of an existing facility will not generate population growth. As such, adverse impacts on educational facilities are not anticipated.

4. Recreational Facilities

a. Existing Conditions

There are several park facilities in Kahului Town. The nearest beach parks to the existing and relocated facility sites are the Hoaloha Park to the west fronting Kahului Harbor and the Kanaha Beach Park to the east on Amala Place. As noted previously, Kahului Harbor is utilized by the public for recreational use, primarily by the canoe clubs at Hoaloha Park, fishermen, surfers, and boaters using the boat launching ramp.

b. Potential Impacts and Proposed Mitigation Measures

The proposed action is limited to relocating Hawaiian Cement's existing trans-shipment cement facility within the industrial/commercial area of Kahului Harbor. Adverse impacts to recreational resources or activities are not anticipated.

5. Airport

a. Existing Conditions

The relocated facility site is located approximately 1.92 miles away from Kahului Airport. Kahului Airport, Maui's primary airport, receives both interisland and overseas flights. In 2018, the airport hosted a total of 149,031 aircraft movements (County of Maui, Office of Economic Development, 2018).

b. Potential Impacts and Proposed Mitigation Measures

As noted by the State Department of Transportation, Airports Division, Hawaiian Cement will consult with the Federal Aviation Administration (FAA), whose regulations require the submittal of FAA Form 7460-1 Notice of Proposed Construction or Alteration, for projects within 20,000 feet of an airport.

D. INFRASTRUCTURE

1. Roadways

a. Existing Conditions

A Traffic Assessment (TA) was prepared for the proposed project. See **Appendix "E"**. The Wailuku-Kahului region is served by a roadway network which includes arterial, collector, and local roads. Major roadways in the vicinity of the project site includes the following:

Ka'ahumanu Avenue

Ka'ahumanu Avenue is an east-west, two-way, four to six-lane divided arterial roadway that provides access between Wailuku and Kahului. Ka'ahumanu Avenue begins in Wailuku at its connection with Main Street and continues east to Kahului, where it terminates at its intersection with Hobron Avenue. The roadway has a posted speed limit of 30 miles per hour (mph) in the vicinity of the project.

Hana Highway

Hana Highway is a two-way, four-lane divided State highway that provides access between Kahului and Hāna. Hana Highway begins in Kahului at its intersection with Ka‘ahumanu Avenue and travels along the coast to Hāna before terminating at its connection with Pi‘ilani Highway in Kīpahulu. The roadway has a posted speed limit of 30 mph in the vicinity of the project.

Kahului Beach Road

Kahului Beach Road is a north-south, two-way, four-lane divided State collector roadway that provides access between the Wailuku industrial district and Kahului. Kahului Beach Road begins in Wailuku at its intersection with Lower Main Street and Waiehu Beach Road and continues south to Kahului where it terminates at its intersection with Ka‘ahumanu Avenue and Kane Street. The roadway has a posted speed limit of 35 mph in the vicinity of the project.

Kamehameha Avenue

Kamehameha Avenue is a two-way, two- to four-lane County collector roadway serving the residential and commercial areas within Kahului. Kamehameha Avenue begins to the southwest at Pomaikai Elementary School and travels northeast where it terminates at its intersection with Hana Highway and Hobron Avenue. The roadway has a posted speed limit of 20 mph in the vicinity of the project.

Hobron Avenue

Hobron Avenue is a two-way, two-lane undivided State roadway that provides access to Kahului Harbor from Hana Highway. The roadway has a posted speed limit of 20 mph in the vicinity of the project.

The TA stated that traffic was generally observed to operate smoothly along Ka‘ahumanu Avenue and Hana Highway during morning (AM) peak hour of traffic, with more congestion during the heavier afternoon (PM) peak hour. Signalized intersections along Ka‘ahumanu Avenue and Hana Highway are coordinated as one network, with priority along the mainline traffic. As a result, some delays to the minor street and turning movements were observed at the signalized intersections as a result of the coordinated signal timings favoring Ka‘ahumanu Avenue. Refer to **Appendix “E”**.

There is currently little to no pedestrian and bike traffic along Hobron Avenue during the peak periods. An existing sidewalk is provided along the

west side of Hobron Avenue from Ka‘ahumanu Avenue/Hana Highway to Gate 9, but terminates along the Project frontage to the northern terminus of Hobron Avenue. When cruise ships are docked, cruise ship passengers use an existing pedestrian path within Kahului Harbor, west of the Project parcel, to get to/from the dock to Ka‘ahumanu Avenue to visit Maui Mall and other nearby commercial uses. This pedestrian path does not conflict with any vehicles generated by the Project site along Hobron Avenue. No bus routes, bike lanes, bike paths or bike markings are provided along Hobron Avenue. The nearest bus stop is located near the Kamehameha Avenue/Hoohana Street intersection, about 0.5 mile from the Project site. It’s our understanding that no roadway improvements or bus expansion is planned along Hobron Avenue.

b. Potential Impacts and Proposed Mitigation Measures

Access to the relocated Hawaiian Cement facility will occur at two (2) existing accesses via Hobron Avenue. Vehicles access the project are proposed to enter only at the existing southeast end of Parcel 9, across of the Hobron Avenue/Amala Place intersection and just north of the current facility’s entryway at Gate 9 and exit only at the northeast end of Parcel 9. See **Figure 10**. Circulation within Parcel 9 is subject to change and will depend on the future redevelopment of Parcel 9; however, the proposed project access points on Hobron Avenue will not change regardless of internal circulation.

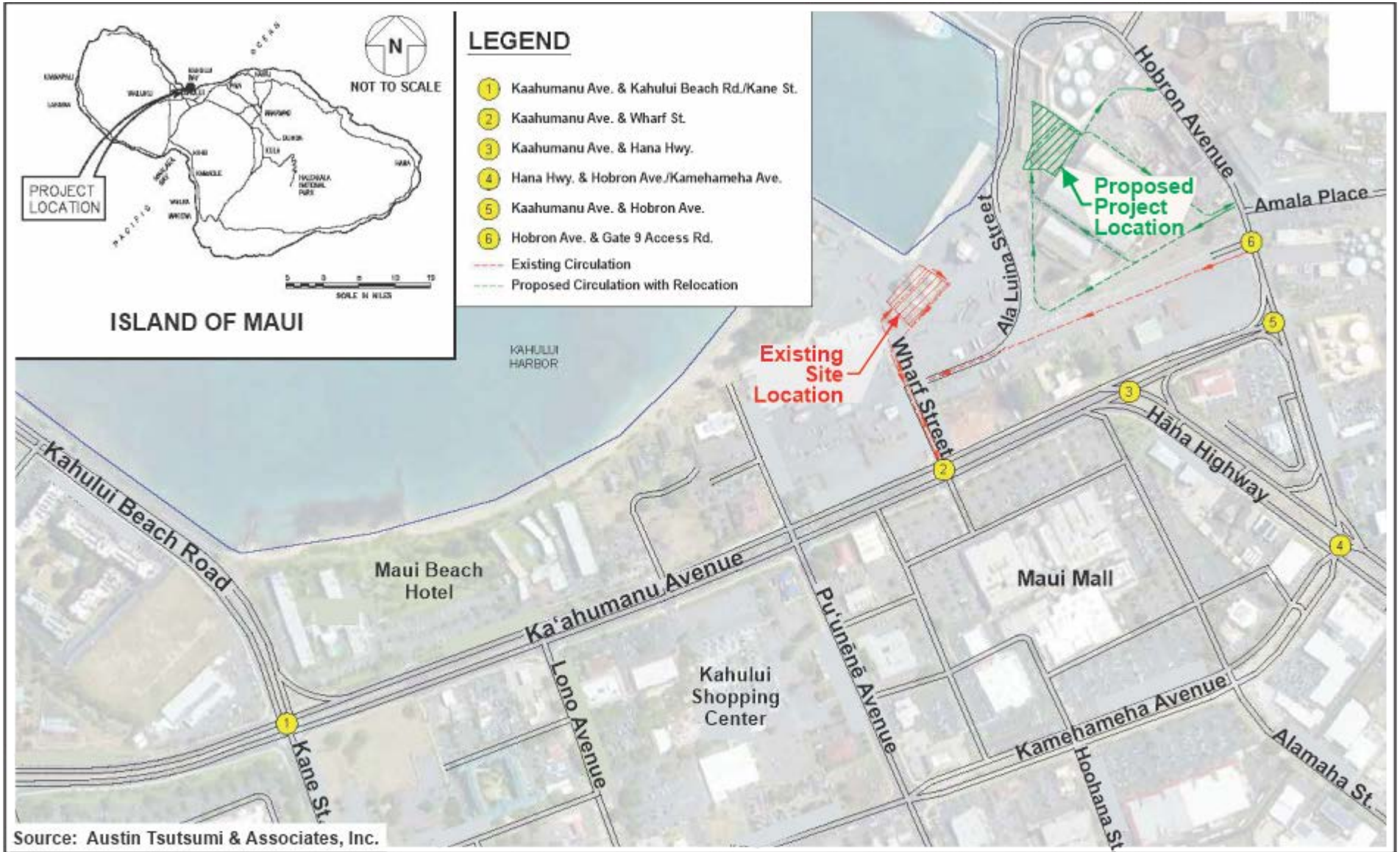
The TA analyzed traffic impacts with and without the proposed relocated facility in 2022.

(1) Base Year 2022 (Without Project)

By Base Year 2022, traffic volumes are anticipated to increase along the major thoroughfares in the vicinity of the Kahului Harbor as a result of regional growth as well as other known developments planned in Kahului. Traffic conditions at the study intersections are anticipated to operate similar to existing conditions. As in existing conditions, the Ka‘ahumanu Avenue/Kahului Beach Road/Kane Street intersection is expected to experience the highest levels of congestion in the area due to the high turning volumes.

(2) Future Year 2022 (With Project)

While the silos will increase in capacity to allow higher volumes of cement storage, daily traffic is not anticipated to increase beyond existing conditions. It is noted that cement demand, and ultimately



Source: Austin Tsutsumi & Associates, Inc.

Figure 10 Kahului Harbor Hawaiian Cement Facility Relocation

Roadway Map

NOT TO SCALE

Prepared for: Hawaiian Cement

MUNEKIYO HIRAGA

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project vehicle trips, will be dependent on the level of construction occurring on Maui. Based on historical records, cement demand has ranged from 28,000 tons per year to upwards of 84,000 tons per year, which correlates to approximately 13 to 21 roundtrip truck trips per day. Truck trips include flatbed trucks used for transporting materials and cement mixer trucks used to deliver cement. As a conservative measure, the TA assessed a worst-case scenario based on the maximum historical cement demand and did not reduce trip generation data to account for existing trips to/from the existing Hawaiian Cement facility.

By Future Year 2022 with the project, all study intersections are forecast to operate similar to Base Year 2022 conditions with no significant change to overall traffic volumes, delay or Level of Service (LOS) due to project traffic increases. Primary access to the relocated facility site occurs via the Hana Highway/Kamehameha Avenue/Hobron Avenue intersection, which is a signalized intersection that is part of the coordinated Ka'ahumanu Avenue/Hana Highway corridor. Since project traffic is not expected to increase mainline through movements, no improvements were recommended by the TA. As such, the proposed action is not expected to have significant adverse impacts to traffic conditions in the Kahului area. Refer to **Appendix "E"**.

The proposed facility will not impact the pedestrian path for cruise ship passengers from Pier 1 to retail areas in Kahului. See **Figure 11**. However, it is noted that construction of the underground pipeline connecting the facility to the pier may temporarily impact the pedestrian pathway. Hawaiian Cement will coordinate with the DOT-H prior to construction to arrange alternate routes, as may be needed, as well as signage and safety measures during the pipeline construction.

2. Wastewater

a. Existing Conditions

Based upon "as-built" drawings of the proposed project area and previous discussions with the County of Maui's Department of Environmental Management Wastewater Reclamation Division, it was determined that there is no available sewer connection to the relocated facility site on Parcel 9. A County-owned sewerline exists on Wharf Street, while other County sewerlines include force mains located to the south of the property and on

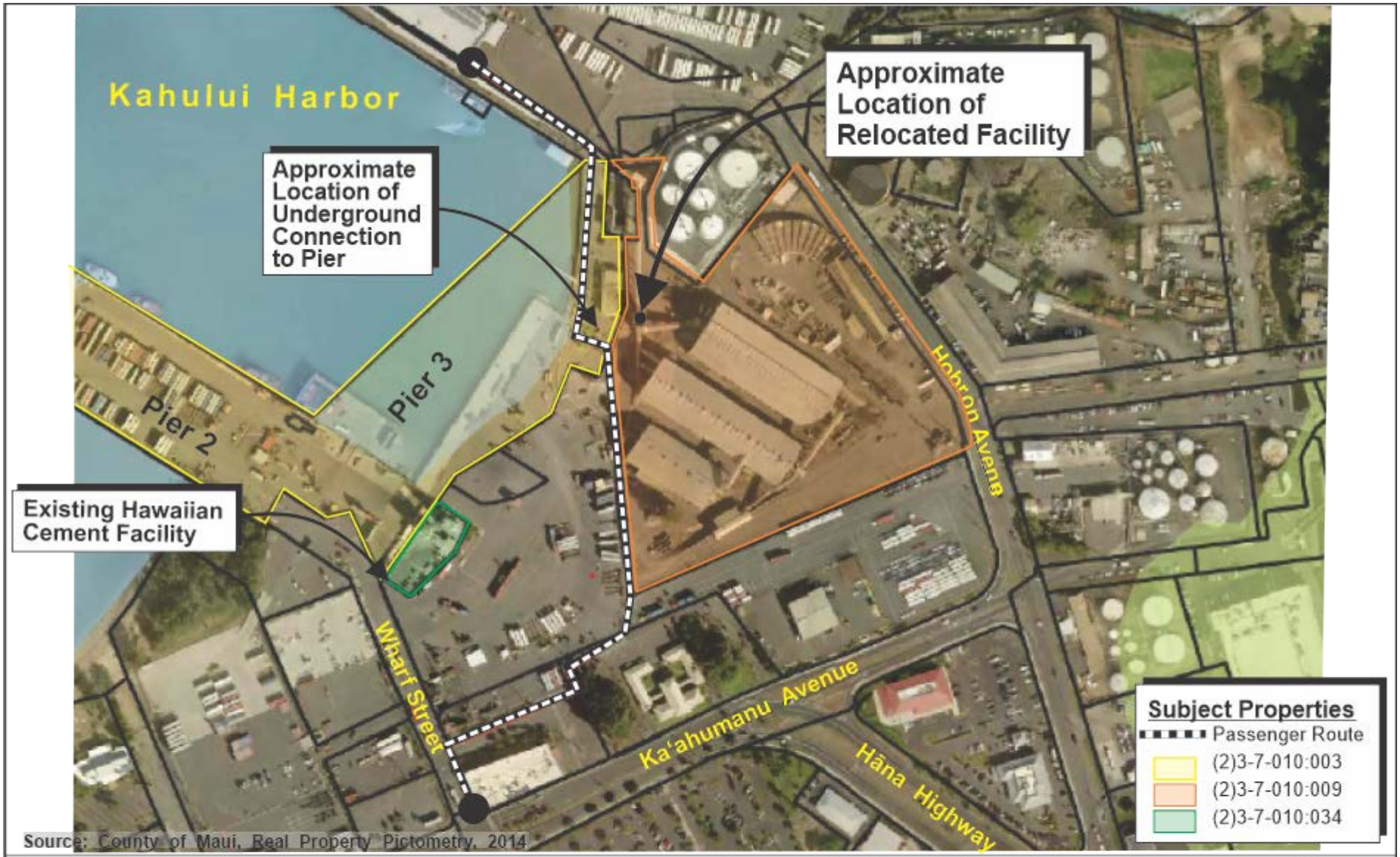


Figure 11 Kahului Harbor Hawaiian Cement Facility Relocation
Pedestrian Route from Pier Cruise Ship Terminal

Prepared for: Hawaiian Cement

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Hobron Avenue. A State-owned sewer force main runs along Ala Luina Street within Parcel 3.

b. Potential Impacts and Proposed Mitigation Measures

A Preliminary Engineering Report (PER) was prepared for the proposed project by Sato & Associates, Inc. See **Appendix "F"**. The PER estimates that the project will generate an average flow of 150 gallons per day (gpd). As previously mentioned, there is no sewer service connection to the proposed relocated facility site. Due to the distance from the existing sewerlines to the proposed project site, the report indicates that sewer connection to these lines is impracticable. To address this, options include constructing a private treatment system for the proposed project, or connecting to the State-owned sewer system located in Ala Luina Street on Parcel 3. Since the project site is in close proximity to the ocean, a private septic system is not desirable, leaving connection to the State-owned system on Parcel 3 as the preferred option. The PER states that discussions with engineers from the DOT-H have indicated that connection to the State system would be allowed via an existing lateral that serviced the former Harbor Division's office in the vicinity of the relocated facility site.

Given the foregoing, the Applicant will continue its coordination with the DOT-H on a potential connection to the existing State system for the relocated Hawaiian Cement facility. Adverse impacts as a result of the proposed project to existing wastewater infrastructure is not anticipated. Refer to **Appendix "F"**.

3. Water

a. Existing Conditions

According to the County of Maui, Department of Water Supply's "Fire Protection Water Distribution Map", there is an existing 6-inch ductile iron waterline that runs within the relocated facility site near its western boundary with Kahului Harbor. The line is connected to a 12-inch waterline that originates at Wharf Street to the west and a 4-inch waterline that runs along Hobron Avenue to the east. An existing fire hydrant is located on the eastern side of the lot, directly across Amala Street. Another fire hydrant is located to the east of the lot in Parcel 3 on Ala Luina Street.

Maui Department of Water Supply indicates that a 1-inch water meter and a 2-inch water meter is located along the southern boundary services Parcel 9.

b. Potential Impacts and Proposed Mitigation Measures

According to the PER, the project's projected water demand is estimated at 3,500 gpd. The estimate is based on the leased land area. Water demand based on actual fixture count and landscape area will be submitted when applying for a building permit. Peak flow for the project cannot be estimated until an inventory of the proposed fixtures and peak irrigation demand has been determined. The actual water demand based on actual fixture count and landscape area is not expected to exceed 3,000 gpd. Overall, water demand will be minimal, used only for domestic purposes and irrigation. The cement handling processes do not use any water. Existing water use combined with the projected irrigation demands are significantly less than the maximum allocation. The required water meter size is anticipated to be no larger than a 3/4-inch meter, which has a maximum flow rate of 30 gallons per minute.

Existing water meters serving Parcel 9 are located a distance away from the site on other parts of the parcel. Therefore, the Applicant is proposing the installation of a new water meter on the existing 6-inch waterline that traverses through the project site. Additionally, tapping this waterline to provide fire protection for the new warehouse is being proposed. Due to the size of the proposed warehouse and its material composition (concrete), only one (1) onsite fire hydrant is anticipated to be needed. Refer to **Appendix "F"**.

Water conservation measures recommended by the DWS will be incorporated into the project design, including the use of high-efficiency plumbing fixtures and use of native Hawaiian climate-adapted plants for landscaping.

4. Drainage

a. Existing Conditions

The relocated facility site is relatively flat with a gradual slope toward the west. Elevations range from a high of approximately 7.1 feet mean sea level (msl) near the eastern side of the project site, close to the Par Hawaii Gasoline Tank, to approximately 6.5 feet toward the western end. The average elevation throughout the project area is approximated to be 6.8 feet. The relocated facility site was originally used for loading of raw sugar and other sugar products. Many of the existing structures related to this sugar production have deteriorated due to exposure to the environment and lack of maintenance. Because of the previous types of operations (industrial), the remaining areas of the relocated facility site consist of

deteriorated asphalt concrete pavement. Where structures once existed, a compacted gravel layer with patches of grass and weeds exist. Typical of older industrial areas, no improvements for capture of stormwater runoff were built onsite or in the immediate surrounding area.

Under the existing conditions described above, the relocated facility site produces stormwater runoff at a rate of 2.0 cubic feet per second (cfs). Since the area is relatively flat, the runoff tends to pond around the site. During longer or heavy storm events, the runoff will sheet flow in a westerly direction into the harbor property eventually flowing into the ocean. Refer to **Appendix "F"**.

b. Potential Impacts and Proposed Mitigation Measures

The relocated cement facility consists of two (2) storage silos and a warehouse that will be used for bagging and storage of the bagged concrete. Other improvements that will be built include parking areas, a paved truck access to the silos, and landscaping. The 25,000 s.f. site will include landscaped areas totaling over 10,000 s.f.

Runoff generated from the relocated facility is estimated to be 1.61 cfs, a decrease of 0.39 cfs when compared to existing conditions (2.0 cfs). The site will be graded to direct most of the runoff into depressed landscape areas. During heavy storm events, rain water that is not absorbed into the ground and exceeds the volume of the landscaped areas will be allowed to runoff into the natural existing drainage pattern and eventually drain into the ocean. The amount of stormwater leaving the site will be reduced considerably compared to existing conditions and filtered in the landscaped area before being discharged. Refer to **Appendix "F"**.

5. Electrical and Telephone Services

a. Existing Conditions

Electrical service to the area is currently provided by Maui Electric Company, Ltd. (MECO), telephone service is provided by Hawaiian Telcom, while cable television is provided by Spectrum. Existing utility infrastructure is located above ground.

b. Potential Impacts and Proposed Mitigation Measures

In order to construct the relocated facility, existing power poles within the area will need to be relocated. The project's electrical engineer will work with MECO to determine the best option for relocating the poles and for

providing new electrical service to the proposed project. Refer to **Appendix "F"**. In the long term, the proposed project is not anticipated to adversely impact electrical, telephone, or cable services.

E. CUMULATIVE AND SECONDARY IMPACTS

Pursuant to Section 11-200.1-2 of the Hawai'i Administrative Rules (HAR), Chapter 200.1, entitled Environmental Impact Statement Rules, a cumulative impact means:

> *The impact on the environment which results from the incremental impact of the action when added to other past, present, and reasonably foreseeable future actions regardless of what agency or person undertakes such other actions. Cumulative impacts can result from individually minor but collectively significant actions taking place over a period of time.*

A key element in understanding the requirement for assessing cumulative impacts, therefore, is the need to recognize what constitutes "reasonable foreseeable actions".

"Secondary impacts" or "indirect effects" are defined by Title 11, Chapter 200.1, HAR as:

> [E]*ffect that is caused by the action and is later in time or farther removed in distance, but is still reasonably forseeable. An indirect effect may include a growth-inducing effect and other effects related to induced changes in the pattern of land use, population density or growth rate, and related effects on air, water, and other natural systems, including ecosystems.*

The proposed Hawaiian Cement facility relocation is being implemented as a component of the DOT-H's 2012 *Kahului Harbor Development Plan*. Specifically, the relocation of the existing Hawaiian Cement facility is identified by DOT-H as an action to improve operations within the existing footprint of the Kahului Harbor to increase the efficiency and safety of the Pier 2 cargo storage area. The existing cement silo is situated in a location that constricts Young Brothers' (YB) operations to unload barges. This represents a significant constraint to operations and safety at Pier 2, where YB's top-picks "pick and carry" containers between the yard and the barge. There is very little clearance between a top-pick with a 40 foot container and the cement silo. It is assumed that the existing Hawaiian Cement facility site will be used for additional container and cargo storage once the cement facility has been relocated. As such, the proposed Hawaiian Cement facility relocation will have a secondary effect of increasing the cargo capacity and improving operations at the Kahului Harbor. The *Kahului Harbor Development Plan* noted that harbor operations are frequently constrained due to limited land capacity and conditions are expected to worsen by 2035 when the amount of goods shipped to Maui is expected to increase beyond the current working capacity of the harbor.

It is noted that the DOT-H has indicated that it is in discussions with A&B Properties Hawaii, LLC to acquire Parcel 9, the 10.5-acre parcel on which the relocated facility is planned. If the DOT-H does acquire Parcel 9, it intends to demolish the former sugar

warehouses and create additional cargo yards. Hawaiian Cement and DOT-H have met and reviewed potential plans for the area, should the acquisition proceed. Hawaiian Cement and DOT-H agree that the currently proposed vehicular access configuration for the relocated cement facility is acceptable. Refer to **Figure 10**. If and when the existing warehouses are demolished in the future, Hawaiian Cement understands that access within Parcel 9 may need to be modified to be consistent with DOT-H's future plans for the property. Hawaiian Cement has reviewed DOT-H's preliminary conceptual plan for Parcel 9 and confirms that the proposed facility will be compatible with future modified access routes that will be required if the existing warehouses are demolished and redeveloped into cargo yards or other harbor uses.

The proposed Hawaiian Cement's trans-shipment cement facility needs to be relocated to another site to facilitate the implementation of the 2030 *Kahului Harbor Master Plan*. The proposed project has been planned in the context of the 2012 *Kahului Harbor Development Plan* and the *Kahului Commercial Harbor 2030 Master Plan*, and, as such, adverse secondary or cumulative impacts are not anticipated.

RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

III

III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawai'i Revised Statutes (HRS), relating to the State Land Use Commission (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 proposed project site is located within the State Land Use "Urban" district. Uses within the State "Urban" district is established through the County zoning districts. See **Figure 12**.

B. HAWAI'I STATE PLAN

Chapter 226, HRS, also known as the Hawai'i 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. The Plan consists of three (3) parts. Part I includes the Overall Theme, Goals, Objectives, and Policies; Part II includes Planning, Coordination, and Implementation; and Part III establishes Priority Guidelines. Inasmuch as Part II of the State Plan covers its administrative structure and implementation process, discussion of the proposed project's applicability to Part II is not appropriate.

The overall theme of the Hawai'i State Plan is governed by the following general principles.

1. Individual and family self-sufficiency

2. Social and economic mobility

3. Community or social well-being

In consonance with the foregoing principles, the Hawai'i State Plan identifies three (3) clarifying goals:

1. A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawai'i's present and future generations.

2. A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people.

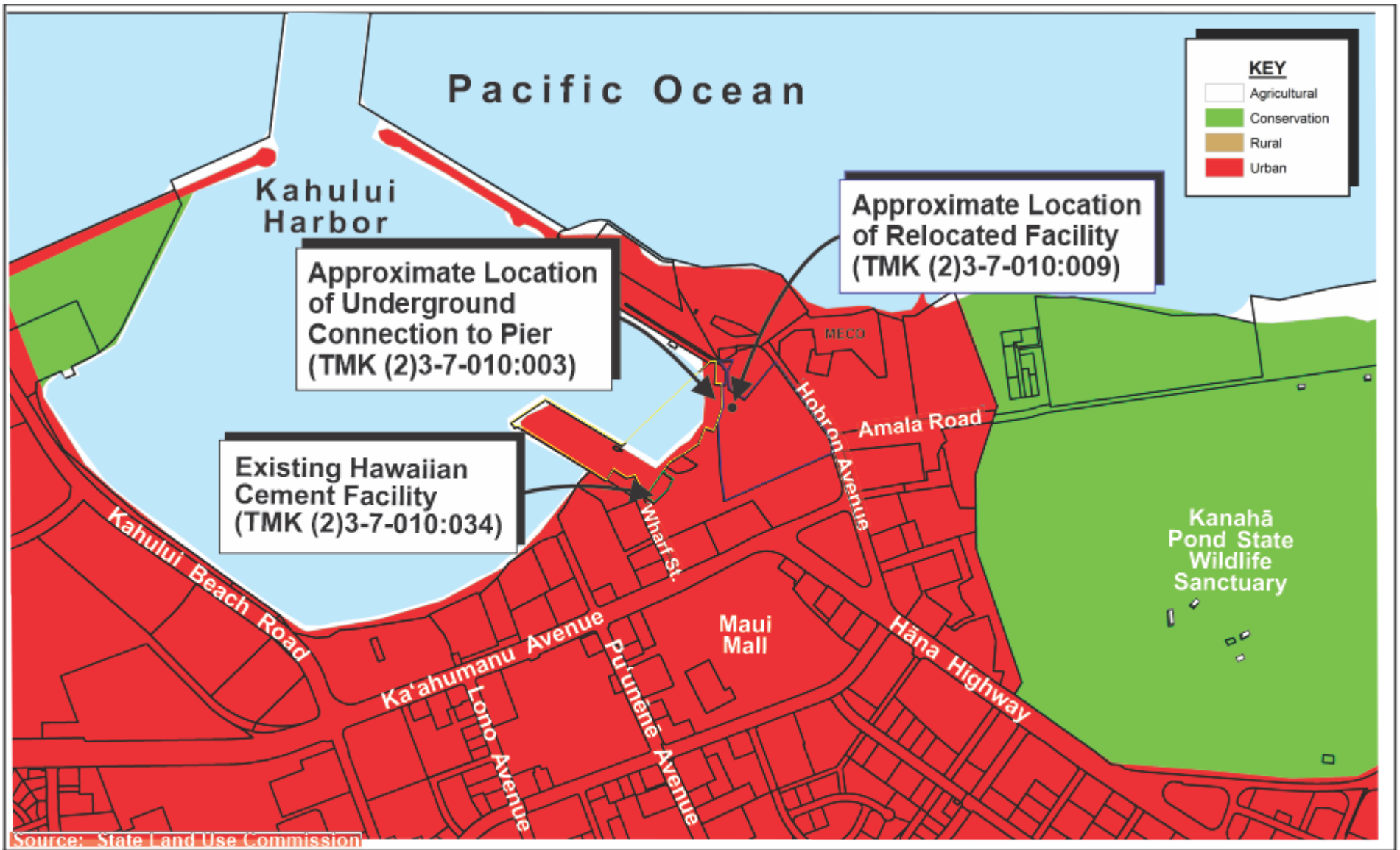


Figure 12

Kahului Harbor Hawaiian Cement Facility Relocation

State Land Use Designation Map

0 495 Feet
247.50 990

Prepared for: Hawaiian Cement

MUNEKIYO HIRAGA

HawnCemf\KahuluiHarborReloc\Applications\Figures\Final EA\SLUD

3. Physical, social, and economic well-being, for individuals and families in Hawai‘i, that nourishes a sense of community responsibility, of caring, and of participation in community life.

This section of the environmental assessment examines the applicability of the proposed action as it relates to the objectives, policies, and priority guidelines of the Hawai‘i State Plan, as set forth in HRS Sections 226-5 through 226-27.

The methodology for the analysis involves examining the project's applicability to the Hawai‘i State Plan's goals, objectives, and policies. "Applicability" refers to a project's need, purpose and effects, and how these advance or promote a particular set of goals, objectives and priority guidelines. In assessing the relationship between a proposed action and the Hawai‘i State Plan, an action may be categorized in one of the following groups:

1. **Directly applicable**: the action and its potential effects directly advances or promotes the objective, policy or priority guideline.

   Example: A county project to develop a new water source and related transmission facilities would be directly applicable to the objectives and policies for Facility Systems-Water (HRS 226-16) which states" *(5) Support water supply services to areas experiencing critical water problems.*

2. **Indirectly applicable**: the action and its potential effects indirectly supports or advances the objective, policy or priority guideline.

   Example: The county water source project cited above supports other related objectives and policies for the economy (HRS 226-6, General), which, by example, states: *(9) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.* In this case, the principle purpose of the project was not to create new construction activities, but nonetheless, supports this policy by creating temporary construction activity during the implementation of the project. In this instance, the proposed action may be deemed to be indirectly applicable to the objective and policy of the Hawai‘i State Plan.

3. **Not applicable**: the action and its potential effects have no direct or indirect relationship to the objectives and policies of the Hawai‘i State Plan.

   Example: That same county water source improvement project referenced above, may not have direct or indirect linkage to objectives and policies for the economy-Federal Expenditures (HRS 226-9) which states: *(1) Encourage the sustained flow of federal expenditures in Hawaii that generates long-term government civilian employment*. From the standpoint of the agency proposing the water system improvement, and assuming no Federal Funding for the project, there is an unlikely intent that the proposed water source project would be connected to or reliant upon

the foregoing policy. Hence, from the standpoint judiciously applied policy analysis, the proposed action would be considered not applicable to the policy.

In general, a proposed action's applicability the objectives, policies and priority guidelines of the Hawai'i State Plan is judged on the basis of the action's direct or indirect relationship to the respective objectives, policies and priority directions. It is recognized that the categorization of "applicability" is subject to interpretation and should be appropriately considered in the context of local and regional conditions.

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies **Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable**	**DA**	**IA**	**NA**
HRS 226-1: Findings and Purpose			
HRS 226-2: Definitions			
HRS 226-3: Overall Theme			
HRS 226-4: State Goals. In order to guarantee, for the present and future generations, those elements of choice and mobility that insure that individuals and groups may approach their desired levels of self-reliance and self determination, it shall be the goal of the State to achieve: I. A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii's present and future generations. II. A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being of the people. III. Physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.			
Analysis: **Hawaiian Cement is the only supplier of bulk cement to Maui island. The proposed project will ensure that residents and the construction industry have a reliable source of cement.**			
Chapter 226-5 Objective and Policies for Population			
Objective: It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic and social objectives contained in this chapter.	✓		
Policies:			
(1) Manage population growth statewide in a manner that provides increased opportunities for Hawaii's people to pursue their physical, social, and economic aspirations while recognizing the unique needs of each county.	✓		
(2) Encourage an increase in economic activities and employment opportunities on the neighbor islands consistent with community needs and desires.	✓		
(3) Promote increased opportunities for Hawaii's people to pursue their socio-economic aspirations throughout the islands.		✓	
(4) Encourage research activities and public awareness programs to foster an understanding of Hawaii's limited capacity to accommodate population needs and to address concerns resulting from an increase in Hawaii's population.			✓

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
(5) Encourage federal actions and coordination among major governmental agencies to promote a more balanced distribution of immigrants among the states, provided that such actions do not prevent the reunion of immediate family members.			✓
(6) Pursue an increase in federal assistance for states with a greater proportion of foreign immigrants relative to their state's population.			✓
(7) 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.		✓	
Analysis: **Hawaiian Cement is the sole provider of bulk cement to Maui island and supports the construction industry and development necessary to accommodate future population growth. The proposed project indirectly supports the objective and policies for population as it represents the only supplier of a critical commodity needed for construction to support repair and maintenance actions and new construction to support island residents.**			
Chapter 226-6 Objectives and policies for the economy – – in general			
Objectives: Planning for the State's economy in general shall be directed toward achievement of the following objectives:			
(1) Increased and diversified employment opportunities to achieve full employment, increased income and job choice, and improved living standards for Hawaii's people, while at the same time stimulating the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.		✓	
(2) A steadily growing and diversified economic base that is not overly dependent on a few industries, and includes the development and expansion of industries on the neighbor islands.	✓		
Policies:			
(1) Promote and encourage entrepreneurship within Hawaii by residents and nonresidents of the State.			✓
(2) Expand Hawaii's national and international marketing, communication, and organizational ties, to increase the State's capacity to adjust to and capitalize upon economic changes and opportunities occurring outside the State.			✓
(3) Promote Hawaii as an attractive market for environmentally and socially sound investment activities that benefit Hawaii's people.			✓
(4) Transform and maintain Hawaii as a place that welcomes and facilitates innovative activity that may lead to commercial opportunities.			✓
(5) Promote innovative activity that may pose initial risks, but ultimately contribute to the economy of Hawaii.			✓
(6) Seek broader outlets for new or expanded Hawaii business investments.			✓
(7) Expand existing markets and penetrate new markets for Hawaii's products and services.		✓	

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
(8) Assure that the basic economic needs of Hawaii's people are maintained in the event of disruptions in overseas transportation.	✓		
(9) Strive to achieve a level of construction activity responsive to, and consistent with, state growth objectives.	✓		
(10) Encourage the formation of cooperatives and other favorable marketing arrangements at the local or regional level to assist Hawaii's small scale producers, manufacturers, and distributors.			✓
(11) Encourage labor-intensive activities that are economically satisfying and which offer opportunities for upward mobility.			✓
(12) Encourage innovative activities that may not be labor-intensive, but may otherwise contribute to the economy of Hawaii.			✓
(13) Foster greater cooperation and coordination between the government and private sectors in developing Hawaii's employment and economic growth opportunities.		✓	
(14) Stimulate the development and expansion of economic activities which will benefit areas with substantial or expected employment problems.			✓
(15) Maintain acceptable working conditions and standards for Hawaii's workers.		✓	
(16) Provide equal employment opportunities for all segments of Hawaii's population through affirmative action and nondiscrimination measures.		✓	
(17) Stimulate the development and expansion of economic activities capitalizing on defense, dual-use, and science and technology assets, particularly on the neighbor islands where employment opportunities may be limited.			✓
(18) Encourage businesses that have favorable financial multiplier effects within Hawaii's economy, particularly with respect to emerging industries in science and technology.			✓
(19) Promote and protect intangible resources in Hawaii, such as scenic beauty and the aloha spirit, which are vital to a healthy economy.			✓
(20) Increase effective communication between the educational community and the private sector to develop relevant curricula and training programs to meet future employment needs in general, and requirements of new or innovative potential growth industries in particular.			✓
(21) Foster a business climate in Hawaii--including attitudes, tax and regulatory policies, and financial and technical assistance programs-- that is conducive to the expansion of existing enterprises and the creation and attraction of new business and industry.			✓
Analysis: **As noted previously, Hawaiian Cement is the sole provider of bulk cement to Maui island and supports the construction industry thus increasing employment opportunities, job choices, and living standards, as well as development necessary to accommodate future population growth. Cement imported by Hawaiian Cement will support repair, maintenance, and construction of facilities spanning all industries in Maui's economy. The silos allow for the storage of a large volume of cement, which provides greater resiliency to potential disruptions in overseas transportation of the cement. Hawaiian Cement maintains acceptable working conditions and standards and provides equal employment opportunities.**			

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
Chapter 226-7 Objectives and policies for the economy – – agriculture.			
Objectives: Planning for the State's economy with regard to agriculture shall be directed towards achievement of the following objectives:			
(1) Viability of Hawaii's sugar and pineapple industries.			✓
(2) Growth and development of diversified agriculture throughout the State.			✓
(3) An agriculture industry that continues to constitute a dynamic and essential component of Hawaii's strategic, economic, and social well-being.			✓
Policies:			
(1) Establish a clear direction for Hawaii's agriculture through stakeholder commitment and advocacy.			✓
(2) Encourage agriculture by making the best use of natural resources.			✓
(3) Provide the governor and the legislature with information and options needed for prudent decision-making for the development of agriculture.			✓
(4) Establish strong relationships between the agricultural and visitor industries for mutual marketing benefits.			✓
(5) Foster increased public awareness and understanding of the contributions and benefits of agriculture as a major sector of Hawaii's economy.			✓
(6) Seek the enactment and retention of federal and state legislation that benefits Hawaii's agricultural industries.			✓
(7) Strengthen diversified agriculture by developing an effective promotion, marketing, and distribution system between Hawaii's food producers and consumers in the State, nation, and world.			✓
(8) Support research and development activities that strengthen economic productivity in agriculture, stimulate greater efficiency, and enhance the development of new products and agricultural by-products.			✓
(9) Enhance agricultural growth by providing public incentives and encouraging private initiatives.			✓
(10) Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.			✓
(11) Increase the attractiveness and opportunities for an agricultural education and livelihood.			✓
(12) In addition to the State's priority on food, expand Hawaii's agricultural base by promoting growth and development of flowers, tropical fruits and plants, livestock, feed grains, forestry, food crops, aquaculture, and other potential enterprises.			✓
(13) Promote economically competitive activities that increase Hawaii's agricultural self-sufficiency, including the increased purchase and use of Hawaii-grown food and food products by residents, businesses, and governmental bodies as defined under section 103D-104.			✓
(14) Promote and assist in the establishment of sound financial programs for diversified agriculture.			✓

Hawai‘i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
(15) Institute and support programs and activities to assist the entry of displaced agricultural workers into alternative agricultural or other employment.			✓
(16) Facilitate the transition of agricultural lands in economically nonfeasible agricultural production to economically viable agricultural uses.			✓
(17) Perpetuate, promote, and increase use of traditional Hawaiian farming systems, such as the use of loko i‘a, māla, and irrigated lo‘i, and growth of traditional Hawaiian crops, such as kalo, ‘uala, and ‘ulu.			✓
(18) Increase and develop small-scale farms.			✓
Analysis: **The proposed action does not directly or indirectly affect objectives and policies relating to agriculture. The project does not affect the role of agriculture in terms of Hawai‘i's strategic, economic, and social fabric.**			
Chapter 226-8 Objective and policies for the economy – – visitor industry.			
Objective: Planning for the State’s economy with regard to the visitor industry shall be directed towards the achievement of the objective of a visitor industry that constitutes a major component of steady growth for Hawaii’s economy.		✓	
Policies:			
(1) Support and assist in the promotion of Hawaii’s visitor attractions and facilities.		✓	
(2) Ensure that visitor industry activities are in keeping with the social, economic, and physical needs and aspirations of Hawaii’s people.		✓	
(3) Improve the quality of existing visitor destination areas by utilizing Hawaii’s strengths in science and technology.			✓
(4) Encourage cooperation and coordination between the government and private sectors in developing and maintaining well-designed, adequately serviced visitor industry and related developments which are sensitive to neighboring communities and activities.		✓	
(5) Develop the industry in a manner that will continue to provide new job opportunities and steady employment for Hawaii’s people.			✓
(6) Provide opportunities for Hawaii’s people to obtain job training and education that will allow for upward mobility within the visitor industry.			✓
(7) Foster a recognition of the contribution of the visitor industry to Hawaii’s economy and the need to perpetuate the aloha spirit.			✓
(8) Foster an understanding by visitors of the aloha spirit and of the unique and sensitive character of Hawaii’s cultures and values.			✓
Analysis: **The proposed project does not directly affect the objective and policy related to the visitor industry. However, cement imported by Hawaiian Cement and stored at the facility supports construction of visitor industry related facilities and attractions. It is also noted that there is a pedestrian route used by cruise ship passengers walking from the harbor pier to Ka‘ahumanu Avenue that is located near the project area. Though the pedestrian route will be temporarily affected by the underground installation of pipelines on Parcel 3, in the long-term, the passenger route will not be affected by the proposed action.**			

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
Chapter 226-9 Objective and policies for the economy – – federal expenditures.			
Objective: Planning for the State's economy with regard to federal expenditures shall be directed towards achievement of the objective of a stable federal investment base as an integral component of Hawaii's economy.			✓
Policies:			
(1) Encourage the sustained flow of federal expenditures in Hawaii that generates long-term government civilian employment;			✓
(2) Promote Hawaii's supportive role in national defense, in a manner consistent with Hawaii's social, environmental, and cultural goals by building upon dual-use and defense applications to develop thriving ocean engineering, aerospace research and development, and related dual-use technology sectors in Hawaii's economy;			✓
(3) Promote the development of federally supported activities in Hawaii that respect statewide economic concerns, are sensitive to community needs, and minimize adverse impacts on Hawaii's environment;			✓
(4) Increase opportunities for entry and advancement of Hawaii's people into federal government service;			✓
(5) Promote federal use of local commodities, services, and facilities available in Hawaii;			✓
(6) Strengthen federal-state-county communication and coordination in all federal activities that affect Hawaii; and			✓
(7) Pursue the return of federally controlled lands in Hawaii that are not required for either the defense of the nation or for other purposes of national importance, and promote the mutually beneficial exchanges of land between federal agencies, the State, and the counties.			✓
Analysis: **The proposed action is not reliant on federal funding, and does not advance the objective and policies for strengthening or increasing federal expenditures for the betterment of Hawai'i's economy.**			
Chapter 226-10 Objective and policies for the economy – – potential growth and innovative activities.			
Objective: Planning for the State's economy with regard to potential growth and innovative activities shall be directed towards achievement of the objective of development and expansion of potential growth and innovative activities that serve to increase and diversify Hawaii's economic base.			✓
Policies:			
(1) Facilitate investment and employment growth in economic activities that have the potential to expand and diversify Hawaii's economy, including but not limited to diversified agriculture, aquaculture, renewable energy development, creative media, health care, and science and technology-based sectors;			✓
(2) Facilitate investment in innovative activity that may pose risks or be less labor-intensive than other traditional business activity, but if successful, will generate revenue in Hawaii through the export of services or products or substitution of imported services or products;			✓

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
(3) Encourage entrepreneurship in innovative activity by academic researchers and instructors who may not have the background, skill, or initial inclination to commercially exploit their discoveries or achievements;			✓
(4) Recognize that innovative activity is not exclusively dependent upon individuals with advanced formal education, but that many self-taught, motivated individuals are able, willing, sufficiently knowledgeable, and equipped with the attitude necessary to undertake innovative activity;			✓
(5) Increase the opportunities for investors in innovative activity and talent engaged in innovative activity to personally meet and interact at cultural, art, entertainment, culinary, athletic, or visitor-oriented events without a business focus;			✓
(6) Expand Hawaii's capacity to attract and service international programs and activities that generate employment for Hawaii's people;			✓
(7) Enhance and promote Hawaii's role as a center for international relations, trade, finance, services, technology, education, culture, and the arts;			✓
(8) Accelerate research and development of new energy-related industries based on wind, solar, ocean, underground resources, and solid waste;			✓
(9) Promote Hawaii's geographic, environmental, social, and technological advantages to attract new or innovative economic activities into the State;			✓
(10) Provide public incentives and encourage private initiative to attract new or innovative industries that best support Hawaii's social, economic, physical, and environmental objectives;			✓
(11) Increase research and the development of ocean-related economic activities such as mining, food production, and scientific research;			✓
(12) Develop, promote, and support research and educational and training programs that will enhance Hawaii's ability to attract and develop economic activities of benefit to Hawaii;			✓
(13) Foster a broader public recognition and understanding of the potential benefits of new or innovative growth-oriented industry in Hawaii;			✓
(14) Encourage the development and implementation of joint federal and state initiatives to attract federal programs and projects that will support Hawaii's social, economic, physical, and environmental objectives;			✓
(15) Increase research and development of businesses and services in the telecommunications and information industries;			✓
(16) Foster the research and development of nonfossil fuel and energy efficient modes of transportation; and			✓
(17) Recognize and promote health care and health care information technology as growth industries.			✓
Analysis: **As a facility relocation project, the proposed action does not directly or indirectly affect the development and expansion of innovative activities to increase and diversify Hawai'i's economic base. As an example, the project does not affect research and development of health care information technology industries.**			

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
Chapter 226-10.5 Objectives and policies for the economy – – information industry.			
Objective: Planning for the State's economy with regard to telecommunications and information technology shall be directed toward recognizing that broadband and wireless communication capability and infrastructure are foundations for an innovative economy and positioning Hawaii as a leader in broadband and wireless communications and applications in the Pacific Region.			✓
Policies:			
(1) Promote efforts to attain the highest speeds of electronic and wireless communication within Hawaii and between Hawaii and the world, and make high speed communication available to all residents and businesses in Hawaii;			✓
(2) Encourage the continued development and expansion of the telecommunications infrastructure serving Hawaii to accommodate future growth and innovation in Hawaii's economy;			✓
(3) Facilitate the development of new or innovative business and service ventures in the information industry which will provide employment opportunities for the people of Hawaii;			✓
(4) Encourage mainland- and foreign-based companies of all sizes, whether information technology-focused or not, to allow their principals, employees, or contractors to live in and work from Hawaii, using technology to communicate with their headquarters, offices, or customers located out-of-state;			✓
(5) Encourage greater cooperation between the public and private sectors in developing and maintaining a well-designed information industry;			✓
(6) Ensure that the development of new businesses and services in the industry are in keeping with the social, economic, and physical needs and aspirations of Hawaii's people;			✓
(7) Provide opportunities for Hawaii's people to obtain job training and education that will allow for upward mobility within the information industry;			✓
(8) Foster a recognition of the contribution of the information industry to Hawaii's economy; and			✓
(9) Assist in the promotion of Hawaii as a broker, creator, and processor of information in the Pacific.			✓
Analysis: **The proposed action does not affect Hawai'i's capacity to be a leader in the broadband and wireless communications industries, nor does it affect these innovative industries in advancing Hawai'i's economic position in the Pacific.**			
Chapter 226-11 Objectives and policies for the physical environment – – land based, shoreline, and marine resources.			
Objectives: Planning for the State's physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of the following objectives:			
(1) Prudent use of Hawaii's land-based, shoreline, and marine resources.	✓		

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
(2) Effective protection of Hawaii's unique and fragile environmental resources.	✓		
Policies:			
(1) Exercise an overall conservation ethic in the use of Hawaii's natural resources.			✓
(2) Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.	✓		
(3) Take into account the physical attributes of areas when planning and designing activities and facilities.	✓		
(4) Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.			✓
(5) Consider multiple uses in watershed areas, provided such uses do not detrimentally affect water quality and recharge functions.			✓
(6) Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.		✓	
(7) Provide public incentives that encourage private actions to protect significant natural resources from degradation or unnecessary depletion.			✓
(8) Pursue compatible relationships among activities, facilities, and natural resources.	✓		
(9) Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.			✓
Analysis: **The existing Hawaiian Cement facility is located in Kahului Harbor which is the only deep draft commercial harbor on Maui island. The new facility will be relocated at the harbor and maintain the same relationship between the existing activities, facilities, and natural resources in the area. Further, the proposed project included a Biological Resources survey which identified that there were no rare or endangered plans and animal species in the project area. The proposed project is not anticipated to have adverse impacts to Hawai'i's land-based, shoreline, and marine resources.**			
Chapter 226-12 Objective and policies for the physical environment – – scenic, natural beauty, and historic resources.			
Objective: Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.		✓	
Policies:			
(1) Promote the preservation and restoration of significant natural and historic resources.			✓
(2) Provide incentives to maintain and enhance historic, cultural, and scenic amenities.		✓	
(3) Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.			✓

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
(4) Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.		✓	
(5) Encourage the design of developments and activities that complement the natural beauty of the islands.		✓	
Analysis: **An archaeological Literature Review and Field Inspection (LRFI) report was prepared and is included in this EA document. Consultation with the State Historic Preservation Division (SHPD) pursuant to Section 6E, Hawai'i Revised Statutes (HRS) has been undertaken by Hawaiian Cement and Alexander & Baldwin (A&B), the latter of which is the property owner of Parcel 9 and contains historical structures related to the sugar industry. The proposed action includes the demolition of portions of these structures (i.e., the Scale House tower, Sugar Conveyor System F); however, ongoing consultation with the SHPD will ensure that the historical significance of these structures have been properly recorded through the preparation of the LRFI report and any other additional documentation that is required. Furthermore, at the request of the Urban Design Review Board, Hawaiian Cement will consider opportunities to incorporate local art or other design aesthetics on the exterior of the silos that reflect the local Maui culture. This action indirectly supports the Hawai'i State Plan's policies relating to enhancing scenic and historic resources in the area.**			
Chapter 226-13 Objectives and policies for the physical environment – – land, air, and water quality.			
Objectives: Planning for the State's physical environment with regard to land, air, and water quality shall be directed towards achievement of the following objectives.			
(1) Maintenance and pursuit of improved quality in Hawaii's land, air, and water resources.	✓		
(2) Greater public awareness and appreciation of Hawaii's environmental resources.			✓
Policies:			
(1) Foster educational activities that promote a better understanding of Hawaii's limited environmental resources.			✓
(2) Promote the proper management of Hawaii's land and water resources.			✓
(3) Promote effective measures to achieve desired quality in Hawaii's surface, ground, and coastal waters.		✓	
(4) Encourage actions to maintain or improve aural and air quality levels to enhance the health and well-being of Hawaii's people.		✓	
(5) Reduce the threat to life and property from erosion, flooding, tsunamis, hurricanes, earthquakes, volcanic eruptions, and other natural or man-induced hazards and disasters.	✓		
(6) Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.			✓
(7) Encourage urban developments in close proximity to existing services and facilities.	✓		
(8) Foster recognition of the importance and value of the land, air, and water resources to Hawaii's people, their cultures and visitors.			✓

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Analysis: **The relocated facility will continue to be located at the only commercial harbor on Maui island and will be compatible with the surrounding harbor uses. The facility will be flood-proof and structurally designed to withstand tsunami wave action. The proposed project will also incorporate various Best Management Practices (BMPs) to ensure impacts to air and water quality related to the project are mitigated.**			
Chapter 226-14 Objective and policies for facility systems – – in general.			
Objective: Planning for the State's facility systems in general shall be directed towards achievement of the objective of water, transportation, waste disposal, and energy and telecommunication systems that support statewide social, economic, and physical objectives.	✓		
Policies:			
(1) Accommodate the needs of Hawaii's people through coordination of facility systems and capital improvement priorities in consonance with state and county plans.	✓		
(2) Encourage flexibility in the design and development of facility systems to promote prudent use of resources and accommodate changing public demands and priorities.			✓
(3) Ensure that required facility systems can be supported within resource capacities and at reasonable cost to the user.	✓		
(4) Pursue alternative methods of financing programs and projects and cost-saving techniques in the planning, construction, and maintenance of facility systems.			✓
Analysis: **The relocated facility will continue to be located at the only commercial harbor on Maui Island in coordination with the State of Hawai'i, Department of Transportation, Harbors Division (DOT-H) and as required by the 2012 Kahului Harbor Development Plan.**			
Chapter 226-15 Objectives and policies for facility systems – – solid and liquid waste.			
Objectives: Planning for the State's facility systems with regard to solid and liquid wastes shall be directed towards the achievement of the following objectives:			
(1) Maintenance of basic public health and sanitation standards relating to treatment and disposal of solid and liquid wastes.		✓	
(2) Provision of adequate sewerage facilities for physical and economic activities that alleviate problems in housing, employment, mobility, and other areas.			✓
Policies:			
(1) Encourage the adequate development of sewerage facilities that complement planned growth.		✓	
(2) Promote re-use and recycling to reduce solid and liquid wastes and employ a conservation ethic.			✓
(3) Promote research to develop more efficient and economical treatment and disposal of solid and liquid wastes.			✓

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
Analysis: **Hawaiian Cement is coordinating with the DOT-H to connect the proposed facility to the State sewer system in the vicinity to ensure proper treatment of wastewater. Solid waste associated with demolition and construction will be disposed of in accordance with applicable regulations.**			
Chapter 226-16 Objective and policies for facility systems – – water.			
Objective: Planning for the State's facility systems with regard to water shall be directed towards achievement of the objective of the provision of water to adequately accommodate domestic, agricultural, commercial, industrial, recreational, and other needs within resource capacities.		✓	
Policies:			
(1) Coordinate development of land use activities with existing and potential water supply.		✓	
(2) Support research and development of alternative methods to meet future water requirements well in advance of anticipated needs.			✓
(3) Reclaim and encourage the productive use of runoff water and wastewater discharges.			✓
(4) Assist in improving the quality, efficiency, service, and storage capabilities of water systems for domestic and agricultural use.			✓
(5) Support water supply services to areas experiencing critical water problems.			✓
(6) Promote water conservation programs and practices in government, private industry, and the general public to help ensure adequate water to meet long-term needs.		✓	
Analysis: **The proposed project assessed potential impacts related to sewage, drainage, and water usage via the preparation of a Preliminary Engineering Report (PER). The PER states that coordination with the County of Maui's Department of Water Supply (DWS) on water demand calculations and infrastructural requirements for connection to the County's water system is ongoing, and that any increase in runoff from the project area will be absorbed by landscaped areas at the project site. Water conservation measures are being considered for use in the project.**			
Chapter 226-17 Objectives and policies for facility systems – – transportation.			
Objectives: Planning for the State's facility systems with regard to transportation shall be directed towards the achievement of the following objectives:			
(1) An integrated multi-modal transportation system that services statewide needs and promotes the efficient, economical, safe, and convenient movement of people and goods.	✓		
(2) A statewide transportation system that is consistent with and will accommodate planned growth objectives throughout the State.	✓		
Policies:			
(1) Design, program, and develop a multi-modal system in conformance with desired growth and physical development as stated in this chapter;			✓
(2) Coordinate state, county, federal, and private transportation activities and programs toward the achievement of statewide objectives;	✓		

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(3) Encourage a reasonable distribution of financial responsibilities for transportation among participating governmental and private parties;			✓
(4) Provide for improved accessibility to shipping, docking, and storage facilities;	✓		
(5) Promote a reasonable level and variety of mass transportation services that adequately meet statewide and community needs;			✓
(6) Encourage transportation systems that serve to accommodate present and future development needs of communities;	✓		
(7) Encourage a variety of carriers to offer increased opportunities and advantages to interisland movement of people and goods;			✓
(8) Increase the capacities of airport and harbor systems and support facilities to effectively accommodate transshipment and storage needs;	✓		
(9) Encourage the development of transportation systems and programs which would assist statewide economic growth and diversification;			✓
(10) Encourage the design and development of transportation systems sensitive to the needs of affected communities and the quality of Hawaii's natural environment;			✓
(11) Encourage safe and convenient use of low-cost, energy-efficient, non-polluting means of transportation;			✓
(12) Coordinate intergovernmental land use and transportation planning activities to ensure the timely delivery of supporting transportation infrastructure in order to accommodate planned growth objectives; and		✓	
(13) Encourage diversification of transportation modes and infrastructure to promote alternate fuels and energy efficiency.			✓
Analysis: **As required by the 2012 *Kahului Harbor Development Plan*, Hawaiian Cement is proposing to relocate its cement facilities to a new location at the Kahului Harbor to improve harbor operations and accommodate the island's trans-shipment needs. The objectives and policies relating to transportation are directly and indirectly applicable to the proposed action, as the relocation of the cement facility not only supports the State's Development Plan for Kahului Harbor, but also increases efficiency and safety amongst cargo operations, such as those conducted by Young Brothers.**			
Chapter 226-18 Objectives and policies for facility systems – – energy.			
Objectives: Planning for the State's facility systems with regard to energy shall be directed toward the achievement of the following objectives, giving due consideration to all:			
(1) Dependable, efficient, and economical statewide energy systems capable of supporting the needs of the people;			✓
(2) Increased energy security and self-sufficiency through the reduction and ultimate elimination of Hawaii's dependence on imported fuels for electrical generation and ground transportation.			✓
(3) Greater diversification of energy generation in the face of threats to Hawaii's energy supplies and systems;			✓
(4) Reduction, avoidance, or sequestration of greenhouse gas emissions from energy supply and use; and			✓

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(5) Utility models that make the social and financial interests of Hawaii's utility customers a priority.			✓
(b) To achieve the energy objectives, it shall be the policy of this State to ensure the short- and long-term provision of adequate, reasonably prices, and dependable energy services to accommodate demand.			✓
Policies:			
(1) Support research and development as well as promote the use of renewable energy sources;			✓
(2) Ensure that the combination of energy supplies and energy-saving systems is sufficient to support the demands of growth;			✓
(3) Base decisions of least-cost supply-side and demand-side energy resource options on a comparison of their total costs and benefits when a least-cost is determined by a reasonably comprehensive, quantitative, and qualitative accounting of their long-term, direct and indirect economic, environmental, social, cultural, and public health costs and benefits;			✓
(4) Promote all cost-effective conservation of power and fuel supplies through measures, including:			✓
(A) Development of cost-effective demand-side management programs;			✓
(B) Education;			✓
(C) Adoption of energy-efficient practices and technologies; and			✓
(D) Increasing energy efficiency and decreasing energy use in public infrastructure			✓
(5) Ensure, to the extent that new supply-side resources are needed, that the development or expansion of energy systems uses the least-cost energy supply option and maximizes efficient technologies; and			✓
(6) Support research, development, demonstration, and use of energy efficiency, load management, and other demand-side management programs, practices, and technologies;			✓
(7) Promote alternate fuels and transportation energy efficiency;			✓
(8) Support actions that reduce, avoid, or sequester greenhouse gases in utility, transportation, and industrial sector applications;			✓
(9) Support actions that reduce, avoid, or sequester Hawaii's greenhouse gas emissions through agriculture and forestry initiatives;			✓
(10) Provide priority handling and processing for all state and county permits required for renewable energy projects;			✓
(11) Ensure that liquefied natural gas is used only as a cost-effective transitional, limited-term replacement of petroleum for electricity generation and does not impede the development and use of other cost-effective renewable energy sources; and			✓
(12) Promote the development of indigenous geothermal energy resources that are located on public trust land as an affordable and reliable source of firm power for Hawaii.			✓

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Analysis: **The proposed action does not directly or indirectly affect energy generation, security, diversification, conservation or related parameters.**			
Chapter 226-18.5 Objectives and policies for facility systems – – telecommunications.			
Objectives:			
(a) Planning for the State's telecommunications facility systems shall be directed towards the achievement of dependable, efficient, and economical statewide telecommunications systems capable of supporting the needs of the people.			✓
(b) To achieve the telecommunications objective, it shall be the policy of this State to ensure the provision of adequate, reasonably priced, and dependable telecommunications services to accommodate demand.			✓
Policies:			
(1) Facilitate research and development of telecommunications systems and resources;			✓
(2) Encourage public and private sector efforts to develop means for adequate, ongoing telecommunications planning;			✓
(3) Promote efficient management and use of existing telecommunications systems and services; and			✓
(4) Facilitate the development of education and training of telecommunications personnel.			✓
Analysis: **The proposed action does not directly or indirectly affect telecommunications systems dependability, efficiency, and cost parameters.**			
Chapter 226-19 Objectives and policies for socio-cultural advancement – – housing.			
Objectives: Planning for the State's socio-cultural advancement with regard to housing shall be directed toward the achievement of the following objectives:			
(1) Greater opportunities for Hawaii's people to secure reasonably priced, safe, sanitary, and livable homes, located in suitable environments that satisfactorily accommodate the needs and desires of families and individuals, through collaboration and cooperation between government and nonprofit and for-profit developers to ensure that more affordable housing is made available to very low-, low- and moderate-income segments of Hawaii's population.		✓	
(2) The orderly development of residential areas sensitive to community needs and other land uses.		✓	
(3) The development and provision of affordable rental housing by the State to meet the housing needs of Hawaii's people.		✓	
Policies:			
(1) Effectively accommodate the housing needs of Hawaii's people.		✓	
(2) Stimulate and promote feasible approaches that increase housing choices for low-income, moderate-income, and gap-group households.			✓
(3) Increase homeownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.			✓

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
(4) Promote appropriate improvement, rehabilitation, and maintenance of existing housing units and residential areas.		✓	
(5) Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.		✓	
(6) Facilitate the use of available vacant, developable, and underutilized urban lands for housing.		✓	
(7) Foster a variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods that reflect the culture and values of the community.			✓
(8) Promote research and development of methods to reduce the cost of housing construction in Hawaii.			✓
Analysis: **Hawaiian Cement is the sole importer of bulk cement to Maui. Cement imported and stored at the Kahului Harbor facility is used for repair, maintenance, and new construction of housing, including affordable housing.**			
Chapter 226-20 Objectives and policies for socio-cultural advancement – – health.			
Objectives: Planning for the State's socio-cultural advancement with regard to health shall be directed towards achievement of the following objectives:			
(1) Fulfillment of basic individual health needs of the general public.			✓
(2) Maintenance of sanitary and environmentally healthful conditions in Hawaii's communities.			✓
(3) Elimination of health disparities by identifying and addressing social determinants of health.			✓
Policies:			
(1) Provide adequate and accessible services and facilities for prevention and treatment of physical and mental health problems, including substance abuse.			✓
(2) Encourage improved cooperation among public and private sectors in the provision of health care to accommodate the total health needs of individuals throughout the State.			✓
(3) Encourage public and private efforts to develop and promote statewide and local strategies to reduce health care and related insurance costs.			✓
(4) Foster an awareness of the need for personal health maintenance and preventive health care through education and other measures.			✓
(5) Provide programs, services, and activities that ensure environmentally healthful and sanitary conditions.			✓
(6) Improve the State's capabilities in preventing contamination by pesticides and other potentially hazardous substances through increased coordination, education, monitoring, and enforcement.			✓
(7) Prioritize programs, services, interventions, and activities that address identified social determinants of health to improve native Hawaiian health and well-being consistent with the United States Congress' declaration of policy as codified in title 42 United States Code section 11702, and to			✓

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
reduce health disparities of disproportionately affected demographics, including native Hawaiians, other Pacific Islanders, and Filipinos. The prioritization of affected demographic groups other than native Hawaiians may be reviewed every ten years and revised based on the best available epidemiological and public health data.			
Analysis: **The proposed action does not directly or indirectly affect the Hawai'i State Plan's objectives and policies for health. The proposed action does not affect individual health needs, sanitation and health conditions and health disparities.**			
Chapter 226-21 Objectives and policies for Socio-cultural advancement – – education.			
Objective: Planning for the State's socio-cultural advancement with regard to education shall be directed towards achievement of the objective of the provision of a variety of educational opportunities to enable individuals to fulfill their needs, responsibilities, and aspirations.		✓	
Policies:			
(1) Support educational programs and activities that enhance personal development, physical fitness, recreation, and cultural pursuits of all groups.			✓
(2) Ensure the provision of adequate and accessible educational services and facilities that are designed to meet individual and community needs.		✓	
(3) Provide appropriate educational opportunities for groups with special needs.			✓
(4) Promote educational programs which enhance understanding of Hawaii's cultural heritage.			✓
(5) Provide higher educational opportunities that enable Hawaii's people to adapt to changing employment demands.			✓
(6) Assist individuals, especially those experiencing critical employment problems or barriers, or undergoing employment transitions, by providing appropriate employment training programs and other related educational opportunities.			✓
(7) Promote programs and activities that facilitate the acquisition of basic skills, such as reading, writing, computing, listening, speaking, and reasoning.			✓
(8) Emphasize quality educational programs in Hawaii's institutions to promote academic excellence.			✓
(9) Support research programs and activities that enhance the education programs of the State.			✓
Analysis: **Hawaiian Cement is the sole importer of bulk cement to Maui. Cement imported and stored at the Kahului Harbor facility is used for repair, maintenance, and new construction of educational facilities on the island.**			
Chapter 226-22 Objective and policies for socio-cultural advancement – – social services.			
Objective: Planning for the State's socio-cultural advancement with regard to social services shall be directed towards the achievement of the objective of improved public and private social services and activities that enable individuals, families, and groups to become more self-reliant and confident to improve their well-being.			✓

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
Policies:			
(1) Assist individuals, especially those in need of attaining a minimally adequate standard of living and those confronted by social and economic hardship conditions, through social services and activities within the State's fiscal capacities.			✓
(2) Promote coordination and integrative approaches among public and private agencies and programs to jointly address social problems that will enable individuals, families, and groups to deal effectively with social problems and to enhance their participation in society.			✓
(3) Facilitate the adjustment of new residents, especially recently arrived immigrants, into Hawaii's communities.			✓
(4) Promote alternatives to institutional care in the provision of long-term care for elder and disabled populations.			✓
(5) Support public and private efforts to prevent domestic abuse and child molestation, and assist victims of abuse and neglect.			✓
(6) Promote programs which assist people in need of family planning services to enable them to meet their needs.			✓
Analysis: **The Hawai'i State Plan's goal of improving public and private social services will not be affected by the proposed action. These include attainment of adequate standards of living, alternative institutional care for elder and disabled populations, as well as programs for family planning services.**			
Chapter 226-23 Objective and policies for socio-cultural advancement – – leisure.			
Objective: Planning for the State's socio-cultural advancement with regard to leisure shall be directed towards the achievement of the objective of the adequate provision of resources to accommodate diverse cultural, artistic, and recreational needs for present and future generations.			✓
Policies:			
(1) Foster and preserve Hawaii's multi-cultural heritage through supportive cultural, artistic, recreational, and humanities-oriented programs and activities.			✓
(2) Provide a wide range of activities and facilities to fulfill the cultural, artistic, and recreational needs of all diverse and special groups effectively and efficiently.			✓
(3) Enhance the enjoyment of recreational experiences through safety and security measures, educational opportunities, and improved facility design and maintenance.			✓
(4) Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.			✓
(5) Ensure opportunities for everyone to use and enjoy Hawaii's recreational resources.			✓
(6) Assure the availability of sufficient resources to provide for future cultural, artistic, and recreational needs.			✓

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
(7) Provide adequate and accessible physical fitness programs to promote the physical and mental well-being of Hawaii's people.			✓
(8) Increase opportunities for appreciation and participation in the creative arts, including the literary, theatrical, visual, musical, folk, and traditional art forms.			✓
(9) Encourage the development of creative expression in the artistic disciplines to enable all segments of Hawaii's population to participate in the creative arts.			✓
(10) Assure adequate access to significant natural and cultural resources in public ownership.			✓
Analysis: **The proposed action does not directly or indirectly affect the Hawai'i State Plan's objective and policies related to leisure. The proposed project is limited to the relocation of a cement facility in an industrialized area of the Kahului Harbor and, as such, will not impact any recreational resources.**			
Chapter 226-24 Objective and policies for socio-cultural advancement – – individual rights and personal well-being.			
Objective: Planning for the State's socio-cultural advancement with regard to individual rights and personal well-being shall be directed towards achievement of the objective of increased opportunities and protection of individual rights to enable individuals to fulfill their socio-economic needs and aspirations.			✓
Policies:			
(1) Provide effective services and activities that protect individuals from criminal acts and unfair practices and that alleviate the consequences of criminal acts in order to foster a safe and secure environment.			✓
(2) Uphold and protect the national and state constitutional rights of every individual.			✓
(3) Assure access to, and availability of, legal assistance, consumer protection, and other public services which strive to attain social justice.			✓
(4) Ensure equal opportunities for individual participation in society.			✓
Analysis: **The proposed facility relocation project does not directly or indirectly affect individual rights and their related protections. The proposed action, for example, does not affect access to and availability of legal assistance and consumer protection to all sectors of Hawai'i's population.**			
Chapter 226-25 Objective and policies for socio-cultural advancement – – culture.			
Objective: Planning for the State's socio-cultural advancement with regard to culture shall be directed toward the achievement of the objective of enhancement of cultural identities, traditions, values, customs, and arts of Hawaii's people.	✓		
Policies:			
(1) Foster increased knowledge and understanding of Hawaii's ethnic and cultural heritages and the history of Hawaii.	✓		

Hawai'i State Plan, Chapter 226, HRS Part I. Overall Themes, Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
(2) Support activities and conditions that promote cultural values, customs, and arts that enrich the lifestyles of Hawaii's people and which are sensitive and responsive to family and community needs.			✓
(3) Encourage increased awareness of the effects of proposed public and private actions on the integrity and quality of cultural and community lifestyles in Hawaii.			✓
(4) Encourage the essence of the aloha spirit in people's daily activities to promote harmonious relationships among Hawaii's people and visitors.			✓
Analysis: **A Cultural Impact Assessment (CIA) was prepared for the proposed project. The CIA fosters increased knowledge of native Hawaiian cultural practices, as well as the history of the project area. In this context, the project advances the goal for culture.**			
Chapter 226-26 Objectives and policies for socio-cultural advancement – – public safety.			
Objective: Planning for the State's socio-cultural advancement with regard to public safety shall be directed towards the achievement of the following objectives:			
(1) Assurance of public safety and adequate protection of life and property for all people.		✓	
(2) Optimum organizational readiness and capability in all phases of emergency management to maintain the strength, resources, and social and economic well-being of the community in the event of civil disruptions, wars, natural disasters, and other major disturbances.	✓		
(3) Promotion of a sense of community responsibility for the welfare and safety of Hawaii's people.			✓
Policies (Public Safety):			
(1) Ensure that public safety programs are effective and responsive to community needs.			✓
(2) Encourage increased community awareness and participation in public safety programs.			✓
Policies (Public Safety-Criminal Justice):			
(1) Support criminal justice programs aimed at preventing and curtailing criminal activities.			✓
(2) Develop a coordinated, systematic approach to criminal justice administration among all criminal justice agencies.			✓
(3) Provide a range of correctional resources which may include facilities and alternatives to traditional incarceration in order to address the varied security needs of the community and successfully reintegrate offenders into the community.			✓
Policies (Public Safety – Emergency Management):			
(1) Ensure that responsible organizations are in a proper state of readiness to respond to major war-related, natural, or technological disasters and civil disturbances at all times.	✓		
(2) Enhance the coordination between emergency management programs throughout the State.		✓	

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Analysis: **The proposed project directly and indirectly supports the objectives and policies for public safety. In particular, the proposed cement facility will ensure that there is a sufficient amount of cement material available to Maui island at all times to facilitate response to and construction following disasters or civil disturbances.**			
Chapter 226-27 Objectives and policies for socio-cultural advancement – – government.			
Objectives: Planning the State's socio-cultural advancement with regard to government shall be directed towards the achievement of the following objectives:			
(1) Efficient, effective, and responsive government services at all levels in the State.			✓
(2) Fiscal integrity, responsibility, and efficiency in the state government and county governments.		✓	
Policies:			
(1) Provide for necessary public goods and services not assumed by the private sector.			✓
(2) Pursue an openness and responsiveness in government that permits the flow of public information, interaction, and response.		✓	
(3) Minimize the size of government to that necessary to be effective.			✓
(4) Stimulate the responsibility in citizens to productively participate in government for a better Hawaii.			✓
(5) Assure that government attitudes, actions, and services are sensitive to community needs and concerns.			✓
(6) Provide for a balanced fiscal budget.			✓
(7) Improve the fiscal budgeting and management system of the State.			✓
(8) Promote the consolidation of state and county governmental functions to increase the effective and efficient delivery of government programs and services and to eliminate duplicative services wherever feasible.			✓
Analysis: **The proposed action has indirect applicability to the objectives and policies for government. In particular, the project will comply with regulatory requirements which advance transparency in the flow of project-related information to the public. Such requirements include the Chapter 343, HRS EA and land use approval processes.**			

HAWAI'I STATE PLAN, CHAPTER 226, HRS PART III. PRIORITY GUIDELINES

Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
Chapter 226-101: Purpose. The purpose of this part is to establish overall priority guidelines to address areas of statewide concern.			
Chapter 226-102: Overall direction. The State shall strive to improve the quality of life for Hawaii's present and future population through the pursuit of desirable courses of action in seven major areas of statewide concern which merit priority attention: economic development, population growth and land resource management, affordable housing, crime and criminal justice, quality education, principles of sustainability, and climate change adaptation.			
Chapter 226-103: Economic priority guidelines.			
(a) Priority guidelines to stimulate economic growth and encourage business expansion and development to provide needed jobs for Hawaii's people and achieve a stable and diversified economy:			
(1) Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.			✓
(A) Encourage investments which:			
(i) Reflect long term commitments to the State;		✓	
(ii) Rely on economic linkages within the local economy;			✓
(iii) Diversify the economy;			✓
(iv) Reinvest in the local economy;		✓	
(v) Are sensitive to community needs and priorities; and		✓	
(vi) Demonstrate a commitment to provide management opportunities to Hawaii residents; and			✓
(B) Encourage investments in innovative activities that have a nexus to the State, such as:			
(i) Present or former residents acting as entrepreneurs or principals;			✓
(ii) Academic support from an institution of higher education in Hawaii;			✓
(iii) Investment interest from Hawaii residents;			✓
(iv) Resources unique to Hawaii that are required for innovative activity; and			✓
(v) Complementary or supportive industries or government programs or projects.			✓
(2) Encourage the expansion of technological research to assist industry development and support the development and commercialization of technological advancements.			✓
(3) Improve the quality, accessibility, and range of services provided by government to business, including data and reference services and assistance in complying with governmental regulations.			✓
(4) Seek to ensure that state business tax and labor laws and administrative policies are equitable, rational, and predictable.			✓
(5) Streamline the processes for building and development permit and review, and telecommunication infrastructure installation approval and eliminate or consolidate other burdensome or duplicative governmental requirements imposed on business, where scientific evidence indicates that public health, safety and welfare would not be adversely affected.			✓
(6) Encourage the formation of cooperatives and other favorable marketing or distribution arrangements at the regional or local level to assist Hawaii's small-scale producers, manufacturers, and distributors.			✓

Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
(7) Continue to seek legislation to protect Hawaii from transportation interruptions between Hawaii and the continental United States.			✓
(8) Provide public incentives and encourage private initiative to develop and attract industries which promise long-term growth potentials and which have the following characteristics:			
(A) An industry that can take advantage of Hawaii's unique location and available physical and human resources.			✓
(B) A clean industry that would have minimal adverse effects on Hawaii's environment.		✓	
(C) An industry that is willing to hire and train Hawaii's people to meet the industry's labor needs at all levels of employment.			✓
(D) An industry that would provide reasonable income and steady employment.		✓	
(9) Support and encourage, through educational and technical assistance programs and other means, expanded opportunities for employee ownership and participation in Hawaii business.			✓
(10) Enhance the quality of Hawaii's labor force and develop and maintain career opportunities for Hawaii's people through the following actions:			
(A) Expand vocational training in diversified agriculture, aquaculture, information industry, and other areas where growth is desired and feasible.			✓
(B) Encourage more effective career counseling and guidance in high schools and post-secondary institutions to inform students of present and future career opportunities.			✓
(C) Allocate educational resources to career areas where high employment is expected and where growth of new industries is desired.			✓
(D) Promote career opportunities in all industries for Hawaii's people by encouraging firms doing business in the State to hire residents.			✓
(E) Promote greater public and private sector cooperation in determining industrial training needs and in developing relevant curricula and on- the-job training opportunities.			✓
(F) Provide retraining programs and other support services to assist entry of displaced workers into alternative employment.			✓
(b) Priority guidelines to promote the economic health and quality of the visitor industry:			
(1) Promote visitor satisfaction by fostering an environment which enhances the Aloha Spirit and minimizes inconveniences to Hawaii's residents and visitors.			✓
(2) Encourage the development and maintenance of well-designed, adequately serviced hotels and resort destination areas which are sensitive to neighboring communities and activities and which provide for adequate shoreline setbacks and beach access.		✓	
(3) Support appropriate capital improvements to enhance the quality of existing resort destination areas and provide incentives to encourage investment in upgrading, repair, and maintenance of visitor facilities.			✓
(4) Encourage visitor industry practices and activities which respect, preserve, and enhance Hawaii's significant natural, scenic, historic, and cultural resources.			✓
(5) Develop and maintain career opportunities in the visitor industry for Hawaii's people, with emphasis on managerial positions.			✓
(6) Support and coordinate tourism promotion abroad to enhance Hawaii's share of existing and potential visitor markets.			✓

Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
(7) Maintain and encourage a more favorable resort investment climate consistent with the objectives of this chapter.			✓
(8) Support law enforcement activities that provide a safer environment for both visitors and residents alike.			✓
(9) Coordinate visitor industry activities and promotions to business visitors through the state network of advanced data communication techniques.			✓
(c) Priority guidelines to promote the continued viability of the sugar and pineapple industries:			
(1) Provide adequate agricultural lands to support the economic viability of the sugar and pineapple industries.			✓
(2) Continue efforts to maintain federal support to provide stable sugar prices high enough to allow profitable operations in Hawaii.			✓
(3) Support research and development, as appropriate, to improve the quality and production of sugar and pineapple crops.			✓
(d) Priority guidelines to promote the growth and development of diversified agriculture and aquaculture:			
(1) Identify, conserve, and protect agricultural and aquacultural lands of importance and initiate affirmative and comprehensive programs to promote economically productive agricultural and aquacultural uses of such lands.			✓
(2) Assist in providing adequate, reasonably priced water for agricultural activities.			✓
(3) Encourage public and private investment to increase water supply and to improve transmission, storage, and irrigation facilities in support of diversified agriculture and aquaculture.			✓
(4) Assist in the formation and operation of production and marketing associations and cooperatives to reduce production and marketing costs.			✓
(5) Encourage and assist with the development of a waterborne and airborne freight and cargo system capable of meeting the needs of Hawaii's agricultural community.			✓
(6) Seek favorable freight rates for Hawaii's agricultural products from interisland and overseas transportation operators.			✓
(7) Encourage the development and expansion of agricultural and aquacultural activities which offer long-term economic growth potential and employment opportunities.			✓
(8) Continue the development of agricultural parks and other programs to assist small independent farmers in securing agricultural lands and loans.			✓
(9) Require agricultural uses in agricultural subdivisions and closely monitor the uses in these subdivisions.			✓
(10) Support the continuation of land currently in use for diversified agriculture.			✓
(11) Encourage residents and visitors to support Hawaii's farmers by purchasing locally grown food and food products.			✓
(e) Priority guidelines for water use and development:			
(1) Maintain and improve water conservation programs to reduce the overall water consumption rate.			✓
(2) Encourage the improvement of irrigation technology and promote the use of nonpotable water for agricultural and landscaping purposes.			✓
(3) Increase the support for research and development of economically feasible alternative water sources.			✓

Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
(4) Explore alternative funding sources and approaches to support future water development programs and water system improvements.			✓
(f) Priority guidelines for energy use and development:			
(1) Encourage the development, demonstration, and commercialization of renewable energy sources.			✓
(2) Initiate, maintain, and improve energy conservation programs aimed at reducing energy waste and increasing public awareness of the need to conserve energy.			✓
(3) Provide incentives to encourage the use of energy conserving technology in residential, industrial, and other buildings.			✓
(4) Encourage the development and use of energy conserving and cost-efficient transportation systems.			✓
(g) Priority guidelines to promote the development of the information industry:			
(1) Establish an information network, with an emphasis on broadband and wireless infrastructure and capability that will serve as the foundation of and catalyst for overall economic growth and diversification in Hawaii.			✓
(2) Encourage the development of services such as financial data processing, a products and services exchange, foreign language translations, telemarketing, teleconferencing, a twenty-four-hour international stock exchange, international banking, and a Pacific Rim management center.			✓
(3) Encourage the development of small businesses in the information field such as software development; the development of new information systems, peripherals, and applications; data conversion and data entry services; and home or cottage services such as computer programming, secretarial, and accounting services.			✓
(4) Encourage the development or expansion of educational and training opportunities for residents in the information and telecommunications fields.			✓
(5) Encourage research activities, including legal research in the information and telecommunications fields.			✓
(6) Support promotional activities to market Hawaii's information industry services.			✓
(7) Encourage the location or co-location of telecommunication or wireless information relay facilities in the community, including public areas, where scientific evidence indicates that the public health, safety, and welfare would not be adversely affected.			✓
Analysis: **Hawaiian Cement has been conducting its cement operations since the 1960s. The proposed action will allow Hawaiian Cement to continue its operations and supplying the local demand for cement material. The proposed project indirectly supports the construction industry, as the sole supplier of bulk cement on Maui. Cement imported and stored at the facility supports construction that supports housing and facilities for various industries across the island economy. In addition, the proposed project will be located in an existing, urbanized area and will implement various BMPs to ensure project-related impacts to County infrastructure (i.e., water, sewage, etc.) are mitigated.**			
Chapter 226-104: Population growth and land resources priority guidelines.			
(a) Priority guidelines to effect desired statewide growth and distribution:			
(1) Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawaii's people.			✓
(2) Manage a growth rate for Hawaii's economy that will parallel future employment needs for Hawaii's people.			✓

Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
(3) Ensure that adequate support services and facilities are provided to accommodate the desired distribution of future growth throughout the State.	✓		
(4) Encourage major state and federal investments and services to promote economic development and private investment to the neighbor islands, as appropriate.			✓
(5) Explore the possibility of making available urban land, low-interest loans, and housing subsidies to encourage the provision of housing to support selective economic and population growth on the neighbor islands.			✓
(6) Seek federal funds and other funding sources outside the State for research, program development, and training to provide future employment opportunities on the neighbor islands.			✓
(7) Support the development of high technology parks on the neighbor islands.			✓
(b) Priority guidelines for regional growth distribution and land resource utilization:			
(1) Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures, and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of lifestyles.	✓		
(2) Make available marginal or nonessential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.			✓
(3) Restrict development when drafting of water would result in exceeding the sustainable yield or in significantly diminishing the recharge capacity of any groundwater area.			✓
(4) Encourage restriction of new urban development in areas where water is insufficient from any source for both agricultural and domestic use.			✓
(5) In order to preserve green belts, give priority to state capital-improvement funds which encourage location of urban development within existing urban areas except where compelling public interest dictates development of a noncontiguous new urban core.			✓
(6) Seek participation from the private sector for the cost of building infrastructure and utilities, and maintaining open spaces.			✓
(7) Pursue rehabilitation of appropriate urban areas.			✓
(8) Support the redevelopment of Kakaako into a viable residential, industrial, and commercial community.			✓
(9) Direct future urban development away from critical environmental areas or impose mitigating measures so that negative impacts on the environment would be minimized.			✓
(10) Identify critical environmental areas in Hawaii to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.			✓
(11) Identify all areas where priority should be given to preserving rural character and lifestyle.			✓
(12) Utilize Hawaii's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline, conservation lands, and other limited resources for future generations.		✓	

Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
(13) Protect and enhance Hawaii's shoreline, open spaces, and scenic resources.			✓
Analysis: **Hawaiian Cement is the only bulk cement importer on Maui and the proposed facility relocation will ensure that the cement needs of the Maui community continue to be met. Furthermore, the proposed project is located within the Urban Growth Boundary of the Maui Island Plan and in an industrialized area of the Kahului Harbor.**			
Chapter 226-105: Crime and criminal justice.			
Priority guidelines in the area of crime and criminal justice:			
(1) Support law enforcement activities and other criminal justice efforts that are directed to provide a safer environment.			✓
(2) Target state and local resources on efforts to reduce the incidence of violent crime and on programs relating to the apprehension and prosecution of repeat offenders.			✓
(3) Support community and neighborhood program initiatives that enable residents to assist law enforcement agencies in preventing criminal activities.			✓
(4) Reduce overcrowding or substandard conditions in correctional facilities through a comprehensive approach among all criminal justice agencies which may include sentencing law revisions and use of alternative sanctions other than incarceration for persons who pose no danger to their community.			✓
(5) Provide a range of appropriate sanctions for juvenile offenders, including community-based programs and other alternative sanctions.			✓
(6) Increase public and private efforts to assist witnesses and victims of crimes and to minimize the costs of victimization.			✓
Analysis: **The proposed action does not directly or indirectly affect the Hawai'i State Plan's priority guidelines for crime and criminal justice.**			
Chapter 226-106: Affordable housing.			
Priority guidelines for the provision of affordable housing:			
(1) Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.		✓	
(2) Encourage the use of alternative construction and development methods as a means of reducing production costs.		✓	
(3) Improve information and analysis relative to land availability and suitability for housing.			✓
(4) Create incentives for development which would increase home ownership and rental opportunities for Hawaii's low- and moderate-income households, gap-group households, and residents with special needs.			✓
(5) Encourage continued support for government or private housing programs that provide low interest mortgages to Hawaii's people for the purchase of initial owner-occupied housing.			✓
(6) Encourage public and private sector cooperation in the development of rental housing alternatives.			✓
(7) Encourage improved coordination between various agencies and levels of government to deal with housing policies and regulations.			✓
(8) Give higher priority to the provision of quality housing that is affordable for Hawaii's residents and less priority to development of housing intended primarily for individuals outside of Hawaii.			✓

Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
Analysis: **Hawaiian Cement is the sole importer of bulk cement to Maui. Cement imported and stored at the Kahului Harbor facility is used for repair, maintenance, and new construction of housing, including affordable housing.**			
Chapter 226-107: Quality education.			
Priority guidelines to promote quality education:			
(1) Pursue effective programs which reflect the varied district, school, and student needs to strengthen basic skills achievement;			✓
(2) Continue emphasis on general education "core" requirements to provide common background to students and essential support to other university programs;			✓
(3) Initiate efforts to improve the quality of education by improving the capabilities of the education work force;			✓
(4) Promote increased opportunities for greater autonomy and flexibility of educational institutions in their decision making responsibilities;			✓
(5) Increase and improve the use of information technology in education by the availability of telecommunications equipment for:			
(A) The electronic exchange of information;			✓
(B) Statewide electronic mail; and			✓
(C) Access to the Internet.			✓
(6) Encourage programs that increase the public's awareness and understanding of the impact of information technologies on our lives;			✓
(7) Pursue the establishment of Hawaii's public and private universities and colleges as research and training centers of the Pacific;			✓
(8) Develop resources and programs for early childhood education;			✓
(9) Explore alternatives for funding and delivery of educational services to improve the overall quality of education; and			✓
(10) Strengthen and expand educational programs and services for students with special needs.			✓
Analysis: **The proposed action does not directly or indirectly affect the Hawai'i State Plan's priority guidelines for quality education**			
CHAPTER 226-108: Sustainability			
Priority guidelines and principles to promote sustainability shall include:			
(1) Encouraging balanced economic, social, community, and environmental priorities;			✓
(2) Encouraging planning that respects and promotes living within the natural resources and limits of the State;			✓
(3) Promoting a diversified and dynamic economy;		✓	
(4) Encouraging respect for the host culture;			✓
(5) Promoting decisions based on meeting the needs of the present without compromising the needs of future generations;		✓	
(6) Considering the principles of the ahupuaa system; and			✓
(7) Emphasizing that everyone, including individuals, families, communities, businesses, and government, has the responsibility for achieving a sustainable Hawaii.			✓
Analysis: **The unique nature of bulk cement transport requires close proximity to the pier. Recognizing anticipated sea level rise, the facility has been sited outside of the 150-foot shoreline setback area and is designed to withstand tsunami wave action and be flood-proof. Equipment and stored product will be elevated above the base flood elevation.**			

Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable	DA	IA	NA
CHAPTER 226-109: Climate change adaptation			
Priority guidelines and principles to promote climate change adaptation shall include:			
(1) Ensure that Hawaii's people are educated, informed, and aware of the impacts climate change may have on their communities;			✓
(2) Encourage community stewardship groups and local stakeholders to participate in planning and implementation of climate change policies;			✓
(3) Invest in continued monitoring and research of Hawaii's climate and the impacts of climate change on the State;			✓
(4) Consider native Hawaiian traditional knowledge and practices in planning for the impacts of climate change;			✓
(5) Encourage the preservation and restoration of natural landscape features, such as coral reefs, beaches and dunes, forests, streams, floodplains, and wetlands, that have the inherent capacity to avoid, minimize, or mitigate the impacts of climate change;			✓
(6) Explore adaptation strategies that moderate harm or exploit beneficial opportunities in response to actual or expected climate change impacts to the natural and built environments;		✓	
(7) Promote sector resilience in areas such as water, roads, airports, and public health, by encouraging the identification of climate change threats, assessment of potential consequences, and evaluation of adaptation options;		✓	
(8) Foster cross-jurisdictional collaboration between county, state, and federal agencies and partnerships between government and private entities and other nongovernmental entities, including nonprofit entities;			✓
(9) Use management and implementation approaches that encourage the continual collection, evaluation, and integration of new information and strategies into new and existing practices, policies, and plans; and			✓
(10) Encourage planning and management of the natural and built environments that effectively integrate climate change policy.		✓	
Analysis: **The Hawai'i State Plan priority guidelines related to climate change adaptation are indirectly applicable to the proposed project. Chapter II of this EA includes an assessment of the potential impacts that climate change may have on the location and operation of the relocated facility. As mentioned in Chapter II, the State DOT-H is currently and will continue to plan for potential effects on existing harbor facilities from sea level rise. The facility has been sited outside of the 150-foot shoreline setback area and is designed to withstand tsunami wave action and be flood-proof. Equipment and stored product will be elevated above the base flood elevation.**			

C. STATE FUNCTIONAL PLAN

A key element of the Statewide Planning System is the Functional Plans which set forth the policies, statewide guidelines, and priorities within a specific field of activity. There are 13 Functional Plans which have been developed by the State agency primarily responsible for a given functional area. Together with the County General Plans, the State Functional Plans establish more specific strategies for implementation. In particular, State Functional Plans provide for the following:

- Identify major Statewide priority concerns
- Define current strategies for each functional area

- Identify major relationships among functional areas
- Provide direction and strategies for departmental policies, programs, and priorities
- Provide a guide for the allocation of resources
- Coordinate State and County roles and responsibilities in the implementation of the Hawai‘i State Plan

Thirteen (13) Functional Plans have been prepared by State agencies. **Table 1** provides an assessment of the relationship between the proposed action and each of the 13 Functional Plans.

Table 1. Relationship Between the Proposed Kahului Harbor Hawaiian Cement Facility Relocation and the State Functional Plans

	State Functional Plan	State Coordinating Agency	Purpose	Analysis
1	Agriculture Functional Plan (1991)	Department of Agriculture	Continued viability of agriculture throughout the State	Not applicable.
2	Conservation Lands State Functional Plan (1991)	Department of Land and Natural Resources	Addresses issues of population and economic growth and its strain on current natural resources; broadening public use of natural resources while protecting lands and shorelines from overuse; additionally, promotes the aquaculture industry	Not applicable.
3	Education State Functional Plan (1989)	Department of Education	Improvements to Hawaii's educational curriculum, quality of educational staff, and access to adequate facilities	Not applicable.
4	Employment State Functional Plan (1990)	Department of Labor and Industrial Relations	Improve the qualifications, productivity, and effectiveness of the State's workforce through better education and training of workers as well as efficient planning of economic development, employment opportunities, and training activities	Not applicable.
5	Energy State Functional Plan (1991)	Department of Business, Economic Development and Tourism	Lessen the reliance on petroleum and other fossil fuels in favor of alternative sources of energy so as to keep up with the State's increasing energy demands while also becoming a more sustainable island state; achieving dependable, efficient, and economical statewide energy systems	Not applicable.
6	Health State Functional Plan (1989)	Department of Health	Improve health care system by providing for those who don't have access to private health care providers; increasing preventative health measures; addressing 'quality of care' elements in private and public sectors to cut increasing costs	Not applicable.
7	Higher Education Functional Plan (1984)	University of Hawaii	Prepare Hawaii's citizens for the demands of an increasingly complex world through providing technical and intellectual tools	Not applicable.

Table 1. Relationship Between the Proposed Kahului Harbor Hawaiian Cement Facility Relocation and the State Functional Plans
(continued)

	State Functional Plan	State Coordinating Agency	Purpose	Analysis
8	Historic Preservation State Functional Plan (1991)	Department of Land and Natural Resources	Preservation of historic properties, records, artifacts and oral histories; provide public with information/education on the ethnic and cultural heritages and history of Hawai‘i	The proposed project is indirectly applicable to the Historic Preservation State Functional Plan in that during the course of project impact assessment, an archaeological LRFI report as well as a CIA report were prepared to ensure that the proposed action would have no significant adverse impacts to historical and cultural resources within the project area.
9	Housing State Functional Plan (1989)	Hawaii Housing Finance and Development Corporation	Provide affordable rental and for-sale housing; increase homeownership and amount of rental housing units; acquiring public and privately-owned lands for future residential development; maintain a statewide housing data system	The proposed project is indirectly applicable to housing. As the sole provider of bulk cement on Maui, a secure and reliable source of cement product will facilitate housing construction.
10	Human Services State Functional Plan (1989)	Department of Human Services	Refining support systems for families and individuals by improving elderly care, increasing preventative measures to combat child/spousal abuse and neglect; providing means for ‘self-sufficiency’	Not applicable.

Table 1. Relationship Between the Proposed Kahului Harbor Hawaiian Cement Facility Relocation and the State Functional Plans
(continued)

	State Functional Plan	State Coordinating Agency	Purpose	Analysis
11	Recreation State Functional Plan (1991)	Department of Land and Natural Resources	Manage the use of recreational resources via addressing issues: (1) ocean and shoreline recreation, (2) mauka, urban, and other recreation opportunities, (3) public access to shoreline and upland recreation areas, (4) resource conservation and management, (5) management of recreation programs/facilities/areas, and (6) wetlands protection and management	Not applicable.
12	Tourism State Functional Plan (1991)	Department of Business, Economic Development and Tourism	Balance tourism/economic growth with environmental and community concerns; development that is cognizant of the limited land and water resources of the islands; maintaining friendly relations between tourists and community members; development of a productive workforce and enhancement of career and employment opportunities in the visitor industry	Not applicable.
13	Transportation State Functional Plan (1991)	Department of Transportation	Development of a safer, more efficient transportation system that also is consistent with planned physical and economic growth of the state; construction of facility and infrastructure improvements; develop a transportation system balanced with new alternatives; pursue land use initiatives which help reduce travel demand	The State Transportation Functional Plan notes that transportation congestion and infrastructure deficiencies are statewide for all modes of transportation, air, water and land. *"Harbor congestion is attributed to the increased demand for maritime space including space for commercial cargo to accommodate growth in the economy, tourism and the construction industry".* Harbors also need to be modernized to serve new

Table 1. Relationship Between the Proposed Kahului Harbor Hawaiian Cement Facility Relocation and the State Functional Plans
(continued)

State Functional Plan		State Coordinating Agency	Purpose	Analysis
				types of vessels and new cargo handling systems. Implementation of the DOT-H's 2012 *Kahului Harbor Development Plan* will address congestion issues at Kahului Harbor in accordance with the Transportation Functional Plan. Implementation of the plans require relocation of the existing Hawaiian Cement facility. As such, the proposed relocation is in consonance with the State's Transportation Functional Plan.

D. STATE ENVIRONMENTAL POLICY

The State Environmental Policy, Chapter 344, HRS, was established to encourage productive and enjoyable harmony between people and their environment, promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of humanity, and enrich the understanding of the ecological systems and natural resources important to the people of Hawai'i.

1. Environmental Policy

Section 344-3, HRS sets forth the State's Environmental Policy. The following section sets forth those elements of the policy that are applicable to the proposed project:

> *It shall be the policy of the State, through its programs, authorities, and resources to:*
>
> *(1) Conserve the natural resources, so that land, water, mineral, visual, air and other natural resources are protected by controlling pollution, by preserving or augmenting natural resources, and by safeguarding the State's unique natural environmental characteristics in a manner which will foster and promote the general welfare, create and maintain conditions under which humanity and nature can exist in productive harmony, and fulfill the social, economic, and other requirements of the people of Hawaii.*
>
> *(2) Enhance the quality of life by.*
>
> * * *
>
> *(B) Creating opportunities for the residents of Hawaii to improve their quality of life through diverse economic activities which are stable and in balance with the physical and social environments;*

Response: As the sole provider of bulk cement on Maui, the relocation of the Hawaiian Cement facility will ensure that there is a reliable supply of cement for existing and future development on Maui island to maintain the economic stability of the island.

2. Environmental Guidelines

Section 344-4, HRS sets forth the State's Environmental Guidelines. The following section sets forth those specific guidelines that are applicable to the proposed project:

In pursuance of the state policy to conserve the natural resources and enhance the quality of life, all agencies, in the development of programs, shall, insofar as practicable, consider the following guidelines:

* * *

(2) Land, water, mineral, visual, air, and other natural resources

* * *

(F) Maintain an integrated system of state land use planning which coordinates the state and county general plans

Response: The relocated facility site is located at Kahului Harbor at the former HC&S sugar warehouses and is located within the Urban Growth Boundary (UGB) of the Maui Island Plan (MIP) and has the appropriate land use designations in place (with respect to the Wailuku-Kahului Community Plan and Maui County zoning) to allow the proposed relocation of the Hawaiian Cement facility.

* * *

(10) Citizen Participation

* * *

(B) Provide for expanding citizen participation in the decision making process so it continually embraces more citizens and more issues.

Response: Opportunity for public awareness, education, and participation is provided through the Environmental Assessment (EA), and Special Management Area (SMA) Use Permit and Shoreline Setback Variance (SSV) applications. Public Hearings will be held by the Maui Planning Commission (MPC) to review the EA, SMA Use Permit, and SSV applications for the project. Noticing for the public hearing will be conducted in accordance with the MPC's SMA and Shoreline Setback (SS) Rules.

E. STATE STUDIES

1. Kahului Commercial Harbor 2030 Master Plan

The proposed *Kahului Commercial Harbor 2030 Master Plan* (Master Plan) was completed in 2007 and projected the future demand for cargo, the requirements for decreasing congestion, and the importance of creating an appropriate balance between multiple cargo operators, tourism (cruise), and recreation users.

The Master Plan recommends relocation of the existing Hawaiian Cement facility to improve harbor operations on Pier 2.

2. Kahului Harbor Development Plan

The *Kahului Harbor Development Plan* (Development Plan) was completed in 2012 by the State of Hawai'i, Department of Transportation (DOT). The Development Plan looks at the short term, ten (10) year strategies in the context of the long term, twenty-five year needs. The Development Plan identifies specific actions designed to improve the infrastructure of Kahului Harbor by addressing existing deficiencies and by providing for short-term future needs, which are defined as those projects and improvements needed within the next ten (10) years.

The objectives of the *Kahului Harbor Development Plan* are to:

- Address short-term needs identified in the Master Plan for Kahului Harbor and update Master Plan recommendations to meet current conditions
- Identify and analyze harbor expansion opportunities
- Identify best space utilization for expanded lands
- Identify improvements that do not require the expansion of land
- Identify specific actions and phasing for implementation

Consistent with the 2030 Master Plan, the Development Plan calls for the relocation of the existing Hawaiian Cement facility. The preferred site in the Development Plan was the site of the former DOT-H Maui District Office. When HC&S announced the cessation of sugar operations on Maui, DOT-H suggested that Hawaiian Cement explore the option of relocating to A&B Properties Hawaii, LLC's (A&B) parcel (TMK (2)3-7-010:009). Hawaiian Cement, DOT-H, and A&B conducted a comprehensive site selection analysis and determined the proposed relocated facility site on Parcel 9 to be the preferred location. The currently proposed relocation site is in close proximity to the originally proposed relocation site identified in the Development Plan and is consistent with the overall intent of the Development Plan.

F. 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 Maui County Code, 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.

1. Countywide Policy Plan

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

The Countywide Policy Plan provides broad goals, objectives, policies and implementing actions that portray the desired direction of the County's future. Goals are intended to describe a desirable condition of the County by the year 2030 and are intentionally general. Objectives tend to be more specific and may be regarded as milestones to achieve the larger goals. Policies are not intended as regulations, but instead provide a general guideline for County decision makers, departments, and collaborating organizations toward the attainment of goals and objectives. Implementing actions are specific tasks, procedures, programs, or techniques that carry out policy.

Discussion of the proposed project's applicability, to the relevant goals, objectives, policies, and implementing actions of the Countywide Policy Plan is provided below.

As with the Hawai'i State Plan, the methodology for assessing a project's relationship to the Countywide Policy Plan involves examining the project's applicability to the Plan's goals, objectives, and policies. "Applicability" refers to a project's need, purpose and effects, and how they advance or promote a particular set of goals, objectives and policies. In assessing the relationship between a proposed action and the Countywide Policy Plan, an action may be categorized in one of the following groups:

1. **Directly applicable:** the action and its potential effects directly advances, promotes or affects the relevant goal, objective, or policy.

Example: Using the same example as that provided for the Hawai'i State Plan, that of a County project to develop a new water source and related transmission facilities, such an action would be directly applicable to improving physical infrastructure. The relevant objective states: *Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water* (Objective I.1). A policy within this objective category states: *Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents* (Policy I.1.a).

In this instance, the proposed action is considered to be directly applicable to the cited objective and policy.

2. **Indirectly applicable:** the action and its potential effects indirectly supports, advances or affects the objective, policy or priority guideline.

   Example: The county water source project cited above supports the objective to: *Improve land use management and implement a directed-growth strategy* (Objective J.1). A related policy encompassed by this objective states: *Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources* (Policy J.1.h). In this case, the principle purpose of the project is not to create source specifically intended to improve land use management. Nonetheless, the proposed action indirectly supports the Countywide Policy Plan's directives relating to appropriate locations for new development.

3. **Not applicable:** the action and its potential effects have no direct or indirect relationship to the objectives and policies of the Countywide Policy Plan.

   Example: The county water source improvement project referenced above, may not have direct or indirect linkage to Objective D.1, which states: *In cooperation with the Federal and State governments and nonprofit agencies, broaden access to social and healthcare services and expand options to improve the overall wellness of the people of Maui County*. Hence, from a policy analysis and linkage standpoint, the proposed action would be considered not applicable to this set of objectives and policies.

It is recognized that policy analysis is subject to interpretation and is best considered in the context of the proposed action's local and regional conditions.

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
A. PROTECT THE NATURAL ENVIRONMENT			
Goal: Maui County's natural environment and distinctive open spaces will be preserved, managed, and cared for in perpetuity.			✓
Objective:			
(1) Improve the opportunity to experience the natural beauty and native biodiversity of the islands for present and future generations.			✓
Policies:			
(a) Perpetuate native Hawaiian biodiversity by preventing the introduction of invasive species, containing or eliminating existing noxious pests, and protecting critical habitat areas.			✓
(b) Preserve and reestablish indigenous and endemic species' habitats and their connectivity.			✓
(c) Restore and protect forests, wetlands, watersheds, and stream flows, and guard against wildfires, flooding, and erosion.			✓
(d) Protect baseline stream flows for perennial streams, and support policies that ensure adequate stream flow to support Native Hawaiian aquatic species, traditional kalo cultivation, and self-sustaining ahupua'a.			✓
(e) Protect undeveloped beaches, dunes, and coastal ecosystems, and restore natural shoreline processes.			✓
(f) Protect the natural state and integrity of unique terrain, valued natural environments, and geological features.			✓
(g) Preserve and provide ongoing care for important scenic vistas, view planes, landscapes, and open-space resources.			✓
(h) Expand coordination with the State and nonprofit agencies and their volunteers to reduce invasive species, replant indigenous species, and identify critical habitat.			✓
Implementing Actions:			
(a) Develop island-wide networks of greenways, watercourses, and habitat corridors.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to improving the opportunity to experience the natural beauty and native biodiversity of the islands for present and future generations are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(2) Improve the quality of environmentally sensitive, locally valued natural resources and native ecology of each island.	✓		
Policies:			
(a) Protect and restore nearshore reef environments and water quality.			✓
(b) Protect marine resources and valued wildlife.		✓	
(c) Improve the connection between urban environments and the natural landscape, and incorporate natural features of the land into urban design.			✓
(d) Utilize land-conservation tools to ensure the permanence of valued open spaces.			✓
(e) Mitigate the negative effects of upland uses on coastal wetlands, marine life, and coral reefs.		✓	

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(f) Strengthen coastal-zone management, re-naturalization of shorelines, where possible, and filtration or treatment of urban and agricultural runoff.	✓		
(g) Regulate the use and maintenance of stormwater-treatment systems that incorporate the use of native vegetation and mimic natural systems.			✓
(h) Advocate for stronger regulation of fishing, boating, cruise ship, and ecotourism activities.			✓
(i) Restore watersheds and aquifer-recharge areas to healthy and productive status, and increase public knowledge about the importance of watershed stewardship, water conservation, and groundwater protection.			✓
Implementing Actions:			
(a) Develop regulations to minimize runoff of pollutants into nearshore waters and reduce nonpoint and point source pollution.			✓
Analysis: **The proposed project will implement BMPs throughout demolition- and construction-related activities to ensure that the quality of nearshore reef environments, water quality, as well as marine resources and valued wildlife are not adversely impacted. The project will retain stormwater in landscaped areas and the amount of runoff leaving the site will be recycled compared to existing conditions.**			
Objective:			
(3) Improve the stewardship of the natural environment.	✓		
Policies:			
(a) Preserve and protect natural resources with significant scenic, economic, cultural, environmental, or recreational value.			✓
(b) Improve communication, coordination, and collaboration among government agencies, nonprofit organizations, communities, individuals, and land owners that work for the protection of the natural environment.			✓
(c) Evaluate development to assess potential short-term and long-term impacts on land, air, aquatic, and marine environments.	✓		
(d) Improve efforts to mitigate and plan for the impact of natural disasters, human influenced emergencies, and global warming.	✓		
(e) Regulate access to sensitive ecological sites and landscapes.			✓
(f) Reduce air, noise, light, land, and water pollution, and reduce Maui County's contribution to global climate change.			✓
(g) Plan and prepare for and educate visitors and residents about the possible effects of global warming.			✓
(h) Provide public access to beaches and shorelines for recreational and cultural purposes where appropriate.			✓
(i) Educate the construction and landscape industries and property owners about the use of best management practices to prevent erosion and nonpoint source pollution.			✓
(j) Support the acquisition of resources with scenic, environmental, and recreational value, and encumber their use.			✓
(k) Improve enforcement activities relating to the natural environment.			✓
(l) For each shoreline community, identify and prioritize beach-conservation objectives, and develop action plans for their implementation.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
Implementing Actions:			
(a) Document, record, and monitor existing conditions, populations, and locations of flora and fauna communities.			✓
(b) Implement Federal and State policies that require a reduction of greenhouse-gas emissions.			✓
(c) Establish a baseline inventory of available natural resources and their respective carrying capacities.			✓
Analysis: **As noted in Chapter II, this EA evaluates the short-term and long-term impacts on land, air, aquatic, and marine resources and proposed, as appropriate, mitigation measures. Also, impacts of natural disasters and global warming, such as flood inundation and sea level rise, have been evaluated and, as appropriate, mitigation measures are proposed.**			
Objective:			
(4) Educate residents and visitors about responsible stewardship practices and the interconnectedness of the natural environment and people.			✓
Policies:			
(a) Expand education about native flora, fauna, and ecosystems.			✓
(b) Align priorities to recognize that the health of the natural environment and the health of people are inextricably linked.			✓
(c) Promote programs and incentives that decrease greenhouse-gas emissions and improve environmental stewardship.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to educating residents and visitors about responsible stewardship practices and the interconnectedness of the natural environment and people are not directly nor indirectly applicable to the proposed project.**			
B. PRESERVE LOCAL CULTURES AND TRADITIONS			
Goal: Maui County will foster a spirit of pono and protect, perpetuate, and reinvigorate its residents" multi-cultural values and traditions to ensure that current and future generations will enjoy the benefits of their rich island heritage.			✓
Objective:			
(1) Perpetuate the Hawaiian culture as a vital force in the lives of residents.			✓
Policies:			
(a) Protect and preserve access to mountain, ocean, and island resources for traditional Hawaiian cultural practices.			✓
(b) Prohibit inappropriate development of cultural lands and sites that are important for traditional Hawaiian cultural practices, and establish mandates for the special protection of these lands in perpetuity.			✓
(c) Promote the use of ahupua'a and moku management practices.			✓
(d) Encourage the use of traditional Hawaiian architecture and craftsmanship.			✓
(e) Promote the use of the Hawaiian language.			✓
(f) Recognize and preserve the unique natural and cultural characteristics of each ahupua'a or district.			✓
(g) Encourage schools to promote broader incorporation of Hawaiian and other local cultures' history and values lessons into curriculum.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(h) Ensure the protection of Native Hawaiian rights.			✓
(i) Promote, encourage, and require the correct use of traditional place names, particularly in government documents, signage, and the tourism industry.			✓
Implementing Actions:			
(a) Establish alternative land use and overlay zoning designations that recognize and preserve the unique natural and cultural characteristics of each ahupua'a or district.			✓
(b) Develop requirements for all County applicants to perpetuate and use proper traditional place names in all applications submitted.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to perpetuating the Hawaiian culture as a vital force in the lives of residents are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(2) Emphasize respect for our island lifestyle and our unique local cultures, family, and natural environment.			✓
Policies:			
(a) Acknowledge the Hawaiian culture as the host culture, and foster respect and humility among residents and visitors toward the Hawaiian people and their practices.			✓
(b) Perpetuate a respect for diversity, and recognize the historic blending of cultures and ethnicities.			✓
(c) Encourage the perpetuation of each culture's unique cuisine, attire, dance, music, and folklore, and other unique island traditions and recreational activities.			✓
(d) Recognize the interconnectedness between the natural environment and the cultural heritage of the islands.			✓
(e) Protect and prioritize funding for recreational activities that support local cultural practices, such as surfing, fishing, and outrigger-canoe paddling.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to emphasizing respect for Maui County's island lifestyle and unique local cultures, family, and natural environment are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(3) Preserve for present and future generations the opportunity to know and experience the arts, culture, and history of Maui County.			✓
Policies:			
(a) Foster teaching opportunities for cultural practitioners to share their knowledge and skills.			✓
(b) Support the development of cultural centers.			✓
(c) Broaden opportunities for public art and the display of local artwork.			✓
(d) Foster the Aloha Spirit by celebrating the Hawaiian host culture and other Maui County cultures through support of cultural-education programs, festivals, celebrations, and ceremonies.			✓
(e) Support the perpetuation of Hawaiian arts and culture.			✓
(f) Support programs and activities that record the oral and pictorial history of residents.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(g) Support the development of repositories for culture, history, genealogy, oral history, film, and interactive learning.			✓
Implementing Actions:			
(a) Establish incentives for the display of public art.			✓
(b) Establish centers and programs of excellence for the perpetuation of Hawaiian arts and culture.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to preserving for present and future generations the opportunity to know and experience the arts, culture, and history of Maui County are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(4) Preserve and restore significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes.		✓	
Policies:			
(a) Support the development of island-wide historic, archaeological, and cultural resources inventories.		✓	
(b) Promote the rehabilitation and adaptive reuse of historic sites, buildings, and structures to perpetuate a traditional sense of place.			✓
(c) Identify a sustainable rate of use and set forth specific policies to protect cultural resources.			✓
(d) Protect and preserve lands that are culturally or historically significant.			✓
(e) Support programs that protect, record, restore, maintain, provide education about, and interpret cultural districts, landscapes, sites, and artifacts in both natural and museum settings.			✓
(f) Perpetuate the authentic character and historic integrity of rural communities and small towns.			✓
(g) Seek solutions that honor the traditions and practices of the host culture while recognizing the needs of the community.			✓
(h) Support the development of an Archaeological District Ordinance.			✓
(i) Protect summits, slopes, and ridgelines from inappropriate development.			✓
(j) Support the registering of important historic sites on the State and Federal historic registers.			✓
(k) Provide opportunities for public involvement with restoration and enhancement of all types of cultural resources.			✓
(l) Foster partnerships to identify and preserve or revitalize historic and cultural sites.			✓
Implementing Actions:			
(a) Identify, develop, map, and maintain an inventory of locally significant natural. cultural, and historical resources for protection.		✓	
(b) Prepare, continually update, and implement a cultural-management plan for cultural sites, districts, and landscapes, where appropriate.			✓
(c) Enact an Archaeological District Ordinance.			✓
(d) Nominate important historic sites to the State and Federal historic registers.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
Analysis: **The proposed project does not consist of specific actions which directly advance the objective of preserving and restoring significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes. However, it does indirectly support the policies and implementing actions of this objective, as an archaeological LRFI report as well as a CIA report were prepared to ensure that the proposed action would have no significant adverse impacts to the archaeological, historical, and cultural resources within the project area.**			
C. IMPROVE EDUCATION			
Goal: Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.			✓
Objective:			
(1) Encourage the State to attract and retain school administrators and educators of the highest quality.			✓
Policies:			
(a) Encourage the State to provide teachers with nationally competitive pay and benefit packages.			✓
(b) Encourage the State to ensure teachers will have the teaching tools and support staff needed to provide students with an excellent education.			✓
(c) Explore Maui County district- and school-based decision making in public education.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to encouraging the State to attract and retain school administrators and educators of the highest quality are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(2) Provide nurturing learning environments that build skills for the 21st century.			✓
Policies:			
(a) Expand professional-development opportunities in disciplines that support the economic-development goals of Maui County.			✓
(b) Plan for demographic, social, and technological changes in a timely manner.			✓
(c) Encourage collaborative partnerships to improve conditions of learning environments.			✓
(d) Promote development of neighborhood schools and educational centers.			✓
(e) Integrate schools, community parks, and playgrounds, and expand each community's use of these facilities.			✓
(f) Support coordination between land use and school-facility planning agencies.			✓
(g) Encourage the upgrade and ongoing maintenance of public-school facilities.			✓
(h) Encourage the State Department of Education to seek reliable, innovative, and alternative methods to support a level of per-pupil funding that places Hawai'i among the top tier of states nationally for its financial support of public schools.			✓
(i) Encourage the State to promote healthier, more productive learning environments, including by providing healthy meals, more physical activity, natural lighting, and passive cooling.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(j) Encourage the State to support the development of benchmarks to measure the success of Hawai'i's public-education system and clarify lines of accountability.			✓
(k) Design school and park facilities in proximity to residential areas.			✓
(l) Support technology- and natural-environment-based learning.			✓
(m) Encourage the State to support lower student-teacher ratios in public schools.			✓
(n) Encourage alternative learning and educational opportunities.			✓
Implementing Actions:			
(a) Develop safe walking and bicycling programs for school children.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to providing nurturing learning environments that build skills for the 21st century are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(3) Provide all residents with educational opportunities that can help them better understand themselves and their surroundings and allow them to realize their ambitions.			✓
Policies:			
(a) Encourage the State to improve Maui Community College as a comprehensive community college that will serve each community.			✓
(b) Broaden the use of technology and telecommunications to improve educational opportunities throughout the County.			✓
(c) Attract graduate-level research programs and institutions.			✓
(d) Promote the teaching of traditional practices, including aquaculture; subsistence agriculture; Pacific Island, Asian, and other forms of alternative health practices; and indigenous Hawaiian architecture.			✓
(e) Integrate cultural and environmental values in education, including self-sufficiency and sustainability.			✓
(f) Foster a partnership and ongoing dialogue between business organizations, formal educational institutions, and vocational training centers to tailor learning and mentoring programs to County needs.			✓
(g) Ensure teaching of the arts to all ages.			✓
(h) Expand and develop vocational learning opportunities by establishing trade schools.			✓
(i) Encourage the State to integrate financial and economic literacy in elementary, secondary, and higher-education levels.			✓
Implementing Actions:			
(a) Encourage the State to establish a four-year university, and support the development of other higher-education institutions to enable residents to obtain bachelor degrees and postgraduate degrees in Maui County.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to providing all residents with educational opportunities that can help them better understand themselves and their surroundings and allow them to realize their ambitions are not directly nor indirectly applicable to the proposed project.**			

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
Objective:			
(4) Maximize community-based educational opportunities.			✓
Policies:			
(a) Encourage the State and others to expand pre-school, after-school, and homebased (parent-child) learning.			✓
(b) Support public-private partnerships to develop youth-internship, -apprenticeship, and -mentoring programs.			✓
(c) Support the development of a wide range of informal educational and cultural programs for all residents.			✓
(d) Improve partnerships that utilize the skills and talents at Hawai'i's colleges and universities to benefit the County.			✓
(e) Support career-development and job-recruitment programs and centers.			✓
(f) Attract learning institutions and specialty schools to diversify and enhance educational opportunities.			✓
(g) Expand education of important life skills for the general public.			✓
(h) Support community facilities such as museums, libraries, nature centers, and open spaces that provide interactive-learning opportunities for all ages.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to maximizing community-based educational opportunities are not directly nor indirectly applicable to the proposed project.**			
D. STRENGTHEN SOCIAL AND HEALTHCARE SERVICES			
Goal: Health and social services in Maui County will fully and comprehensively serve all segments of the population.			✓
Objective:			
(1) In cooperation with the Federal and State governments and nonprofit agencies, broaden access to social and healthcare services and expand options to improve the overall wellness of the people of Maui County.			✓
Policies:			
(a) Work with other levels of government and the nonprofit sector to expand services to address hunger, homelessness, and poverty.			✓
(b) Support the improvement of opportunities for disadvantaged youth, encourage the tradition of hanai relatives, and support expanded opportunities for foster care.			✓
(c) Support expanded long-term-care options, both in institutions and at home, for patients requiring ongoing assistance and medical attention.			✓
(d) Encourage the expansion and improvement of local hospitals, facilitate the establishment of new healthcare facilities, and facilitate prompt and high-quality emergency- and urgent-care services for all.			✓
(e) Support broadened access to affordable health insurance and health care, and recognize the unique economic challenges posed to families when healthcare services are provided off-island.			✓
(f) Encourage equal access to social and healthcare services through both technological and traditional means.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to broadening access to social and healthcare services and expanding options to improve the overall wellness of the people of Maui County are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(2) Encourage the Federal and State governments and the private sector to improve the quality and delivery of social and healthcare services.			✓
Policies:			
(a) Strengthen partnerships with government, nonprofit, and private organizations to provide funding and to improve counseling and other assistance to address substance abuse, domestic violence, and other pressing social challenges.			✓
(b) Encourage the State to improve the quality of medical personnel, facilities, services, and equipment.			✓
(c) Encourage investment to improve the recruitment of medical professionals and the quality of medical facilities and equipment throughout Maui County.			✓
(d) Promote the development of continuum-of-care facilities that provide assisted living, hospice, home-care, and skilled-nursing options allowing the individual to be cared for in a manner congruent with his or her needs and desires.			✓
(e) Support improved social, healthcare, and governmental services for special needs populations.			✓
(f) Plan for the needs of an aging population and the resulting impacts on social services, housing, and healthcare delivery.			✓
(g) Improve coordination among the police, the courts, and the public in the administration of social and healthcare services.			✓
(h) Support programs that address needs of veterans.			✓
(i) Support programs that address the needs of immigrants.			✓
Implementing Actions:			
(a) Invest in programs designed to improve the general welfare and quality of life of Native Hawaiians.			✓
(b) Assist and facilitate the State Department of Public Safety and others in efforts to strengthen programs and facilities that will improve the mental and social health of incarcerated people and assist in prison inmates' successful transition back into Maui County communities.			✓
(c) Develop and maintain a comprehensive index that will measure the health and wellness needs of families.			✓
(d) Provide heliports countywide for emergency health and safety purposes.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to encouraging the Federal and State governments and the private sector to improve the quality and delivery of social and healthcare services are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(3) Strengthen public-awareness programs related to healthy lifestyles and social and medical services.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
Policies:			
(a) Expand public awareness about personal safety and crime prevention.			✓
(b) Encourage residents to pursue education and training for careers in the healthcare, social services, and community-development fields.			✓
(c) Expand public awareness and promote programs to achieve healthy eating habits and drug-free lifestyles.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to strengthening public-awareness programs related to healthy lifestyles and social and medical services are not directly nor indirectly applicable to the proposed project.**			
E. 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:			
(a) Ensure that an adequate and permanent supply of affordable housing, both new and existing units, is made available for purchase or rental to our resident and/or workforce population, with special emphasis on providing housing for low- to moderate-income families, and ensure that all affordable housing remains affordable in perpetuity.			✓
(b) Seek innovative ways to lower housing costs without compromising the quality of our island lifestyle.			✓
(c) Seek innovative methods to secure land for the development of low- and moderate- income housing.			✓
(d) Provide the homeless population with emergency and transitional shelter and other supportive programs.			✓
(e) Provide for a range of senior-citizen and special needs housing choices on each island that affordably facilitates a continuum of care and services.			✓
(f) Support the Department of Hawaiian Home Lands' development of homestead lands.			✓
(g) Manage property-tax burdens to protect affordable resident homeownership.			✓
(h) Explore taxation mechanisms to increase and maintain access to affordable housing.			✓
(i) Improve awareness regarding available affordable homeowner's insurance.			✓
(j) Redevelop commercial areas with a mixture of affordable residential and business uses, where appropriate.			✓
(k) Ensure residents are given priority to obtain affordable housing units developed in their communities, consistent with all applicable regulations.			✓
(l) Establish pricing for affordable housing that is more reflective of Maui County's workforce than the United States Housing and Urban Development's median-income estimates for Maui County.			✓
(m) Develop neighborhoods with a mixture of accessible and integrated community facilities and services.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(n) Provide alternative regulatory frameworks to facilitate the use of Kuleana lands by the descendants of Native Hawaiians who received those lands pursuant to the Kuleana Act of 1850.			✓
(o) Work with lending institutions to expand housing options and safeguard the financial security of homeowners.			✓
(p) Promote the use of the community land trust model and other land-lease and land- financing options.			✓
(q) Support the opportunity to age in place by providing accessible and appropriately designed residential units.			✓
Analysis: **The proposed facility will import and store cement that will be used to support various construction projects, including residential development.**			
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 small town character.		✓	
Policies:			
(a) Seek innovative ways to develop 'ohana cottages and accessory-dwelling units as affordable housing.			✓
(b) Design neighborhoods to foster interaction among neighbors.			✓
(c) Encourage a mix of social, economic, and age groups within neighborhoods.			✓
(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.		✓	
(e) Encourage the building industry to use environmentally sustainable materials, technologies, and site planning.			✓
(f) Develop workforce housing in proximity to job centers and transit facilities.			✓
(g) Provide incentives to developers and owners who incorporate green building practices and energy-efficient technologies into their housing developments.			✓
Implementing Actions:			
(a) Revise laws to support neighborhood designs that incorporate a mix of housing types that are appropriate for island living.			✓
Analysis: **The proposed facility will import and store cement that will be used to support various construction projects, including residential development.**			
Objective:			
(3) Increase and maintain the affordable housing inventory.		✓	
Policies:			
(a) Recognize housing as a basic human need, and work to fulfill that need.			✓
(b) Prioritize available infrastructure capacity for affordable housing.		✓	
(c) Improve communication, collaboration, and coordination among housing providers and social-service organizations.			✓
(d) Study future projected housing needs, monitor economic cycles, and prepare for future conditions on each island.			✓
(e) Develop public-private and nonprofit partnerships that facilitate the construction of quality affordable housing.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(f) Streamline the review process for high-quality, affordable housing developments that implement the goals, objectives, and policies of the General Plan.			✓
(g) Minimize the intrusion of housing on prime, productive, and potentially productive agricultural lands and regionally valuable agricultural lands.			✓
(h) Encourage long-term residential use of existing and future housing to meet residential needs.			✓
Implementing Actions:			
(a) Develop policies to even out the peaks and valleys in Maui County's construction-demand cycles.			✓
Analysis: **The proposed facility will import and store cement that will be used to support various construction projects, including residential development.**			
Objective:			
(4) Expand access to education related to housing options, homeownership, financing, and residential construction.			✓
Policies:			
(a) Broaden access to information about County, State, and Federal programs that provide financial assistance to renters and home buyers.			✓
(b) Expand access to information about opportunities for homeownership and self-help housing.			✓
(c) Educate residents about making housing choices that support their individual needs, the needs of their communities, and the health of the islands' natural systems.			✓
(d) Improve home buyers' education on all aspects of homeownership.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to expanding access to education related to housing options, homeownership, financing, and residential construction are not directly nor indirectly applicable to the proposed project.**			
F. STRENGTHEN THE LOCAL ECONOMY			
Goal: Maui County's economy will be diverse, sustainable, and supportive of community values.		✓	
Objective:			
(1) Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.		✓	
Policies:			
(a) Support economic decisions that create long-term benefits.			✓
(b) Promote lifelong education, career development, and technical training for existing and emerging industries.			✓
(c) Invest in infrastructure, facilities, and programs that foster economic diversification.			✓
(d) Support and promote locally produced products and locally owned operations and businesses that benefit local communities and meet local demand.		✓	
(e) Support programs that assist industries to retain and attract more local labor and facilitate the creation of jobs that offer a living wage.		✓	

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(f) Encourage work environments that are safe, rewarding, and fulfilling to employees.			✓
(g) Support home-based businesses that are appropriate for and in character with the community.			✓
(h) Encourage businesses that promote the health and well-being of the residents, produce value-added products, and support community values.			✓
(i) Foster an understanding of the role of all industries in our economy.			✓
(j) Support efforts to improve conditions that foster economic vitality in our historic small towns.			✓
(k) Support and encourage traditional host-culture businesses and indigenous agricultural practices.			✓
(l) Support public and private entities that assist entrepreneurs in establishing locally operated businesses.			✓
Implementing Actions:			
(a) Develop regulations and programs that support opportunities for local merchants, farmers, and small businesses to sell their goods and services directly to the public.			✓
(b) Monitor the carrying capacity of the islands' social, ecological, and infrastructure systems with respect to the economy.			✓
Analysis: **The proposed project indirectly affects the goal, objective, and policies related to strengthening the local economy. The Hawaiian Cement facility directly supports construction activity, which provides employment opportunities for local residents that offer a living wage.**			
Objective:			
(2) Diversify and expand sustainable forms of agriculture and aquaculture.			✓
Policies:			
(a) Support programs that position Maui County's agricultural products as premium export products.			✓
(b) Prioritize the use of agricultural land to feed the local population, and promote the use of agricultural lands for sustainable and diversified agricultural activities.			✓
(c) Capitalize on Hawai'i's economic opportunities in the ecologically sensitive aquaculture industries.			✓
(d) Assist farmers to help make Maui County more self-sufficient in food production.			✓
(e) Support ordinances, programs, and policies that keep agricultural land and water available and affordable to farmers.			✓
(f) Support a tax structure that is conducive to the growth of the agricultural economy.			✓
(g) Enhance County efforts to monitor and regulate important agricultural issues.			✓
(h) Support education, research, and facilities that strengthen the agricultural industry.			✓
(i) Maintain the genetic integrity of existing food crops.			✓
(j) Encourage healthy and organic farm practices that contribute to land health and regeneration.			✓
(k) Support cooperatives and other types of communal nontraditional and efforts. farming			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(l) Encourage methods of monitoring and controlling genetically modified crops to prevent adverse effects.			✓
(m) Work with the State to ease the permitting process for the revitalization of traditional fish ponds.			✓
Implementing Actions:			
(a) Redirect efforts in the Office of Economic Development to further facilitate the development of the agricultural section and to monitor agricultural legislation and issues.			✓
(b) Publicly identify, with signage and other means, the field locations of all genetically modified crops.			✓
(c) Create agricultural parks in areas distant from genetically modified crops.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to diversifying and expanding sustainable forms of agriculture and aquaculture are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(3) Support a visitor industry that respects the resident culture and the environment.		✓	
Policies:			
(a) Promote traditional Hawaiian practices in visitor-related facilities and activities.			✓
(b) Encourage and educate the visitor industry to be sensitive to island lifestyles and cultural values.			✓
(c) Encourage a spirit of welcome for residents at visitor facilities, such as by offering kama‘aina incentives and discount programs.			✓
(d) Support the renovation and enhancement of existing visitor facilities.		✓	
(e) Support policies, programs, and a tax structure that redirect the benefits of the visitor industry back into the local community.			✓
(f) Encourage resident ownership of visitor-related businesses and facilities.			✓
(g) Develop partnerships to provide educational and training facilities to residents employed in the visitor industry.			✓
(h) Foster an understanding of local cultures, customs, and etiquette, and emphasize the importance of the Aloha Spirit as a common good for all.			✓
(i) Support the diversification, development, evolution, and integration of the visitor industry in a way that is compatible with the traditional, social, economic, spiritual, and environmental values of island residents.			✓
(j) Improve collaboration between the visitor industry and the other sectors of Maui County’s economy.			✓
(k) Perpetuate an authentic image of the Hawaiian culture and history and an appropriate recognition of the host culture.			✓
(l) Support the programs and initiatives outlined in the Maui County Tourism Strategic Plan 2006-2015.			✓
(m) Promote water conservation, beach conservation, and open-space conservation in areas providing services for visitors.			✓
(n) Recognize the important contributions that the visitor industry makes to the County’s economy, and support a healthy and vibrant visitor industry.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
Analysis: **The proposed project will not directly affect the objective related to the visitor industry. However, cement imported by Hawaiian Cement and stored at the facility supports construction of visitor industry related facilities and attractions. Though the pedestrian route will be temporarily affected by the underground installation of pipelines on Parcel 3, in the long-term, the proposed project will not affect the pedestrian route.**			
Objective:			
(4) Expand economic sectors that increase living-wage job choices and are compatible with community values.			✓
Policies:			
(a) Support emerging industries, including the following: • Health and wellness industry; • Sports and recreation industry; • Film and entertainment industry; • Arts and culture industry; • Renewable-energy industry; • Research and development industry; • High-technology and knowledge-based industries; • Education and training industry; • Ecotourism industry; and • Agritourism industry.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, this objective and policy relating to expanding economic sections that increase living-wage job choices and are compatible with community values are not directly nor indirectly affected by the proposed project.**			
G. IMPROVE PARKS AND PUBLIC FACILITIES			
Goal: A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.			✓
Objective:			
(1) Expand access to recreational opportunities and community facilities to meet the present and future needs of residents of all ages and physical abilities.			✓
Policies:			
(a) Protect, enhance, and expand access to public shoreline and mountain resources.			✓
(b) Expand and enhance the network of parks, multi-use paths, and bikeways.			✓
(c) Assist communities in developing recreational facilities that promote physical fitness.			✓
(d) Expand venue options for recreation and performances that enrich the lifestyles of Maui County's people.			✓
(e) Expand affordable recreational and after-school programs for youth.			✓
(f) Encourage and invest in recreational, social, and leisure activities that bring people together and build community pride.			✓
(g) Promote the development and enhancement of community centers, civic spaces, and gathering places throughout our communities.			✓
(h) Expand affordable access to recreational opportunities that support the local lifestyle.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
Implementing Actions:			
(a) Identify and reserve lands for cemeteries, and preserve existing cemeteries on all islands, appropriately accommodating varying cultural and, faith-based traditions.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to expanding access to recreational opportunities and community facilities to meet the present and future needs of residents of all ages and physical abilities are not directly nor indirectly affected by the proposed project.**			
Objective:			
(2) Improve the quality and adequacy of community facilities.			✓
Policies:			
(a) Provide an adequate supply of dedicated shelters and facilities for disaster relief.			✓
(b) Provide and maintain community facilities that are appropriately designed to reflect the traditions and customs of local cultures.			✓
(c) Ensure that parks and public facilities are safe and adequately equipped for the needs of all ages and physical abilities to the extent reasonable.			✓
(d) Maintain, enhance, expand, and provide new active and passive recreational facilities in ways that preserve the natural beauty of their locations.			✓
(e) Redesign or retrofit public facilities to adapt to major shifts in environmental or urban conditions to the extent reasonable.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to improving the quality and adequacy of community facilities are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(3) Enhance the funding, management, and planning of public facilities and park lands.			✓
Policies:			
(a) Identify and encourage the establishment of regulated and environmentally sound campgrounds.			✓
(b) Manage park use and control access to natural resources in order to rest sensitive places and utilize the resources in a sustainable manner.			✓
(c) Provide public-recreational facilities that are clean and well-maintained.			✓
(d) Develop partnerships to ensure proper stewardship of the islands' trails, public lands, and access systems.			✓
(e) Ensure that there is an adequate supply of public restrooms in convenient locations.			✓
Implementing Actions:			
(a) Encourage the State to allow for overnight fishing along the shoreline in accordance with management plans and regulations.			✓
(b) Develop and regularly update functional plans, including those relating to public facilities, parks, and campgrounds.			✓
(c) Develop and adopt local level-of service standards for public facilities and parks.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(d) Identify, acquire, and develop lands for parks, civic spaces, and public uses.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to enhancing the funding, management, and planning of public facilities and park lands are not directly nor indirectly applicable to the proposed project.**			
H. DIVERSIFY TRANSPORTATION OPTIONS			
Goal: Maui County will have an efficient, economical, and environmentally sensitive means of moving people and goods.	✓		
Objective:			
(1) Provide an effective, affordable, and convenient ground-transportation system that is environmentally sustainable.			✓
Policies:			
(a) Execute planning strategies to reduce traffic congestion.			✓
(b) Plan for the efficient relocation of roadways for the public benefit.			✓
(c) Support the use of alternative roadway designs, such as traffic-calming techniques and modern roundabouts.			✓
(d) Increase route and mode options in the ground-transportation network.			✓
(e) Ensure that roadway systems are safe, efficient, and maintained in good condition.			✓
(f) Preserve roadway corridors that have historic, scenic, or unique physical attributes that enhance the character and scenic resources of communities.			✓
(g) Design new roads and roadway improvements to retain and enhance the existing character and scenic resources of the communities through which they pass.			✓
(h) Promote a variety of affordable and convenient transportation services that meet countywide and community needs and expand ridership of transit systems.			✓
(i) Collaborate with transit agencies, government agencies, employers, and operators to provide planning strategies that reduce peak-hour traffic.			✓
(j) Develop and expand an attractive, island-appropriate, and efficient public transportation system.			✓
(k) Provide and encourage the development of specialized transportation options for the young, the elderly, and persons with disabilities.			✓
(l) Evaluate all alternatives to preserve quality of life before widening roads.			✓
(m) Encourage businesses in the promotion of alternative transportation options for resident and visitor use.			✓
(n) Support the development of carbon-emission standards and an incentive program aimed at achieving County carbon-emission goals.			✓
Implementing Actions:			
(a) Create incentives and implement strategies to reduce visitor dependence on rental cars.			✓
(b) Establish efficient public-transit routes between employment centers and primary workforce residential areas.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(c) Create attractive, island-appropriate, conveniently located park-and-ride and ride- share facilities.			✓
Analysis: **As noted previously, the relocation of the Hawaiian Cement facility will enable the DOT-H to implement the Kahului Harbor Development Plan to decrease congestion at Kahului Harbor in consonance with the State Transportation Functional Plan. Cement imported and stored at the Kahului Harbor facility is used for repair, maintenance, and construction of transportation infrastructure.**			
Objective:			
(2) Reduce the reliance on the automobile and fossil fuels by encouraging walking, bicycling, and other energy-efficient and safe alternative modes of transportation.		✓	
Policies:			
(a) Make walking and bicycling transportation safe and easy between and within communities.		✓	
(b) Require development to be designed with the pedestrian in mind.		✓	
(c) Design new and retrofit existing rights-of-way with adequate sidewalks, bicycle lanes, or separated multi-use transit corridors.			✓
(d) Support the development of a countywide network of bikeways, equestrian trails, and pedestrian paths.			✓
(e) Support the reestablishment of traditional trails between communities, to the ocean, and through the mountains for public use.			✓
(f) Encourage educational programs to increase safety for pedestrians and bicyclists.			✓
Implementing Actions:			
(a) Design, build, and modify existing bikeways to improve safety and separation from automobiles.			✓
(b) Increase enforcement to reduce abuse of bicycle and pedestrian lanes by motorized vehicles.			✓
(c) Identify non-motorized transportation options as a priority for new sources of funding.			✓
Analysis: **While not directly applicable to the objective pertaining to multimodal transportation, it is noted that the proposed project will not impact the pedestrian path for cruise ship passengers from Pier 1 to retail areas in Kahului. However, it is noted that construction of the underground pipeline connecting the facility to the pier may temporarily impact the pedestrian path. Hawaiian Cement will coordinate with the DOT-H prior to construction to arrange alternate routes, as may be needed, as well as signage and safety measures during the pipeline construction. Being limited in scope to the relocation of a cement facility, these objective and policies relating to reducing the reliance on the automobile and fossil fuels are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(3) Improve opportunities for affordable, efficient, safe, and reliable air transportation.			✓
Policies:			
(a) Discourage private helicopter and fixed-wing landing sites to mitigate environmental and social impacts.			✓
(b) Encourage the use of quieter aircraft and noise-abatement procedures for arrivals and departures.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(c) Encourage the modernization and maintenance of air-transportation facilities for general-aviation activities.			✓
(d) Encourage a viable and competitive atmosphere for air carriers to expand service and ensure sufficient intra-County flights and affordable fares for consumers.			✓
(e) Continue to support secondary airports, and encourage the State to provide them with adequate funding.			✓
(f) During Community Plan updates, explore the use of the smaller airports.			✓
(g) Encourage the State to provide efficient, adequate, and affordable parking and transit connections within and around airports.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to improving opportunities for affordable, efficient, safe, and reliable air transportation are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(4) Improve opportunities for affordable, efficient, safe, and reliable ocean transportation.	✓		
Policies:			
(a) Support programs and regulations that reduce the disposal of maritime waste and prevent spills into the ocean.			✓
(b) Encourage the upgrading of harbors to resist damage from natural hazards and disasters.			✓
(c) Encourage the State to study the use of existing harbors and set priorities for future use.			✓
(d) Explore all options to protect the traditional recreational uses of harbors, and mitigate harbor-upgrade impacts to recreational uses where feasible.			✓
(e) Encourage the upgrading of harbors and the separation of cargo and bulk materials from passenger and recreational uses.	✓		
(f) Encourage the State to provide for improved capacity at shipping, docking, and storage facilities.	✓		
(g) Encourage the State to provide adequate parking facilities and transit connections within and around harbor areas.			✓
(h) Encourage the redevelopment and revitalization of harbors while preserving historic and cultural assets in harbor districts.	✓		
(i) Encourage the State to provide adequate facilities for small-boat operations, including small-boat launch ramps, according to community needs.			✓
(j) Support the maintenance and cleanliness of harbor facilities.	✓		
(k) Support the redevelopment of harbors as pedestrian-oriented gathering places.			✓
Analysis: **The relocation of the Hawaiian Cement facility will enable the DOT-H to implement the Kahului Harbor Development Plan to decrease congestion at Kahului Harbor and maintain efficient and safe reliable ocean transportation. The relocation of the existing cement facility to the proposed project area will provide for more space to be used by other harbors users for various cargo related operations. Furthermore, the demolition of the existing facility indirectly supports the maintenance and cleanliness of harbor facilities.**			

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
Objective:			
(5) Improve and expand the planning and management of transportation systems.			✓
Policies:			
(a) Encourage progressive community design and development that will reduce transportation trips.			✓
(b) Require new developments to contribute their pro rata share of local and regional infrastructure costs.			✓
(c) Establish appropriate user fees for private enterprises that utilize public transportation facilities for recreational purposes.			✓
(d) Support the revision of roadway-design criteria and standards so that roads are compatible with surrounding neighborhoods and the character of rural areas.			✓
(e) Plan for multi-modal transportation and utility corridors on each island.			✓
(f) Support designing all transportation facilities, including airport, harbor, and mass- transit stations, to reflect Hawaiian architecture.			✓
(g) Utilize transportation-demand management as an integral part of transportation planning.			✓
(h) Accommodate the planting of street trees and other appropriate landscaping in all public rights-of-way.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to improving and expanding the planning and management of transportation systems are not directly nor indirectly applicable to the proposed project.**			
I. IMPROVE PHYSICAL INFRASTRUCTURE			
Goal: Maui County's physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.		✓	
Objective:			
(1) Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water.		✓	
Policies:			
(a) Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents.		✓	
(b) Develop and fund improved water-delivery systems.			✓
(c) Ensure a reliable and affordable supply of water for productive agricultural uses.			✓
(d) Promote the reclamation of gray water, and enable the use of reclaimed, gray, and brackish water for activities that do not require potable water.			✓
(e) Retain and expand public control and ownership of water resources and delivery systems.			✓
(f) Improve the management of water systems so that surface-water and groundwater resources are not degraded by overuse or pollution.			✓
(g) Explore and promote alternative water-source-development methods.			✓
(h) Seek reliable long-term sources of water to serve developments that achieve consistency with the appropriate Community Plans.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
Implementing Actions:			
(a) Develop a process to review all applications for desalination.			✓
Analysis: **The Applicant and its project team have been in coordination with the County's DWS to ensure that there is an adequate supply of water available to support the proposed relocated facility.**			
Objective:			
(2) Improve waste-disposal practices and systems to be efficient, safe, and as environmentally sound as possible.			✓
Policies:			
(a) Provide sustainable waste-disposal systems and comprehensive, convenient recycling programs to reduce the flow of waste into landfills.			✓
(b) Support innovative and alternative practices in recycling solid waste and wastewater and disposing of hazardous waste.			✓
(c) Encourage vendors and owners of automobile, appliance, and white goods to participate in the safe disposal and recycling of such goods, and ensure greater accountability for large waste producers.			✓
(d) Develop strategies to promote public awareness to reduce pollution and litter, and encourage residents to reduce, reuse, recycle, and compost waste materials.			✓
(e) Pursue improvements and upgrades to existing wastewater and solid-waste systems consistent with current and future plans and the County's Capital Improvement Program.			✓
Implementing Actions:			
(a) Establish recycling, trash-separation, and materials recovery programs and facilities to reduce the flow of waste into landfills.			✓
(b) Study the feasibility of developing environmentally safe waste-to-energy facilities.			✓
(c) Utilize taxes and fees as means to encourage conservation and recycling.			✓
(d) Implement and regularly update the Integrated Solid Waste Management Plan.			✓
(e) Phase out the use of injection wells.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to improving waste-disposal practices and systems are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(3) Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.			✓
Policies:			
(a) Promote the use of locally renewable energy sources, and reward energy efficiency.			✓
(b) Consider tax incentives and credits for the development of sustainable- and renewable-energy sources.			✓
(c) Expand education about energy conservation and self-sufficiency.			✓
(d) Encourage small-scale energy generation that utilizes wind, sun, water, biowaste, and other renewable sources of energy.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(e) Expand renewable-energy production.			✓
(f) Develop public-private partnerships to ensure the use of renewable energy and increase energy efficiency.			✓
(g) Require the incorporation of locally appropriate energy-saving and green building design concepts in all new developments by providing energy efficient urban design guidelines and amendments to the Building Code.			✓
(h) Encourage the use of sustainable energy to power vehicles.			✓
(i) Promote the retrofitting of existing buildings and new development to incorporate energy-saving design concepts and devices.			✓
(j) Encourage green footprint practices.			✓
(k) Reduce Maui County's dependence on fossil fuels and energy imports.			✓
(l) Support green building practices such as the construction of buildings that aim to minimize carbon dioxide production, produce renewable energy, and recycle water.			✓
(m) Promote and support environmentally friendly practices in all energy sectors.			✓
Implementing Actions:			
(a) Adopt an energy-efficiency policy for Maui County government as a model for other jurisdictions.			✓
(b) Adopt a Green Building Code, and support green building practices.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to increasing the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(4) Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.		✓	
Policies:			
(a) Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.		✓	
(b) Planning for new towns should only be considered if a region's growth is too large to be directed into infill and adjacent growth areas.			✓
(c) Utilize appropriate infrastructure technologies in the appropriate locations.			✓
(d) Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.			✓
(e) Support catchment systems and on-site wastewater treatment in rural areas and aggregated water and wastewater systems in urban areas if they are appropriately located.			✓
Implementing Actions:			
(a) Develop a streamlining system for urban infill projects.			✓
(b) Identify appropriate areas for urban expansion of existing towns where infrastructure and public facilities can be provided in a cost-effective manner.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
Analysis: **The proposed project is located at the Kahului Harbor, an urbanized area with existing infrastructure. As stated in Chapter II of this EA, the proposed project will coordinate with the various County agencies to ensure that there is available infrastructure capacity for the proposed project.**			
Objective:			
(5) Improve the planning and management of infrastructure systems.	✓		
Policies:			
(a) Provide a reliable and sufficient level of funding to enhance and maintain infrastructure systems.			✓
(b) Require new developments to contribute their pro rata share of local and regional infrastructure costs.			✓
(c) Improve coordination among infrastructure providers and planning agencies to minimize construction impacts.			✓
(d) Maintain inventories of infrastructure capacity, and project future infrastructure needs.			✓
(e) Require social-justice and -equity issues to be considered during the infrastructure-planning process.			✓
(f) Discourage the development of critical infrastructure systems within hazard zones and the tsunami-inundation zone to the extent practical.			✓
(g) Ensure that infrastructure is built concurrent with or prior to development.	✓		
(h) Ensure that basic infrastructure needs can be met during a disaster.		✓	
(i) Locate public facilities and emergency services in appropriate locations that support the health, safety, and welfare of each community and that minimize delivery inefficiencies.			✓
(j) Promote the undergrounding of utility and other distribution lines for health safety, and aesthetic reasons.			✓
Implementing Actions:			
(a) Develop and regularly update functional plans for infrastructure systems.			✓
(b) Develop, adopt, and regularly update local or community-sensitive level-of service standards for infrastructure systems.			✓
Analysis: **As previously stated, the proposed project will coordinate with the County to ensure that there is adequate infrastructural capacity to support the relocated facilities and any additional infrastructural requirements would be built prior to or concurrent with the proposed action. The Hawaiian Cement facility is the sole bulk cement import and storage facility on Maui and plays a critical role in supporting construction and response efforts after a disaster.**			
J. PROMOTE SUSTAINABLE LAND USE AND GROWTH MANAGEMENT			
Goal: Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.	✓		
Objective:			
(1) Improve land use management and implement a directed-growth strategy.	✓		
Policies:			
(a) Establish, map, and enforce urban- and rural-growth limits.			✓
(b) Direct urban and rural growth to designated areas.	✓		

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(c) Limit the number of visitor-accommodation units and facilities in Community Plan Areas.			✓
(d) Maintain a sustainable balance between the resident, part-time resident, and visitor populations.			✓
(e) Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farm land and open-space resources.	✓		
(f) Discourage new entitlements for residential, resort, or commercial development along the shoreline.			✓
(g) Restrict development in areas that are prone to natural hazards, disasters, or sea-level rise.			✓
(h) Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.	✓		
(i) Establish and maintain permanent open space between communities to protect each community's identity.			✓
(j) Support the dedication of land for public uses.			✓
(k) Preserve the public's rights of access to and continuous lateral access along all shorelines.			✓
(l) Enable existing and future communities to be self-sufficient through sustainable land use planning and management practices.			✓
(m) Protect summits, slopes, and ridgelines from inappropriate development.			✓
Implementing Actions:			
(a) Regularly update urban- and rural-growth boundaries and their maps.			✓
(b) Establish transfer and purchase of development rights programs.			✓
(c) Develop and adopt a green infrastructure plan.			✓
(d) Develop studies to help determine a sustainable social, environmental, and economic carrying capacity for each island.			✓
(e) Identify and define resort-destination areas.			✓
Analysis: **The relocated facility site is located in the Urban Growth Boundary of the directed growth maps of the Maui Island Plan. Like the existing facility, the new relocated facility will be in close proximity to other harbor facilities, including the harbor pier which is necessary for the operation of the cement facility. The relocated facility will also connect to existing infrastructure systems and will utilize BMPs to protect nearby shoreline resources.**			
Objective:			
(2) Improve planning for and management of agricultural lands and rural areas.			✓
Policies:			
(a) Protect prime, productive, and potentially productive agricultural lands to maintain the islands' agricultural and rural identities and economies.			✓
(b) Provide opportunities and incentives for self-sufficient and subsistence homesteads and farms.			✓
(c) Discourage developing or subdividing agriculturally designated lands when non- agricultural activities would be primary uses.			✓
(d) Conduct agricultural-development planning to facilitate robust and sustainable agricultural activities.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
Implementing Actions:			
(a) Inventory and protect prime, productive, and potentially productive agricultural lands from competing non-agricultural land uses.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to improving planning for and management of agricultural lands and rural areas are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(3) Design all developments to be in harmony with the environment and to protect each community's sense of place.	✓		
Policies:			
(a) Support and provide incentives for green building practices.			✓
(b) Encourage the incorporation of green building practices and technologies into all government facilities to the extent practicable.			✓
(c) Protect and enhance the unique architectural and landscape characteristics of each Community Plan Area, small town, and neighborhood.			✓
(d) Ensure that adequate recreational areas, open spaces, and public-gathering places are provided and maintained in all urban centers and neighborhoods.			✓
(e) Ensure business districts are distinctive, attractive, and pedestrian-friendly destinations.			✓
(f) Use trees and other forms of landscaping along rights-of-way and within parking lots to provide shade, beauty, urban-heat reduction, and separation of pedestrians from automobile traffic in accordance with community desires.	✓		
(g) Where appropriate, integrate public-transit, equestrian, pedestrian, and bicycle facilities, and public rights-of-way as design elements in new and existing communities.			✓
(h) Ensure better connectivity and linkages between land uses.			✓
(i) Adequately buffer and mitigate noise and air pollution in mixed-use areas to maintain residential quality of life.			✓
(j) Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.			✓
(k) Support small-town revitalization and preservation.			✓
(l) Facilitate safe pedestrian access, and create linkages between destinations and within parking areas.			✓
Implementing Actions:			
(a) Establish design guidelines and standards to enhance urban and rural environments.			✓
(b) Provide funding for civic-center and civic-space developments.			✓
(c) Establish and enhance urban forests in neighborhoods and business districts.			✓
Analysis: **The proposed project will follow all landscaping requirements for the parking area and areas surrounding the facility, so as to retain increases in stormwater runoff as well as reduce any urban-heat effects related to the development.**			
Objective:			
(4) Improve and increase efficiency in land use planning and management.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
Policies:			
(a) Assess the cumulative impact of developments on natural ecosystems, natural resources, wildlife habitat, and surrounding uses.			✓
(b) Ensure that new development projects requiring discretionary permits demonstrate a community need, show consistency with the General Plan, and provide an analysis of impacts.			✓
(c) Encourage public and private partnerships to preserve lands of importance, develop housing, and meet the needs of residents.			✓
(d) Promote creative subdivision designs that implement best practices in land development, sustainable management of natural and physical resources, increased pedestrian and bicycle functionality and safety, and the principles of livable communities.			✓
(e) Coordinate with Federal, State, and County officials in order to ensure that land use decisions are consistent with County plans and the vision local populations have for their communities.			✓
(f) Enable greater public participation in the review of subdivisions.			✓
(g) Improve land use decision making through the use of land- and geographic information systems.			✓
Implementing Actions:			
(a) Institute a time limit and sunsetting stipulations on development entitlements and their implementation.	✓		
Analysis: **It is anticipated that the SMA Use Permit and SSV for the project would include a time limit for project implementation.**			
K. STRIVE FOR GOOD GOVERNANCE			
Objective:			
(1) Strengthen governmental planning, coordination, consensus building, and decision making.		✓	
Policies:			
(a) Plan and prepare for the effects of social, demographic, economic, and environmental shifts.			✓
(b) Plan for and address the possible implications of Hawaiian sovereignty.			✓
(c) Encourage collaboration among government agencies to reduce duplication of efforts and promote information availability and exchange.			✓
(d) Expand opportunities for the County to be involved in and affect State and Federal decision making.			✓
(e) Plan and prepare for large-scale emergencies and contingencies.			✓
(f) Improve public awareness about preparing for natural hazards, disasters, and evacuation plans.			✓
(g) Improve coordination among Federal, State, and County agencies.		✓	
Implementing Actions:			
(a) Develop policies, regulations, and programs to protect and enhance the unique character and needs of the County's various communities.			✓
(b) Evaluate and if necessary, recommend modifications to the County Charter that could result in a possible change to the form of governance for Maui County.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(c) Study and evaluate the feasibility and implications of voting in Maui County Council elections.			✓
(d) Study and evaluate the feasibility of authorizing town governments in Maui County.			✓
Analysis: **Though the Applicant for the proposed project is a private entity, the relocation of the cement facility requires coordination among State and County agencies to ensure the facility's safety and permissibility in the Kahului Harbor area.**			
Objective:			
(2) Promote civic engagement.			✓
Policies:			
(a) Foster consensus building through in-depth, innovative, and accessible public participatory processes.			✓
(b) Promote and ensure public participation and equal access to government among all citizens.			✓
(c) Encourage a broad cross-section of residents to volunteer on boards and commissions.			✓
(d) Encourage the State to improve its community-involvement processes.			✓
(e) Support community-based decision making.			✓
(f) Expand advisory functions at the community level.			✓
(g) Expand opportunities for all members of the public to participate in public meetings and forums.			✓
(h) Facilitate the community's ability to obtain relevant documentation.			✓
(i) Increase voter registration and turnout.			✓
Implementing Actions:			
(a) Implement two-way communication using audio-visual technology that allows residents to participate in the County's planning processes.			✓
(b) Ensure and expand the use of online notification of County business and public meetings, and ensure the posting of all County board and commission meeting minutes.			✓
(c) Explore funding mechanisms to improve participation by volunteers on boards and commissions.			✓
(d) Develop a project-review process that mandates early and ongoing consultation in and with communities affected by planning and land use activities.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to promoting civic engagement are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(3) Improve the efficiency, reliability, and transparency of County government's internal processes and decision making.			✓
Policies:			
(a) Use advanced technology to improve efficiency.			✓
(b) Simplify and clarify the permitting process to provide uniformity, reliability, efficiency, and transparency.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(c) Improve communication with Lanaʻi and Molokaʻi through the expanded use of information technologies, expanded staffing, and the creation and expansion of government-service centers.			✓
(d) Ensure that laws, policies, and regulations are internally consistent and effectuate the intent of the General Plan.			✓
Implementing Actions:			
(a) Update the County Code to be consistent with the General Plan.			✓
(b) Identify and update County regulations and procedures to increase the productivity and efficiency of County government.			✓
(c) Develop local level-of-service standards for infrastructure, public facilities, and services.			✓
(d) Implement plans through programs, regulations, and capital improvements in a timely manner.			✓
(e) Expand government online services.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to improving the efficiency, reliability, and transparency of County government's internal processes and decision making are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(4) Adequately fund in order to effectively administer, implement, and enforce the General Plan.			✓
Policies:			
(a) Adequately fund, staff, and support the timely update and implementation of planning policy, programs, functional plans, and enforcement activities.			✓
(b) Ensure that the County's General Plan process provides for efficient planning at the County, island, town, and neighborhood level.			✓
(c) Encourage ongoing professional development, education, and training of County employees.			✓
(d) Encourage competitive compensation packages for County employees to attract and retain County personnel.			✓
(e) Enable the County government to be more responsive in implementing our General Plan and Community Plans.			✓
(f) Review discretionary permits for compliance with the Countywide Policy Plan.			✓
(g) Strengthen the enforcement of County, State, and Federal land use laws.			✓
Implementing Actions:			
(a) Establish penalties to ensure compliance with County, State, and Federal land use laws.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to adequately fund in order to effective administer, implement, and enforce the General Plan are not directly nor indirectly applicable to the proposed project.**			
Objective:			
(5) Strive for County government to be a role model for implementing cultural and environmental policies and practices.			✓
Policies:			
(a) Educate residents on the benefits of sustainable practices.			✓

COUNTYWIDE POLICY PLAN (Key: DA = Directly Applicable, IA = Indirectly Applicable, NA = Not Applicable)	DA	IIA	NA
(b) Encourage the retention and hiring of qualified professionals who can improve cultural and environmental practices.			✓
(c) Incorporate environmentally sound and culturally appropriate practices in government operations and services.			✓
(d) Encourage all vendors with County contracts to incorporate environmentally sound and culturally appropriate practices.			✓
Analysis: **Being limited in scope to the relocation of a cement facility, these objective and policies relating to striving for County government to be a role model for implementing cultural and environmental policies and practices are not directly nor indirectly applicable to the proposed project.**			

G. MAUI ISLAND PLAN

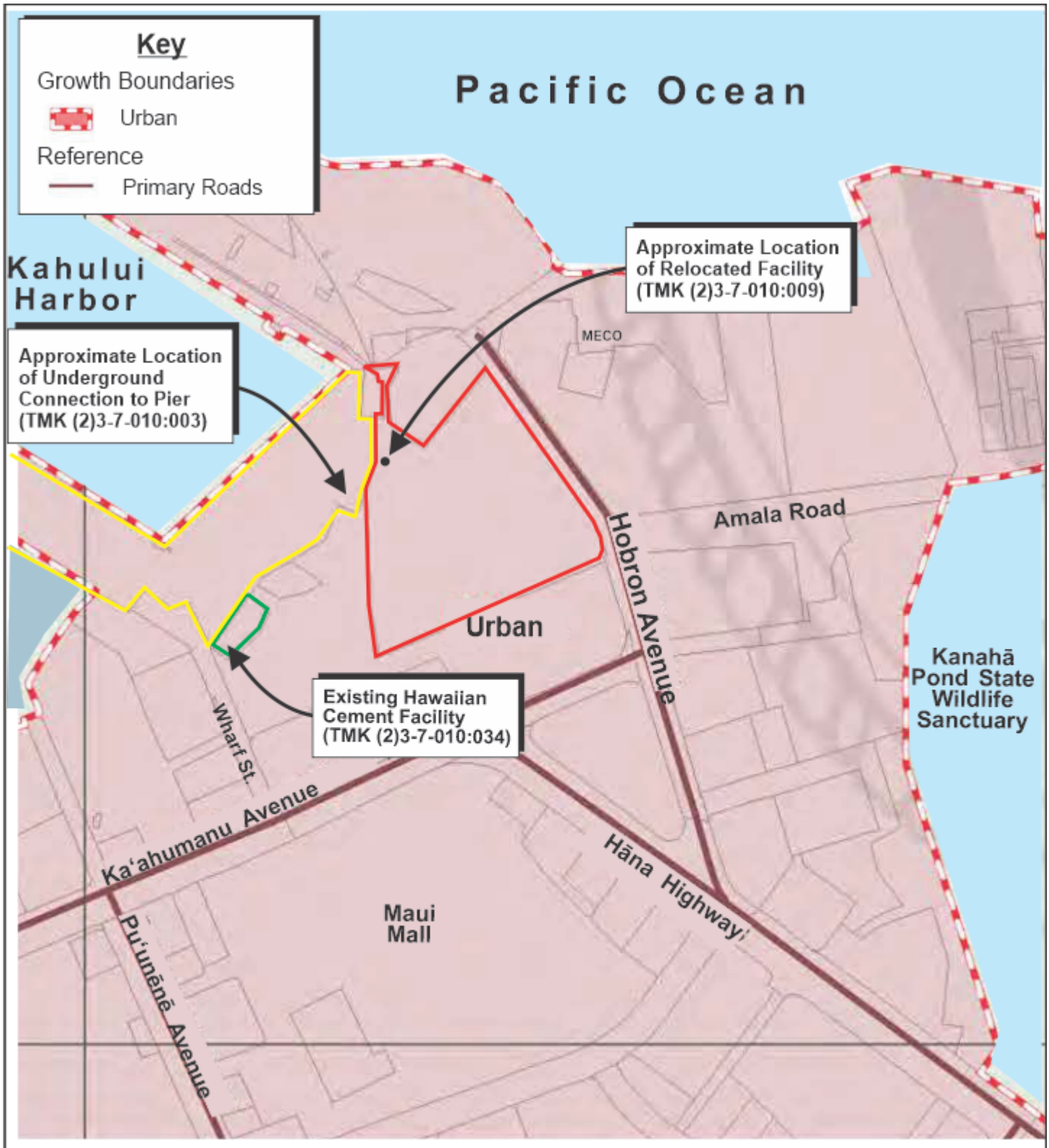
The Maui Island Plan (MIP) is applicable to the island of Maui only, providing more specific policy-based strategies for population, land use, transportation, public and community facilities, water and wastewater systems, visitor destinations, urban design, and other matters related to future growth. See **Figure 13**.

As provided by Chapter 2.80B, the MIP shall include the following components:

1. *An island-wide land use strategy, including a managed and directed growth plan*
2. *A water element assessing supply, demand and quality parameters*
3. *A nearshore ecosystem element assessing nearshore waters and requirements for preservation and restoration*
4. *An implementation program which addresses the County's 20-year capital improvement requirements, financial program for implementation, and action implementation schedule*
5. *Milestone indicators designed to measure implementation progress of the MIP*

The MIP addresses a number of planning categories with detailed policy analysis and recommendations which are framed in terms of goals, objectives, policies and implementing actions. These planning categories address the following areas:

1. *Population*
2. *Heritage Resources*
3. *Natural Hazards*
4. *Economic Development*



Source: County of Maui, Department of Planning - Long Range Planning Division

Figure 13

Kahului Harbor Hawaiian Cement Facility Relocation
Maui Island Plan Map

NOT TO SCALE

Prepared for: Hawaiian Cement

MUNEKIYO HIRAGA

K:\DATA\HawnCemt\KahuluiHarborReloc\Applications\Figures\Final EA\MIP Map

5. *Housing*

6. *Infrastructure and Public Facilities*

7. *Land Use*

Additionally, an essential element of the MIP is its directed growth plan which provides a management framework for future growth in a manner that is fiscally, environmentally, and culturally prudent. Among the directed growth management tools developed through the MIP process are maps delineating urban growth boundaries (UGB), small town boundaries and rural growth boundaries. The respective boundaries identify areas appropriate for future growth and their corresponding intent with respect to development character.

The proposed project is located within the UGB of the MIP. In this regard, it is consistent with the directed growth strategy defined via growth maps adopted in the MIP. Refer to **Figure 13**.

Following the assessment methodology used for the Hawai'i State Plan and the Countywide Policy Plan, the proposed action was reviewed with respect to its applicability to goals, objectives, and policies of the MIP. "Applicability" refers to a project's need, purpose and effects, and how these advance or promote a particular set of goals, objectives and priority guidelines. In assessing the relationship between a proposed action and the MIP, an action may be categorized in one of the following groups:

1. **Directly applicable:** the action and its potential effects directly advances or promotes the objective, policy or priority guideline.

   Example: Again, using a county project to develop a new water source and related transmission facilities as an example, a project of this nature would be directly applicable to the MIP's Objective 6.3.2, which states: *Increase the efficiency and capacity of the water systems in striving to meet the needs and balance the island's water needs.* As well, this action would directly advance the MIP's Policy 6.3.2.f, which states: *Acquire and develop additional sources of potable water.* The need, purpose and effects of the proposed new water source project is directly applicable to the foregoing objective and policy.

2. **Indirectly applicable:** the action's potential effects indirectly supports or advances the objective, policy or priority guideline.

   Example: The county water source project cited above supports the MIP's Objective 7.3.2 which states: *Facilitate more self-sufficient and sustainable communities.* Additionally, this kind of action is indirectly applicable to the related MIP Policy 7.3.2.f, which states: *Facilitate the development of housing by focusing projects in locations where land and infrastructure costs facilitate the development*

of affordably-priced housing. In this case, the principle purpose of the project was not to specifically facilitate the development of affordably-priced housing. However, the project's contribution to adequate infrastructure systems is supportive of the policy. In this instance, the proposed action may be deemed to be indirectly applicable to the objective and policy of the MIP.

3. **Not applicable:** The action and its potential effects have no direct or indirect relationship to the objectives and policies of the Maui Island Plan.

Example: That same county water source improvement project referenced above, may not have direct or indirect linkage to the MIP's Objective 4.2.1, which states: *Increase the economic contribution of the visitor industry to the island's environmental well-being for the island's residents' quality of life*. In this case, there is no reasonably deduced direct or indirect relationship between the proposed action and Objective 4.2.1. Hence, the proposed action would be considered not applicable to the objective.

In general, a proposed action's applicability to the MIP is assessed on the basis of the action's direct or indirect relationship to the respective goals, objectives, and policies.

Maui Island Plan Goals, Objectives and Policies **Key: DA = Directly Applicable, IA = Indirectly Applicable, N/A = Not Applicable**	DA	IA	NA
CHAPTER 1 – POPULATION			
Goal:			
1.1 Maui's people, values, and lifestyles thrive through strong, healthy, and vibrant island communities.		✓	
Objective:			
1.1.1 Greater retention and return of island residents by providing viable work, education, and lifestyle options.		✓	
Policies:			
1.1.1.a Expand programs that enable the community to meet the education, employment, housing, and social goals of youth and young adults.			✓
1.1.1.b Expand housing, transportation, employment, and social opportunities to ensure residents are able to comfortably age within their communities.		✓	
1.1.1.c Measure and track resident satisfaction through surveys and community indicators.			✓
1.1.1.d Support funding for transportation, housing, health care, recreation, and social service programs that help those with special needs (including the elderly and disabled).			✓

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, N/A = Not Applicable	DA	IA	NA
Analysis: **Though the proposed project involves the relocation of an existing cement facility, the action will indirectly affect the goal, objective, and policy relating to population as the cement facility supports the supplies cement for various construction projects, including residential development and facilities for business across industries in Maui's economy.**			
CHAPTER 2 – HERITAGE RESOURCES			
CULTURAL, HISTORICAL, AND ARCHAEOLOGICAL RESOURCES ISSUES			
Goal:			
2.1 Our community respects and protects archaeological and cultural resources while perpetuating diverse cultural identities and traditions.		✓	
Objective:			
2.1.1 An island culture and lifestyle that is healthy and vibrant as measured by the ability of residents to live on Maui, access and enjoy the natural environment, and practice Hawaiian customs and traditions in accordance with Article XII, Section 7, Hawai'i State Constitution, and Section 7-1, Hawai`i Revised Statutes (HRS).		✓	
Policies:			
2.1.1.a Perpetuate the spirit of aloha and celebrate the host Hawaiian culture and other ethnic cultures.		✓	
2.1.1.b Perpetuate a respect for diversity and recognize the broad blending of cultures and ethnicities as vital to the quality of life on Maui.		✓	
2.1.1.c Ensure traditional public access routes, including native Hawaiian trails, are maintained for public use.			✓
2.1.1.d Support the education of visitors and new residents about the customs and etiquette of the Hawaiian culture, as well as other cultures.			✓
Analysis: **The CIA report prepared for the project recognizes the historical and cultural significance of the project area. While the proposed action itself does not directly address the perpetuation and blending of cultures and ethnicities, the CIA does serve to acknowledge the valued cultural context associated with the project area.**			
Objective:			
2.2 A more effective and efficient planning and review process that incorporates the best available cultural resources inventory, protection techniques, and preservation strategies.	✓		
Policies:			
2.1.2.a Ensure that the island has a comprehensive and up-to-date inventory of historic and archaeological resources, and their cultural significance.			✓
2.1.2.b Require the update of existing planning and regulatory mechanisms to protect the natural, cultural, scenic, and historic resources within designated Heritage Areas (see Cultural Resources Overlay/Scenic Corridor Protection Technical Reference Map).			✓

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, N/A = Not Applicable	DA	IA	NA
2.1.2.c Ensure that cultural, historic, and archaeological resources are protected for the benefit of present and future generations.	✓		
Objective:			
2.3 Enhance the island's historic, archaeological, and cultural resources.	✓		
Policies:			
2.1.3.a Identify and pursue a listing of the properties and sites on the State and National Register of Historic Places.	✓		
2.1.3.b Support the use of easements, dedications, and other mechanisms to acquire, maintain, and protect lands with cultural, archaeological, and historic significance.			✓
2.1.3.c Support regulations to require developers, when appropriate, to prepare an Archaeological Inventory Survey, Cultural Impact Assessment, and Ethnographic Inventories that are reviewed and commented upon by the Office of Hawaiian Affairs, Native Hawaiian advisory bodies, the State Historic Preservation Division (SHPD), and the Office of Environmental Quality Control, and systematically comply with the steps listed in SHPD's administrative rules, including consultation and monitoring during construction phases of projects.	✓		
2.1.3.d Promote the rehabilitation and adaptive reuse of historic sites, buildings, and structures.			✓
2.1.3.e Encourage property owners to register historic and archaeological sites on the State and National Register.			✓
2.1.3.f Support opportunities for public involvement with the intent to facilitate the protection and restoration of historic and archeological sites, including consultation with stakeholders.	✓		
2.1.3.g Encourage the resolution of land title questions relating to Land Commission Awards and Royal patents.			✓
2.1.3.h Ensure compliance with historic preservation laws, and discourage demolition of properties that are determined to be eligible for listing on the National or State Register of Historic Places.	✓		
Analysis: **An Archaeological LRFI report was prepared and is included in this Final EA. Consultation with the SHPD pursuant to Section 6E, HRS has been undertaken by Hawaiian Cement and A&B. The LRFI report evaluated previous archaeological studies and included an inspection of the project area to identify any archaeological and/or historical resources. The HRS 6E process and the accompanying LRFI report and CIA ensure appropriate public involvement which advances the protection/documentation polices for historic resources in accordance with SHPD standards and criteria. Compliance with HRS 6E will be achieved prior to project initiation.**			
SHORELINE, REEFS, AND NEARSHORE WATERS			
Goal:			
2.2 An intact, ecologically functional system of reef, shoreline, and nearshore waters that are protected in perpetuity.		✓	

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, N/A = Not Applicable	DA	IA	NA
Objective:			
2.2.1 A more comprehensive and community-based ICZM program.			✓
Policies:			
2.2.1.a Encourage a management system that protects and temporarily rests the reef ecosystems from overuse.			✓
2.2.1.b Support the establishment of additional MMAs and reef replenishment areas.			✓
2.2.1.c Work with appropriate agencies and community members to protect any special managed conservation areas from overuse and ensure that surrounding land uses do not contribute to the degradation of the natural resources, such as ʻAhihi-Kinaʻu Natural Area Reserve, Honolua-Mokulēʻia Bay Marine Life Conservation District, and Mākena State Park.			✓
2.2.1.d Incorporate the following into the MIP, where consistent with the MIP:			
(1) Beach Management Plan for Maui;			✓
(2) Coastal Nonpoint Pollution Control Program Management Plan;			✓
(3) Implementation Plan for Polluted Runoff Control; and			✓
(4) Ocean Resource Management Plan.			✓
2.2.1.e Support greater coordination among governmental agencies involved with the protection of the island's marine resources.			✓
Objective:			
2.2.2 Improved reef health, coastal water quality, and marine life.		✓	
Policies:			
2.2.2.a Create additional mechanisms where needed to contain and control runoff and pollution.		✓	
2.2.2.b Allow extraction of high quality, Class A, low silt sands only when they will be used to protect or restore Maui's shorelines and beaches.			✓
2.2.2.c Carefully manage beach nourishment activities to protect the coastal and marine ecosystem.			✓
2.2.2.d Require, where appropriate, a buffer between landscaped areas and the shoreline, gulches, and streams to reduce the runoff of fertilizers, pesticides, herbicides, and other pollutants into coastal waters.		✓	
2.2.2.e Strictly regulate shoreline armoring in accordance with adopted Shoreline Rules, with an intent to protect the coastal and marine ecosystem.			✓
2.2.2.f Support greater protection of Keālia Pond National Wildlife Refuge through the following:			

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, N/A = Not Applicable	DA	IA	NA
(1) Enhancement of marine ecosystems;			✓
(2) Beach and sand dune restoration; and			✓
(3) Expansion of habitat for Maui's threatened or endangered sea turtles, birds, and other species.			✓
2.2.2.g Support the development of regulations to prevent the excessive depletion of fish stocks due to non-sustainable practices and gear such as SCUBA spear-fishing and lay nets, within the context of nearshore ecosystems.			✓
2.2.2.h Encourage the State to conduct a regular census of fish populations and monitor coral health.			✓
2.2.2.i Encourage the State to significantly increase the number of park rangers, enforcement officers, and marine biologists to protect coastal resources.			✓
2.2.2.j Encourage the State to prohibit the collection and exportation of fish, coral, algae, and other marine species for the ornamental and aquarium trade.			✓
Objective:			
2.2.3 Water quality that meets or exceeds State Clean Water Act standards.		✓	
Policies:			
2.2.3.a Reduce the amount of impervious surface and devise site plan standards that aim to minimize storm runoff and NPS pollution.	✓		
2.2.3.b Support the revision of existing regulations to require an Erosion and Sedimentation Control Plan (ESCP) for development activities that may pose a threat to water quality.			✓
2.2.3.c Require an on-site monitoring program, where applicable, when grading may pose a threat to water quality or when recommended in the ESCP.			✓
2.2.3.d Avoid development actions that impair Maui's reef systems and remove identified stressors.		✓	
2.2.3.e Phase out cesspools and restrict the use of septic systems in ecologically sensitive coastal areas by converting to environmentally-friendly alternative sewage treatment systems, and connecting to central sewerage systems when and where feasible.			✓
2.2.3.f Prohibit the development of new wastewater injection wells, except when unavoidable for public health and safety purposes.			✓
2.2.3.g Ensure that the County upholds its affirmative duty under the Clean Water Act by monitoring and reducing point and NPS pollution to help safeguard coastal waters.		✓	
Objective:			
2.2.4 Acquire additional shoreline lands and shoreline access rights.			✓

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, N/A = Not Applicable	DA	IA	NA
Policies:			
2.2.4.a Promote the use of conservation easements, land trusts, transfer and purchase of development rights, and mitigation banking.			✓
2.2.4.b Require the dedication of public beach and rocky shoreline access ways to and along the shoreline where it serves a practical public interest as a condition of development or subdivision approval; future subdivisions and developments shall be consistent with and effectuate, to the extent practicable, the *Shoreline Access Inventory Update - Final Report* (March 2005), and its updates.			✓
2.2.4.c Incorporate the *Shoreline Access Inventory Update - Final Report* (March 2005), and its regular updates, into this plan.			✓
2.2.4.d Identify access points while further acquiring key shoreline parcels and easement rights to enhance and protect beach access and shoreline recreation.			✓
Analysis: **With the exception of underground pipelines connecting to the pier, the facility has been sited outside the shoreline setback area. Appropriate BMPs will be implemented during demolition- and construction-related activities to ensure soil erosion and runoff do not adversely affect coastal waters. Drainage improvements include incorporation of LID measures, such as use of landscape areas to handle runoff, to minimize impacts from stormwater runoff.**			
WATERSHEDS, STREAMS, AND WETLANDS ISSUES			
Goal:			
2.3 Healthy watersheds, streams, and riparian environments.	✓		
Objective:			
2.3.1 Greater protection and enhancement of watersheds, streams, and riparian environments.			✓
Policies:			
2.3.1.a All present and future watershed management plans shall incorporate concepts of ahupua‘a management based on the interconnectedness of upland and coastal ecosystems/species.			✓
2.3.1.b Continue to support and be an active member of watershed partnerships.			✓
2.3.1.c Support the establishment of regional water trusts, composed of public and private members, to manage water resources.			✓
2.3.1.d Support regulations to require developments to utilize ahupua‘a management practices.			✓
2.3.1.e Work with private and non-profit entities to educate the public about the connection between upland activities within the watershed and the impacts on nearshore ecosystems and coral reefs.			✓

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, N/A = Not Applicable	DA	IA	NA
2.3.1.f Provide adequate funding and staff to develop and implement watershed protection plans and policies, including acquisition and management of watershed resources and land.			✓
2.3.1.g Encourage the State to mandate instream assessment to provide adequate water for native species.			✓
2.3.1.h Maui will protect all watersheds and streams in a manner that guarantees a healthy, sustainable riparian environment.			✓
Objective:			
2.3.2 Decreased NPS and point source pollution.	✓		
Policies:			
2.3.2.a Enforce water pollution related standards and codes.		✓	
2.3.2.b Support the use of LID Techniques such as those described in the State of Hawai'i LID Practitioner's Guide (June 2006), as amended.	✓		
2.3.2.c Encourage farmers and ranchers to use agricultural BMPs to address NPS pollution.			✓
Objective:			
2.3.3 Preserve existing wetlands and improve and restore degraded wetlands.			✓
Policies:			
2.3.3.a Prohibit the destruction and degradation of existing upland, mid-elevation, and coastal wetlands.			✓
2.3.3.b Support and fund wetland protection and improvement, and restoration of degraded wetlands.			✓
2.3.3.c Where applicable, require developers to provide a wetland protection buffer and/or other protective measures around and between development and wetland resources.			✓
Objective:			
2.3.4 Greater preservation of native flora and fauna biodiversity to protect native species.			✓
Policies:			
2.3.4.a Work with appropriate agencies to eliminate feral ungulate populations and invasive species.			✓
2.3.4.b Encourage the State to provide adequate funding to preserve biodiversity, protect native species, and contain or eliminate invasive species.			✓
2.3.4.c Support the work of conservation groups and organizations that protect, reestablish, manage, and nurture sensitive ecological areas and threatened indigenous ecosystems.			✓
Objective:			
2.3.5 Limited development in critical watershed areas.		✓	

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Policies:			
2.3.5.a Discourage development and subdivision of land within critical watersheds and in areas susceptible to high erosion and sediment loss.			✓
2.3.5.b Designate critical watershed areas as conservation lands.			✓
2.3.5.c Strongly encourage new subdivisions and developments that are proximate to environmentally sensitive watershed resources to prepare and implement CSD plans.			✓
Objective:			
2.3.6 Enhance the vitality and functioning of streams, while balancing the multiple needs of the community.			✓
Policies:			
2.3.6.a Protect and enhance natural streambeds and discourage stream alteration.			✓
2.3.6.b Work with appropriate agencies to establish minimum stream flow levels and ensure adequate stream flow to sustain riparian ecosystems, traditional kalo cultivation, and self-sustaining ahupua'a.			✓
2.3.6.c Respect and participate in the resolution of native Hawaiian residual land and water rights issues (kuleana lands, ceded lands, and historic agricultural and gathering rights).			✓
2.3.6.d Ensure that stream flows implement laws and policies found in the State Constitution and Water Code.			✓
2.3.6.e Work with appropriate agencies and stakeholders to establish minimum stream flow levels, promote actions to support riparian habitat and the use of available lo'i, and maintain adequate flows for the production of healthy kalo crops.			✓
Analysis: **The proposed project is located outside of wetland and stream areas. However, as noted previously, LID measures are proposed, such as landscape areas, to minimize impacts from stormwater runoff and reduce water pollution, as much as possible.**			
WILDLIFE AND NATURAL AREAS			
Goal:			
2.4 Maui's natural areas and indigenous flora and fauna will be protected.	✓		
Objective:			
2.4.1 A comprehensive management strategy that includes further identification, protection, and restoration of indigenous wildlife habitats.	✓		
Policies:			
2.4.1.a Identify and inventory the following:			
(4) Natural, recreational, and open space resources;			✓

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(5) Flora and fauna with medium, high, and very high concentrations of threatened or endangered species; and	✓		
(6) Location and extent of invasive species.			✓
2.4.1.b Require flora and fauna assessment and protection plans for development in areas with concentrations of indigenous flora and fauna; development shall comply with the assessment and protection plan and shall use the avoidance, minimization, and mitigation approach respectively, with an emphasis on avoidance.	✓		
2.4.1.c Support the implementation of Hawai`i's Comprehensive Wildlife Conservation Strategy (October 2005).			✓
Objective:			
2.4.2 A decrease in invasive species through programs and partnerships that eradicate undesirable species and protect native habitat.			✓
Policies:			
2.4.2.a Prevent the introduction of invasive species at all of Maui's airports and harbors.			✓
2.4.2.b Encourage the State to increase funding in support of invasive species interception, control, and eradication.			✓
2.4.2.c Encourage the State to develop programs that allow students to participate in invasive species eradication projects.			✓
Objective:			
2.4.3 Greater protection of sensitive lands, indigenous habitat, and native flora and fauna.			✓
Policies:			
2.4.3.a Secure an interconnected network of sensitive lands, greenways, watercourses, and habitats.			✓
2.4.3.b Protect Maui's sensitive lands (see Sensitive Lands on Protected Areas Diagrams).			✓
2.4.3.c Promote innovative environmental-planning methods and site-planning standards that preserve and re-establish indigenous flora and fauna habitat, to preserve and restore connected habitat corridors and open space.			✓
2.4.3.d Utilize protection tools such as conservation easements, land trusts, land banks, Purchase of Developments Rights (PDRs), Transfer of Development Rights (TDRs), and other stewardship tools to acquire natural areas			✓
2.4.3.e Encourage discussions with communities to designate heritage areas that protect recreational and cultural lifestyles and resources.			✓
2.4.3.f Support the expansion of Haleakalā National Park, and the creation of new national parks, where appropriate and supported by local communities.			✓

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2.4.3.g Encourage reforestation efforts that increase native species' habitat.			✓
2.4.3.h Utilize the Natural Area Partnership Program (NAPP) and other programs to protect natural lands.			✓
2.4.3.i Support increased dedicated funding for the acquisition, protection, restoration, or preservation of important natural areas or open space through the following: grants from the Land and Water Conservation Fund; dedicated funding from real property taxes or other appropriate revenues; bond issues; real estate transfer tax; revenues from the Transient Accommodations Tax; development mitigation fees; and other appropriate funding sources.			✓
Analysis: **A Biological Resources Survey was conducted for the relocated facility site and no threatened or endangered species of plant or animal was observed. The Survey addresses the objective of identification, protection, and restoration of wildlife habitats. Native plants have been incorporated into the landscape plan for the project. No impacts on flora or fauna are anticipated.**			
SCENIC RESOURCES			
Goal:			
2.5 Maui will continue to be a beautiful island steeped in coastal, mountain, open space, and historically significant views that are preserved to enrich the residents' quality of life, attract visitors, provide a connection to the past, and promote a sense of place.	✓		
Objective:			
2.5.1 A greater level of protection for scenic resources.			✓
Policies:			
2.5.1.a Protect views to include, but not be limited to, Haleakalā, ʻĪao Valley, the Mauna Kahalawai (West Maui Mountains), Puʻu Ōʻlaʻi, Kahoʻolawe, Molokini, Molokaʻi, and Lānaʻi, Mauna Kea, Mauna Loa, sea stacks, the Pacific Ocean, and significant water features, ridgelines, and landforms.			✓
2.5.1.b Identify, preserve, and provide ongoing management of important scenic vistas and open space resources, including mauka-to-makai and makai-to-mauka view planes.			✓
2.5.1.c Protect "night sky" resources by encouraging the implementation of ambient light ordinances and encouraging conversion of all sources that create excessive light pollution, affecting our ability to view the stars.			✓
2.5.1.d Protect ridgelines from development where practicable to facilitate the protection of public views.			✓
2.5.1.e Protect scenic resources along Maui's scenic roadway corridors.			✓

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Objective:			
2.5.2. Reduce impacts of development projects and public-utility improvements on scenic resources.	✓		
Policies:			
2.5.2.a Enforce the policies and guidelines of the SMA regarding the protection of views.	✓		
2.5.2.b Require any new subdivision of land, development, or redevelopment adjacent to a "high" or "exceptional" scenic corridor to submit an impact assessment of the project's scenic impacts; this assessment shall use the avoidance, minimization, and mitigation steps respectively, with an emphasis on avoidance.			✓
2.5.2.c Require appropriate building setbacks and limits on wall heights to protect views along scenic corridors.	✓		
2.5.2.d Encourage the State of Hawai`i Board of Land and Natural Resources to deny any development within the State Conservation District that interferes with a scenic landscape or disrupts important open space resources.			✓
2.5.2.e Require Urban Design and Review Board (UDRB) review and approval of utility poles, facilities, and other visible infrastructure improvements along scenic corridors.	✓		
2.5.2.f Ensure little or no effect on scenic resources from utility improvements, primarily power poles.			✓
2.5.2.g Protect scenic vistas from intrusion by power poles.			✓
Objective:			
2.5.3 Greater protection of and access to scenic vistas, access points, and scenic lookout points.			✓
Policy:			
2.5.3.a Protect, enhance, and acquire access to Maui's scenic vistas and resources.			✓
Analysis: **The relocated silos will be of similar height to the existing silos and will not exceed the 90-foot maximum height limit established by zoning, Chapter 19.26.050, MCC. The proposed relocated silos will be concrete dome structures that are designed to better withstand the marine environment and will be more visually appealing than the existing, deteriorating and rusting steel-constructed silos.**			
CHAPTER 3 – NATURAL HAZARDS			
Goal:			
3.1 Maui will be disaster resilient.	✓		
Objective:			
3.1.1 Increased inter-agency coordination.			✓

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Policy:			
3.1.1.a Reinforce the island's preparedness capacity by:			
(1) Applying the latest data-gathering techniques/technology;			✓
(2) Pursuing funding opportunities;			✓
(3) Improving monitoring and advance warning systems;			✓
(4) Fostering public awareness; and			✓
(5) Working with external agencies to coordinate disaster mitigation and response.			✓
Objective:			
3.1.2 Greater protection of life and property.	✓		
Policies:			
3.1.2.a Identify critical infrastructure, lifelines, roads, and populations that are vulnerable to coastal hazards, and encourage strategic retreat and relocation to safer areas.			✓
3.1.2.b Consider the location of dams, reservoirs, holding ponds, and other water-containing entities that are upstream of inhabited areas to anticipate, avoid, and mitigate inundation risks, and discourage new development in areas where possible inundation hazards may exist.			✓
3.1.2.c Strengthen current development standards to minimize destruction of land and property.			✓
3.1.2.d Encourage the use of construction techniques that reduce the potential for damage from natural hazards.	✓		
3.1.2.e Increase the County's resilience to drought.			✓
3.1.2.f Increase food and energy security through local production and storage.			✓
Objective:			
3.1.3 A more coordinated emergency response system that includes clearly defined and mapped evacuation routes.			✓
Policy:			
3.1.3.a Identify and expand shelter facilities and evacuation routes away from areas susceptible to natural hazards.			✓
Objective:			
3.1.4 A more educated and involved public that is aware of and prepared for natural hazards.			✓
Policies:			
3.1.4.a Promote public education and involvement related to natural hazards awareness and preparedness.			✓

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3.1.4.b Coordinate a multi-agency effort to establish and promote a comprehensive public education program that will focus on practical approaches to preparedness, damage prevention, and hazard mitigation.			✓
Analysis: **Due to the unique nature of bulk cement transport operations, the Hawaiian Cement facility must be located in close proximity to the pier at Kahului Harbor. Locations in close proximity to the pier at the Harbor are within Flood Zone VE. The proposed structures will be flood-proof, with flood gates provided for exterior openings below the base flood elevation and will be structurally designed to withstand tsunami wave action.**			
CHAPTER 4 – ECONOMIC DEVELOPMENT			
ECONOMIC DIVERSIFICATION			
Goal:			
4.1 Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island's unique natural and cultural resources.		✓	
Objective:			
4.1.1 A more diversified economy.			✓
Policies:			
4.1.1.a Encourage an economy that is driven by innovation, research and development, and human resource development, including but not limited to, increasing technology- and knowledge-based sectors to be a major component in Maui County's economic base.			✓
4.1.1.b Support the creation of new jobs and industries that provide a living wage.			✓
4.1.1.c Facilitate and expedite permits and approvals.			✓
4.1.1.d Develop linkages and partnerships among international research and development activities and Maui businesses.			✓
Objective:			
4.1.2 Increase activities that support principles of sustainability.		✓	
Policies:			
4.1.2.a Support industries that are sustainable, and culturally and environmentally sensitive.			✓
4.1.2.b Encourage and support local businesses.		✓	
4.1.2.c Substitute imports with locally-produced services and products where practicable.			✓
4.1.2.d Support the development of economic development clusters in targeted industry sectors.			✓
4.1.2.e Encourage all businesses to save energy, water, and other resources.			✓

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Objective:			
4.1.3 Improve the island's business climate.			✓
Policies:			
4.1.3.a Upgrade, maintain the quality of, and improve access to telecommunications infrastructure.			✓
4.1.3.b Ensure an adequate supply of affordable workforce housing.			✓
4.1.3.c Develop neighborhoods and communities that are attractive to the workforce of a diversified economy.			✓
4.1.3.d Encourage, nurture, and reward entrepreneurship and innovation.			✓
4.1.3.e Encourage employers to establish incentive programs. Support flexibility in workforce policies compatible with business and quality of life goals.			✓
4.1.3.f Assist community development organizations with revitalization and development of neighborhoods and communities that are attractive to the workforce of a diversified economy.			✓
Analysis: **The proposed action does not directly promote the goal for economic diversification. Indirectly, however, the proposed relocated cement facility will support local businesses that are linked to the construction industry. Such businesses may include materials suppliers and specialty construction companies. From a long-term perspective, the facility will support repair and construction of projects serving various industries across Maui's economy.**			
TOURISM			
Goal:			
4.2 A healthy visitor industry that provides economic well-being with stable and diverse employment opportunities.		✓	
Objective:			
4.2.1 Increase the economic contribution of the visitor industry to the island's environmental well-being for the island's residents' quality of life.			✓
Policies:			
4.2.1.a Engage the visitor industry in the growth of emerging sectors where practicable.			✓
4.2.1.b Support the implementation of the Maui County TSP, when consistent with the MIP.			✓
4.2.1.c Focus economic growth in the visitor industry through enhanced visitor experiences and an emphasis on attracting higher-spending.			✓
4.2.1.d Provide a rich visitor experience, while protecting the island's natural beauty, culture, lifestyles, and aloha spirit.			✓

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4.2.1.e Diversify the tourism industry by supporting appropriate niche activities such as ecotourism, cultural tourism, voluntourism, ag-tourism, health and wellness tourism, educational tourism, medical tourism, and other viable tourism-related businesses in appropriate locations.			✓
4.2.1.f Recognize the important economic contributions that the visitor industry makes and support a healthy and vibrant visitor industry.			✓
4.2.1.g Support the increased availability of kamaʻāina discount programs.			✓
Objective:			
4.2.2 Comprehensively manage future visitor-unit expansion.			✓
Policies:			
4.2.2.a Mitigate the impact of tourism on the host culture, natural environment, and resident lifestyles.			✓
4.2.2.b Allow, where permitted by the community plan, the development of business hotels and small, sensitively-designed inns.		✓	
4.2.2.c Manage impacts from transient vacation rentals, hotels, bed and breakfast units, timeshares, and resort condominiums on residential communities, public infrastructure, and community facilities.			✓
4.2.2.d Discourage supplanting of existing island housing to visitor accommodations that may have a negative impact on long-term rental housing, price of housing, and price of land.			✓
4.2.2.e Allow the designation of retreat/mini-conference centers in appropriate locations through the community plan process.			✓
4.2.2.f Community plans should consider establishing standards such as limits on building size, room count, and the number of inns, if any, that will be allowed in small towns.			✓
Objective:			
4.2.3 Maximize residents' benefits from the visitor industry.			✓
Policies:			
4.2.3.a Promote a desirable island population by striving to not exceed an island-wide visitor population of roughly 33 percent of the resident population.			✓
4.2.3.b Use the required General Plan Annual Status Report to monitor trends related to residents and visitors.			✓
Analysis: **The proposed project will not directly affect the goal related to the visitor industry. However, cement imported by Hawaiian Cement and stored at the facility supports construction of visitor industry related facilities and attractions.**			

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AGRICULTURE			
Goal:			
4.3 Maui will have a diversified agricultural industry contributing to greater economic, food, and energy security and prosperity.			✓
Objective:			
4.3.1 Strive for at least 85 percent of locally-consumed fruits and vegetables and 30 percent of all other locally-consumed foods to be grown in-State.			✓
Policies:			
4.3.1.a Strive to substitute food/agricultural product imports with a reliable supply of locally produced food and agricultural products.			✓
4.3.1.b Facilitate and support the direct marketing/sale of the island's agricultural products to local consumers, through farmers markets and similar venues.			✓
4.3.1.c Encourage growing a diverse variety of crops and livestock to ensure the stewardship of our land while safeguarding consumer safety.			✓
4.3.1.d Work with the State to regulate and monitor genetically-modified-organism (GMO) crops to ensure the safety of all crops and label all GMO products.			✓
Objective:			
4.3.2 Maintain or increase agriculture's share of the total island economy.			✓
Policies:			
4.3.2.a Encourage the export of the island's agricultural products to offshore markets.			✓
4.3.2.b Support infrastructure investments at harbors, such as ferry service, airports, and other facilities for the rapid and cost-effective export of island-grown products.			✓
4.3.2.c Encourage the continued viability of sugar cane production, or other agricultural crops, in central Maui and all of Maui Island.			✓
4.3.2.d Work with the State to reduce excise taxes for commercial agricultural products produced within the State.			✓
4.3.2.e Coordinate with appropriate State and Federal Departments and agencies, private shipping companies, and farmers associations to assist in the rapid and cost-effective export of Maui's agricultural products to off-island markets.			✓
Objective:			
4.3.3 Expand diversified agriculture production at an average annual rate of 4 percent.			✓
Policies:			
4.3.3.a Promote the development of locally-grown and ecologically-sound biofuels, aquaculture, and forest products.			✓

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4.3.3.b Support the development of farming associations/cooperatives.			✓
4.3.3.c Work with educational institutions and appropriate agencies to provide education and training for farm owners and entrepreneurs.			✓
Analysis: **The proposed project does not have direct or indirect relationships to the goal for agriculture and its related objectives for consumption for locally produced fruits and vegetables, maintaining or increasing agriculture's share in the local economy, and expanding diversified agricultural production.**			
EMERGING SECTORS			
Goal:			
4.4 A diverse array of emerging economic sectors.			✓
Objective:			
4.4.1 Support increased investment and expanded activity in emerging industries.			✓
Policies:			
4.4.1.a Support the development of and access to state-of-the-art voice, video, and data telecommunications systems and high-speed Internet.			✓
4.4.1.b Attract and assist industries to compete in high technology activities such as those related to renewable energy, green technologies, diversified agriculture, ocean sciences, health sciences, space technologies, and other knowledge-based industries.			✓
4.4.1.c Support new industries that are environmentally and culturally sensitive such as health and wellness, sports and outdoor activities, cultural activities, the arts, film-making, entertainment, and digital media.			✓
4.4.1.d Support a sustainable, culturally sensitive, astronomy industry.			✓
4.4.1.e Support the continued development of the Maui Research and Technology Park in Kihei, as a center for research and development, education, and diversified economic development, as provided by the Maui County Code.			✓
4.4.1.f Work with appropriate organizations to support the development of high technology clusters around renewable energy, diversified agriculture, ocean sciences, health sciences, and other knowledge-based industries.			✓
Objective:			
4.4.2 Increase the development of renewable energy technologies that are supported by the local community.			✓
Policies:			
4.4.2.a Support the expansion of the renewable energy sector and the use of solar, wind, wave, and biofuel technologies.			✓

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4.4.2.b Provide incentives to encourage renewable energy development, the use of green energy technologies, and energy conservation.			✓
4.4.2.c Ensure an adequate supply of land and facilitate permitting to meet the needs for renewable energy technologies such as solar, wind, wave, biofuel, and other technologies, provided that environmental, view plane, and cultural impacts are addressed.			✓
4.4.2.d Support the Maui County Energy Alliance Plan where consistent with the MIP.			✓
Analysis: **The proposed project does not have direct or indirect relationships to the goal for emerging sectors. The accompanying objectives for increased investment in and expansion of emerging industries, and increased development of renewable energy technologies are not affected by the proposed action.**			
SMALL BUSINESS DEVELOPMENT			
Goal:			
4.5 Small businesses will play a key role in Maui's economy.		✓	
Objective:			
4.5.1 Increase the number of and revenue generated by small businesses and decrease the percentage of small business failures.		✓	
Policies:			
4.5.1.a Provide incentives and support for small businesses and entrepreneurs that incorporate sustainable technologies and practices into their operations, utilize local materials, or produce and sell locally-made goods or services.			✓
4.5.1.b Assist traditional "mom and pop" business establishments.			✓
4.5.1.c Reduce barriers to small business development.		✓	
4.5.1.d Require, where feasible, the government procurement of goods and services from locally-owned, small businesses.			✓
4.5.1.e Support community markets and venues that sell locally-made produce, goods, and services.			✓
Analysis: **The proposed construction of the relocated cement facility will involve a range of businesses which are part of the construction implementation hierarchy. These may include small businesses involved, for example, in landscaping and equipment rental. Furthermore, in return, the relocated cement facility will support the aforementioned industries by supplying cement material for their respective operations. While the proposed project does not directly advance the goal for small businesses, it does indirectly benefit small businesses. From a long term perspective, the facility will support repair and construction projects that serve small businesses across the island.**			

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HEALTH CARE SECTOR			
Goal:			
4.6 Maui will have a health care industry and options that broaden career opportunities that are reliable, efficient, and provide social well-being.			✓
Objective:			
4.6.1 Expand the economic benefits of the health care sector.			✓
Policies:			
4.6.1.a Encourage expanded services at MMMC and at other medical facilities.			✓
4.6.1.b Support expansion of federally qualified health centers with the direct involvement of the residents of the communities served.			✓
4.6.1.c Support the use of multimedia as a means to provide healthcare information.			✓
4.6.1.d Encourage digitalization of all diagnostic equipment at all facilities on Maui to enable sharing of data and more efficient use of limited provider workforce, consistent with data protection and patient privacy.			✓
4.6.1.e Support the expansion of telemedicine.			✓
4.6.1.f Encourage expansion and improved access to emergency care in all communities.			✓
Objective:			
4.6.2 Be more efficient in the delivery of health care services and in minimizing health care costs.			✓
Policies:			
4.6.2.a Support expansion of health care providers and facilities to improve access to quality care throughout the island.			✓
4.6.2.b Encourage the expansion of veteran health care services.			✓
4.6.2.c Allow home-based out-patient medical care that does not interfere with surrounding neighborhoods.			✓
Objective:			
4.6.3.Expand Maui's alternative health care services, including spiritual practices.			✓
Policies:			
4.6.3.a Support efforts to promote alternative medicine.			✓
4.6.3.b Allow small-scale home-alternative medicine businesses such as massage, chiropractic care, traditional Hawaiian healing, and acupuncture that do not interfere with surrounding neighborhoods.			✓

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Analysis: **The proposed project does not have direct or indirect relationships to the goal for the health care sector and its related objectives for expanding the economic benefits of the health care sector, increasing the efficiency of the health care delivery system, minimizing the costs of health care, and expanding Maui's alternative health care system.**			
EDUCATION AND WORKFORCE DEVELOPMENT			
Goal:			
4.7 Maui will have effective education and workforce development programs and initiatives that are aligned with economic development goals.			✓
Objective:			
4.7.1 Improve preschool and K-12 education to allow our youth to develop the skills needed to successfully navigate the 21st century.			✓
Objective:			
4.7.1.a Encourage the State to implement programs such as:			
(1) Universally available preschool for children between the ages of one and five;			✓
(2) Mandatory kindergarten;			✓
(3) Mandatory K-5th grade classroom size limits of 1 teacher to 20 students;			✓
(4) Mandatory nutrition programs; and			✓
(5) Mandatory Native Hawaiian programs at all grade levels.			✓
4.7.1.b Encourage the DOE to extend the school day by at least an hour.			✓
4.7.1.c Encourage the State to increase funding for public education so that Hawai‘i is among the top 10 states nationally as measured by investment per pupil.			✓
4.7.1.d Encourage the State to ensure teacher certifications relate to effective delivery and improved student performances, and develop an industry experience/equivalency certification to assure our DOE students have access to career technical education and training.			✓
4.7.1.e Encourage the UHMC to provide dormitory space for high school students.			✓
4.7.1.f Encourage the development and implementation of curriculum on native Hawaiian history, culture, and practices, in consultation with native Hawaiian groups and associations.			✓
Objective:			
4.7.2 Encourage an increase in the number of certificate recipients and associate, bachelors, and graduate degrees conferred.			✓

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Policies:			
4.7.2.a Encourage the State to increase the number of articulation agreements between the UHMC and four-year universities, particularly the University of Hawai'i at Manoa.			✓
4.7.2.b Encourage the State to expand accredited 2-year, 4-year, and graduate programs through the UHMC.			✓
4.7.2.c Encourage the education and training of our residents to meet the needs of a diversified economy.			✓
4.7.2.d Support education and training programs such as student internships, vocational training, and career development opportunities to ensure a highly skilled workforce			✓
4.7.2.e Work with educational institutions to improve and expand access to education and training through multiple modes, including distance learning.			✓
Objective:			
4.7.3 Strive to ensure that more of Maui's jobs are developed in STEM-related sectors by 2030.			✓
Policies:			
4.7.3.a Support the development of STEM-related certificates and degrees at the two- and four year levels.			✓
4.7.3.b Support the education initiatives of the Maui Agricultural Development Plan.			✓
4.7.3.c Expand and seek funding for internships, mentoring, job shadowing, etc. to foster interest in health and green workforce careers.			✓
4.7.3.d Work with MEDB, UHMC, and other similar organizations to expand internship/education programs to support STEM careers.			✓
4.7.3.e Continue to partner with the MEDB and other similar organizations to recruit, assist, and retain emerging industries, research and development activities, and educational/workforce opportunities.			✓
Analysis: **The goal for education and workforce development is not directly or indirectly affected by the proposed action. Consequently, the related objectives of improving preschool and K-12 education, increasing higher education, certificates and degrees, and developing more jobs in the STEM-related sectors are not affected by the proposed project.**			
CHAPTER 5 – HOUSING			
Goal:			
5.1 Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.		✓	

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, N/A = Not Applicable	DA	IA	NA
Objective:			
5.1.1 More livable communities that provide for a mix of housing types, land uses, income levels, and age.		✓	
Policies:			
5.1.1.a Promote livable communities (compact/walkable/bikeable, access to transit) that provide for a mix of housing types and land uses, including parks, open space, and recreational areas.		✓	
5.1.1.b Promote planning approaches that provide a mix of multifamily and single-family housing units to expand housing choices.			✓
5.1.1.c Discourage gated communities.			✓
5.1.1.d Provide incentives for the rehabilitation or adaptive reuse of historic structures to facilitate more housing choices.			✓
5.1.1.e Use planning and regulatory approaches to provide higher housing densities.			✓
Objective:			
5.1.2 Better monitoring, evaluation, and refinement of affordable housing policy in conjunction with the economic cycle.			✓
Policies:			
5.1.2.a Improve data on resident and nonresident housing.			✓
5.1.2.b Utilize the following approaches to promote resident housing and to minimize offshore market impacts:			
(1) Ensure that the future housing stock is composed of a mix of housing types (multifamily, small lots, ohana units, co-housing, cottage houses, etc.);			✓
(2) Encourage new housing in proximity to jobs and services, in places that are conducive/affordable to island residents; and			✓
(3) Explore taxation alternatives and building fee structures.			✓
Objective:			
5.1.3 Provide affordable housing, rental or in fee, to the broad spectrum of our island community.		✓	
Policies:			
5.1.3.a Consider regulations that can help keep affordable housing available at affordable rents.			✓
5.1.3.b Seek to have ownership of affordable for-sale and rental housing vested in a non-profit community land trust, or other qualified housing provider, committed to keeping such housing affordable in perpetuity.			✓
5.1.3.c Facilitate the use of public lands in urban areas that are suitable for affordable housing.		✓	
5.1.3.d Develop or support partnerships and initiatives that provide housing-related education/outreach.		✓	

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5.1.3.e Support the continuing efforts of the County and its community partners to:			
(1) Disseminate information on different housing/financial assistance programs (loans, grants, etc.) including information on housing rehabilitation/restoration/adaptive reuse;			✓
(2) Provide housing-related counseling including budget, credit, and financial planning assistance; and			✓
(3) Create and maintain a comprehensive/master list of available affordable housing to help residents secure a unit that satisfies their need.			✓
Objective:			
5.1.4 Provide infrastructure in a more timely manner to support the development of affordable housing.		✓	
Policies:			
5.1.4.a Prioritize the development of infrastructure that supports the development of affordable housing.		✓	
5.1.4.b Utilize appropriate financing approaches and assistance tools to encourage the development of infrastructure and public facilities.			✓
5.1.4.c Tailor infrastructure requirements to correspond with appropriate level-of-service standards to help control housing costs and to maintain safety.			✓
Objective:			
5.1.5 A wider range of affordable housing options and programs for those with special needs.		✓	
Policies:			
5.1.5.a Ensure that residents with special needs have access to appropriate housing.			✓
5.1.5.b Encourage housing to be built or rehabilitated to allow the elderly and those with special needs to live in their homes.		✓	
5.1.5.c Ensure and facilitate programs to assist those with special needs from becoming homeless.			✓
5.1.5.d Promote programs that stimulate the production of sustainable homeless shelters and alternative housing technologies.			✓
5.1.5.e Support programs that offer home modification counseling on low-interest retrofit loans and grants to those with special needs.			✓
Objective:			
5.1.6 Reduce the cost to developers of providing housing that is affordable to families with household incomes 160 percent and below of annual median income.			✓
Policies:			
5.1.6.a Support fast-track processing procedures for the following housing-related entitlements: affordable housing projects/units; indigenous Hawaiian housing/units; and special-needs housing units (seniors, disabled, homeless, etc.).			✓

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5.1.6.b Require the construction of affordable for-sale and rental housing units as part of the construction of new housing developments.			✓
5.1.6.c Offer extra incentives in boom periods and withdraw incentives during slack periods.			✓
Objective:			
5.1.7 Increased preservation and promotion of indigenous Hawaiian housing and architecture.			✓
Policies:			
5.1.7.a Preserve, promote, and give priority to Hawaiian housing/architecture forms to preserve Hawaiian culture.			✓
5.1.7.b Provide for indigenous architecture as an allowable structure for native Hawaiian uses to include hula and lāʻau lapaʻau.			✓
Analysis: **Hawaiian Cement is the sole importer of bulk cement to Maui. Cement imported and stored at Kahului Harbor facility is used for repair, maintenance, and new construction of housing.**			
CHAPTER 6 – INFRASTRUCTURE AND PUBLIC FACILITES			
SOLID WASTE			
Goal:			
6.1 Maui will have implemented the ISWMP thereby diverting waste from its landfills, extending their capacities.		✓	
Objective:			
6.1.1 Meet our future solid waste needs with a more comprehensive planning and management strategy.		✓	
Policies:			
6.1.1.a Update and publicize the ISWMP every ten years.			✓
6.1.1.b Strengthen inter-agency coordination including Planning and Environmental Management departments.			✓
6.1.1.c Divert waste from the landfills and educate the public about the recommendations of the ISWMP.		✓	
6.1.1.d Minimize future active, unlined landfill cells to the extent feasible.			✓
Objective:			
6.1.2 Divert at least 60 percent of solid waste from the island's landfills.			✓
Policies:			
6.1.2.a Require residents and commercial enterprises that generate waste to pay a fair proportion of disposal costs.			✓
6.1.2.b Encourage environmentally safe waste-to-energy solutions.			✓
6.1.2.c Facilitate the reduction of solid waste generated by packaging, food service products, construction waste, etc.			✓

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6.1.2.d Educate residents and visitors about the impacts of and methods to reduce, reuse, and recycle.			✓
6.1.2.e Discourage the disposal of landfill leachate by diversion to wastewater treatment plants, where practicable.			✓
Analysis: **Project specifications will provide that construction-related solid waste from the project be recycled, composted, or disposed at an approved construction waste disposal site. While these diversion measures are not directly advancing the goal, objectives, and policies for solid waste, it does indirectly carry out the broader intent of this policy set. The proposed action does not directly affect the objective and policies relating to the 60 percent solid waste reduction threshold.**			
WASTEWATER			
Goal:			
6.2 Maui will have wastewater systems that comply with or exceed State and Federal regulations; meet levels-of-service needs; provide adequate capacity to accommodate projected demand; ensure efficient, effective, and environmentally sensitive operation; and maximize wastewater reuse where feasible.			✓
Objective:			
6.2.1 A wastewater planning program capable of efficiently providing timely and adequate capacity to service projected demand where economically feasible and practicable.			✓
Policies:			
6.2.1.a Encourage the use of renewable energy in support of wastewater treatment facilities.			✓
6.2.1.b Focus the expansion of wastewater systems to accommodate planned growth consistent with the MIP Directed Growth Strategy.			✓
6.2.1.c Establish new wastewater treatment plant(s) outside the tsunami zone.			✓
Objective:			
6.2.2 Adequate levels of wastewater service with minimal environmental impacts.			✓
Policies:			
6.2.2.a Meet or exceed all State and Federal standards regulating wastewater disposal or reuse.			✓
6.2.2.b Encourage tertiary treatment for all municipal wastewater that is disposed through deep injection wells. Phase out all municipal and private injection wells in coordination with water reuse programs, where feasible, by 2020.			✓
6.2.2.c Improve and upgrade the County's existing wastewater collection, treatment, and reuse facilities consistent with current and future plans and the County's CIP.			✓

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6.2.2.d Maintain an ongoing sewer inspection program for public and private multi-user systems to identify potential problems and forecast each system's residual life.			✓
6.2.2.e Require all new developments to fund system improvements in proportion to the development impact and in accordance with the County's wastewater functional plan.			✓
6.2.2.f Require appropriate funding mechanisms, such as a sinking fund, to adequately maintain or replace aging water-system components.			✓
6.2.2.g Strongly encourage the phase out of cesspools.			✓
Objective:			
6.2.3 Increase the reuse of wastewater.			✓
Policies:			
6.2.3.a Strengthen coordination between the Department of Water Supply (DWS) and the WWRD to promote reuse/recycling of wastewater.			✓
6.2.3.b Expand the reuse of wastewater from the Central Maui, Kīhei, Lahaina, and other wastewater systems.			✓
Analysis: **The proposed project does not have direct or indirect relationships to the goal for wastewater and its related objectives for producing a wastewater planning program to service projected demand, maintaining adequate levels of wastewater service with minimal environmental impacts, and increasing the reuse of wastewater.**			
WATER			
Goal:			
6.3 Maui will have an environmentally sustainable, reliable, safe, and efficient water system.			✓
Objective:			
6.3.1 More comprehensive approach to water resources planning to effectively protect, recharge, and manage water resources including watersheds, groundwater, streams, and aquifers.			✓
Policies:			
6.3.1.a Ensure that DWS actions reflect its public trust responsibilities toward water.			✓
6.3.1.b Ensure the WUDP implements the State Water Code and MIP's goals, objectives, and policies.			✓
6.3.1.c Regularly update the WUDP, to maintain compliance with the General Plan.			✓
6.3.1.d Ensure that the County's CIP for water-source development is consistent with the WUDP and the MIP.			✓
6.3.1.e Where desirable, retain and expand public ownership and management of watersheds and fresh-water systems.			✓

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6.3.1.f Encourage and improve data exchange and coordination among Federal, State, County, and private land use planning and water resource management agencies.			✓
Objective:			
6.3.2 Increase the efficiency and capacity of the water systems in striving to meet the needs and balance the island's water needs.			✓
Policies:			
6.3.2.a Ensure the efficiency of all water system elements including well and stream intakes, water catchment, transmission lines, reservoirs, and all other system infrastructure.			✓
6.3.2.b Encourage increased education about and use of private catchment systems where practicable for nonpotable uses.			✓
6.3.2.c Maximize the efficient use of reclaimed wastewater to serve nonpotable needs.			✓
6.3.2.d Work with appropriate State and County agencies to achieve a balance in resolving the needs of water users in keeping with the water allocation priorities of the MIP.			✓
6.3.2.e Ensure water conservation through education, incentives, and regulations.			✓
6.3.2.f Acquire and develop additional sources of potable water.			✓
Objective:			
6.3 Improve water quality and the monitoring of public and private water systems.			✓
Policy:			
6.3.3.a Protect and maintain water delivery systems.			✓
Analysis: **The proposed project does not have direct or indirect relationships to the goal for water. The accompanying objectives for comprehensive water resources planning and management, and increasing the efficiency and capacity of water systems, are not affect by, and directly or indirectly related to the proposed action.**			
TRANSPORTATION			
Goal:			
6.4 An interconnected, efficient, and well-maintained, multimodal transportation system.		✓	
Objective:			
6.4.1 Provide for a more integrated island-wide transportation and land use planning program that reduces congestion and promotes more efficient (transit-friendly) land use patterns.			✓
Policies:			
6.4.1.a Plan for an integrated multi-modal transportation system comprised of public transit, bicycle, pedestrian, automobile, and other transportation modes.		✓	

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6.4.1.b Refocus transportation investment from the construction of additional roadways only for the automobile to the expansion of a multimodal transportation system.			✓
6.4.1.c Encourage the use of "complete streets" design methods.			✓
6.4.1.d Encourage employers to implement TDM strategies.			✓
Objective:			
6.4.2 Safe, interconnected transit, roadway, bicycle, equestrian, and pedestrian network.		✓	
Policies:			
6.4.2.a Ensure transit-, roadway-, and pedestrian-facilities design and level-of-service standards respect the unique character of our communities.		✓	
6.4.2.b Prioritize transportation improvements list to cost-effectively meet existing and future needs consistent with the MIP.			✓
6.4.2.c Require new development, where appropriate, to integrate sidewalks, pathways, bikeways, and transit infrastructure into new commercial and residential projects while enhancing community character.			✓
6.4.2.d Identify and improve hazardous and substandard sections of roadways, drainage infrastructure, and bridges, provided that the historical integrity of the roads and bridges are protected.			✓
6.4.2.e Consider identification, acquisition where appropriate, and utilization of abandoned right of-ways for bikeways, pedestrian pathways, and open-space networks.			✓
6.4.2.f Support the implementation of the *Central Maui Pedestrian & Bicycle Master Plan* (March 2012), when consistent with the MIP.			✓
Objective:			
6.4.3 An island-wide, multimodal transportation system that respects and enhances the natural environment, scenic views, and each community's character.			✓
Policies:			
6.4.3.a Ensure that the roadway and transit alignments respect the natural environment and scenic views.			✓
6.4.3.b Ensure that roadways and transit systems in rural areas and small towns enhance community character.			✓
6.4.3.c Design all transit systems to respect visual corridors and Maui's character.			✓
Analysis: **Cement imported and stored at the Kahului Harbor facility is used for repair, maintenance, and construction of transportation infrastructure. A Traffic Assessment (TA) report was prepared for the proposed project which identified any potential impacts that the project would have on existing, surrounding roadways. When compared to the traffic patterns and demands**			

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related to the existing facility, the proposed relocation is not expected to increase the amount of trucks accessing the new facility. Further, the Applicant and its project team continue to coordinate with the State DOT to ensure efficient and safe design of the relocated facility and truck routes with respect to surrounding development.			
TRANSIT			
Goal:			
6.5 An island-wide transit system that addresses the needs of residents and visitors and contributes to healthy and livable communities.			✓
Objective:			
6.5.1 An integrated transit system that better serves all mobility needs of Maui's residents and visitors.			✓
Policies:			
6.5.1.a Maximize access to public transit in town centers, commercial districts, and employment centers.			✓
6.5.1.b Expand regional and inter-regional transit services, where appropriate, in heavily traveled corridors and within communities			✓
6.5.1.c Increase the frequency of current service, add additional bus routes as demand requires, and transition to nonpolluting transit vehicles, as funding permits.			✓
6.5.1.d Provide adequate transit infrastructure (e.g., bus pullouts, waiting benches and shelters, signs) along existing and future transit right-of-ways.			✓
6.5.1.e Require new development where appropriate, to provide right-of-ways (ROWs) to accommodate transit circulation and support facilities.			✓
6.5.1.f Identify, protect, and preserve, or acquire corridors for future inter-community transit use, including but not limited to, rail and also multimodal use corridors.			✓
6.5.1.g Establish transit corridors by planning for and securing right-of-way when appropriate for alternative modes of transportation (such as rail and water ferry service).			✓
6.5.1.h Pursue improvements and upgrades to the existing transit system consistent with updated MDOT planning studies/transit plans (within the framework of comprehensive island-wide multimodal transportation plans).			✓
6.5.1.i Increase inter-agency coordination between the Department of Planning, State Department of Transportation, County Department of Public Works, and other applicable agencies.			✓
Objective:			
6.5.2 Plan for a more diversified and stable funding base to support transportation goals.			✓

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Policies:			
6.5.2.a Support alternative methods and sources of funding transportation improvements (including impact fees, higher taxes, fare adjustments, dedicated sources of funding, and assessments).			✓
6.5.2.b Collaborate with public-private entities or nonprofit organizations to reduce public transit operational expenses.			✓
6.5.2.c Coordinate with appropriate Federal, State, and County agencies to fund transportation projects in areas where growth is anticipated.			✓
Analysis: **The proposed project does not have direct or indirect relationships to the goal for transit and its related objectives for advancing an integrated island-wide transit system, and funding to support transit improvements and operations.**			
PARKS			
Goal:			
6.6 Maui will have a diverse range of active and passive recreational parks, wilderness areas, and other natural-resource areas linked, where feasible, by a network of greenways, bikeways, pathways, and roads that are accessible to all.			✓
Objective:			
6.6.1 More effective, long-range planning of parks and recreation programs able to meet community needs.			✓
Policies:			
6.6.1.a Support, consistent with the MIP, the implementation of open-space and recreational plans, such as the *Pali to Puamana Parkway* Master Plan and the *Upcountry Greenways Master Plan*.			✓
6.6.1.b Utilize the ahupua‘a approach by integrating mauka-to-makai natural landscapes into an island-wide parks and recreation functional plan.			✓
6.6.1.c Provide a balanced mix of passive and active parks, including neighborhood, community, and regional parks, in each community plan area.			✓
6.6.1.d Support the expansion of Haleakala National Park, where supported by affected communities.			✓
6.6.1.e Support lo‘i and dryland taro restoration in County, State, and Federal parks.			✓
6.6.1.f Encourage private landowners to dedicate land to Federal, State, or County governments, or nonprofit land trusts, for parks and open-space protection consistent with the MIP.			✓
6.6.1.g Strengthen inter-agency coordination including State and County departments, such as resolving joint use of facilities and properties.			✓

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6.6.1.h Work with the State to prepare and implement a master management plan for ʻĀhihi-Kīnaʻu and La Perouse-Keoneʻōʻio Bay to Kanaloa Point region.			✓
Objective:			
6.6.2 Achieve parks and recreation opportunities to meet the diverse needs of our community.			✓
Policies:			
6.6.2.a Establish appropriate level-of-service standards at the neighborhood, community, and regional levels.			✓
6.6.2.b Identify and acquire parks and recreational facilities that address existing park inadequacies and complement and enhance neighborhoods, communities, and natural land features.			✓
6.6.2.c Design park facilities to preserve and enhance natural site characteristics, maximize views, protect environmental and cultural sites, and minimize water demands.			✓
6.6.2.d Acquire lands along the shoreline, between coastal roadways and the ocean.			✓
6.6.2.e Encourage the development of regional parks, district parks, and greenways in a manner that helps to contain sprawl, provide separation between distinct communities, or offer open space within urban communities.			✓
6.6.2.f Require large master-planned communities that incorporate a mixture of park facilities pursuant to parks standards and functional plans.			✓
6.6.2.g Support appropriate areas for cultural parks (e.g., Kepaniwai) in each community plan area.			✓
6.6.2.h Incorporate community input to determine the appropriate location, design, and long-term stewardship of parks and recreation facilities.			✓
6.6.2.i Manage commercial activities at public parks to minimize impacts to residents.			✓
6.6.2.j Support public-private partnerships to implement the acquisition and development of parks when consistent with the General Plan.			✓
6.6.2.k Support a coordinated program to improve, operate, and maintain joint-use facilities and grounds.			✓
Objective:			
6.6.3 An expanded network of greenways, trails, pathways, and bikeways.			✓
Policies:			
6.6.3.a Link existing and future park sites, natural areas, the shoreline, and residential areas with a network of bikeways, pedestrian paths, trails, and greenways.			✓

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6.6.3.b Support the implementation of plans and programs that facilitate pedestrian mobility and access to active and passive recreation areas and sites.			✓
6.6.3.c Collaborate with the State and private land owners to ensure perpetual access and proper stewardship of traditional trails and access systems.			✓
6.6.3.d Facilitate the development of well-managed noncommercial campgrounds throughout the island.			✓
6.6.3.e Consider requiring commercial bike rental businesses to provide funding that supports a mauka-to-makai Haleakalā bikeway improvement program.			✓
6.6.3.f Ensure ADA compliance and seek opportunities to make all parks and recreational facilities accessible to people with disabilities.			✓
Analysis: **The proposed project does not have direct or indirect relationships to the goal for parks. The accompanying objectives for more effective, long-range planning of parks and recreation programs; achieving parks and recreation opportunities to meet community needs; and expanding the network of greenways, trails, pathways, and bikeways are not directly or indirectly applicable to the project.**			
PUBLIC FACILITIES			
Goal:			
6.7 Maui will have adequate public facilities that meet the diverse needs of residents.			✓
Objective:			
6.7.1 More effective planning for public facilities to meet community needs.			✓
Policies:			
6.7.1.a Ensure the development and update of island-wide public facilities functional plans that incorporate prioritized facilities, programs, and a financial component.			✓
6.7.1.b Establish appropriate level-of-service standards for public facilities provided by the County.			✓
6.7.1.c Pursue improvements and upgrades of County public facilities consistent with the public facilities functional plan.			✓
6.7.1.d Recognize Wailuku Town as Maui's Civic Center and support the revitalization of the Civic Center District by consolidating government office spaces, enhancing landscape beautification, and providing adequate public parking.			✓
6.7.1.e Support, with community input, the relocation of the Maui Community Correctional Center from Wailuku to an appropriate location in Puʻunēnē.			✓
6.7.1.f Adequately plan and fund public safety facilities (fire, police, ambulance, civil defense) to meet community needs.			✓

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6.7.1.g Increase joint facilities utilization and program coordination between State and County agencies such as baseyards, communication centers, recreational facilities, etc., where feasible.			✓
6.7.1.h Focus future expenditures for additional government office space, parking, and related facilities in Wailuku's Civic Center District.			✓
6.7.1.i Encourage continuous and safe walkways for children within one mile of each school.			✓
6.7.1.j Encourage public-private partnerships to identify and resolve public facility plan shortcomings when consistent with the General Plan.			✓
6.7.1.k Incorporate community/area residents' input to determine the appropriate location and design of public facilities.			✓
Analysis: **The proposed action does not have direct or indirect relationships to the goal for public facilities. In this context, the project does not advance or promote the objective of more effective planning for public facilities which meeting community needs.**			
SCHOOLS AND LIBRARIES			
Goal:			
6.8 Maui will have school and library facilities that meet residents' needs and goals.			✓
Objective:			
6.8.1 Assist in providing appropriate school and library facilities in a timely manner and in strategic locations.			✓
Policies:			
6.8.1.a Work in partnership with all educational institutions to meet current and future needs including appropriate location, timing, and design of future facilities.			✓
6.8.1.b Allow for the expansion and intensification of uses at the UHMC including satellite campuses operating in remote areas.			✓
6.8.1.c Encourage the DOE to build and maintain smaller, community-oriented schools.			✓
6.8.1.d Encourage better cooperation by the State and County for use of State and County facilities.			✓
6.8.1.e Encourage the State to upgrade, modernize, and expand school facilities, including those in remote communities.			✓
6.8.1.f Work with the State to develop a master plan for the expansion of UHMC in accordance with the MIP.			✓
6.8.1.g Support partnerships (public/private/nonprofit) to build and staff new schools and improve existing facilities.			✓
6.8.1.h Work with the BOE HSPLS to provide centralized library services (including telecommunications) to all areas of Maui.			✓

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6.8.1.i Work with the State to expedite planning and construction of Kīhei High School, including the integration of the high school with the Maui Research and Technology Park.			✓
6.8.1.j Work with the State to identify intermediate school sites in Central Maui and other areas where needed.			✓
Objective:			
6.8.2 Provide a more expansive network of safe and convenient pedestrian-friendly streets, trails, pathways, and bikeways between neighborhoods and schools where appropriate.			✓
Policies:			
6.8.2.a Encourage the State to build new school facilities in appropriate locations that minimize time and distance for students to travel to and from school.			✓
6.8.2.b Encourage the State to implement the Safe Routes to School initiative with funding commitments to help the County plan and fund projects that ensure safe access routes to school.			✓
Analysis: **The proposed project does not have direct or indirect relationships to the goal for schools and libraries, and its related objectives for providing appropriate school and library facilities in strategic locations and providing a more expansive network of safe and convenient pedestrian-friendly streets, trails, pathways, and bikeways between neighborhoods and schools.**			
HEALTH CARE			
Goal:			
6.9 All of Maui residents will have the best possible health care to include healthy living, disease prevention, as well as acute and long-term care.			✓
Objective:			
6.9.1 Greater autonomy to the Maui region in their efforts to improve medical care on the island.			✓
Policies:			
6.9.1.a Encourage the State to give greater autonomy to the Maui region in their efforts to improve medical care on the island.			✓
6.9.1.b Support innovative financial solutions, such as capital partnerships, joint ventures, and consolidations for MMMC and other health institutions.			✓
6.9.1.c Support MMMC as a major core medical center that provides a greater range of services.			✓
6.9.1.d Support the immediate development of a critical access hospital in West Maui.			✓
6.9.1.e Support the expansion of regional critical-access facilities, where allowed by Federal regulations.			✓
6.9.1.f Improve medical service to remote and outlying regions.			✓

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, N/A = Not Applicable	DA	IA	NA
6.9.1.g Support transportation services for dialysis patients and community dialysis programs.			✓
6.9.1.h Work with the State to determine the feasibility of appropriate medical facilities in South Maui and Hāna, including the possible reestablishment of a small community hospital in Hāna, the establishment of a hospital in South Maui, and assist the State in securing funding to meet Maui's health care needs.			✓
Objective:			
6.9.2 An expansion of long-term care facilities and long-term care alternatives to meet the needs of our aging population.			✓
Policies:			
6.9.2.a Support efforts to increase Maui's long-term care bed capacity to cover current and future needs, close to large population centers.			✓
6.9.2.b Recognize that facilities for low-income elders who need long-term care are a needed form of affordable and subsidized housing.			✓
6.9.2.c Evaluate the needs of the long-term disabled and provide planning support for their care, if there is a need for long-term care facilities.			✓
6.9.2.d Consider long-term care facilities as a major potential employment base and encourage the recruitment and training of potential employees.			✓
Objective:			
6.9.3 More support to home-care and community-based programs so they become alternatives to traditional nursing homes.			✓
Policies:			
6.9.3.a Support the establishment of a program to assist the elderly and people with disabilities to remain in their homes or in a home-like setting.			✓
6.9.3.b Support the establishment of senior and adult-day-care centers and senior housing.			✓
6.9.3.c Continue to support existing senior centers (e.g. Kaunoa), and establish new senior centers that will provide day-care sites and programs for the disabled and elderly.			✓
6.9.3.d Support funding alternatives for community-based services that assist home-care efforts.			✓
6.9.3.e Encourage the State to adopt the recommendations contained within the Legislative Reference Bureau's report entitled "Gimme a Break: Respite Care Services in Other States," (December 2007) where appropriate, feasible, and consistent with the MIP.			✓
Objective:			
6.9.4 Improved preventative medicine and primary health care.			✓

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, N/A = Not Applicable	DA	IA	NA
Policies:			
6.9.4.a Develop and utilize health-status benchmarks to measure prevention and primary health care service delivery.			✓
6.9.4.b Support programs that provide family planning assistance.			✓
Analysis: **The proposed action does not have direct or indirect relationships to the goal for healthcare. In this context, the project does not advance or promote the objectives for greater healthcare system autonomy, increase long-term care capacity and alternatives, support home care and community-based programs, and improve preventative medicine and primary health care.**			
ENERGY			
Goal:			
6.10 Maui will meet its energy needs through local sources of clean, renewable energy, and through conservation.			✓
Objective:			
6.10.1 Reduce fossil fuel consumption. Using the 2005 electricity consumption as a baseline, reduce by 15 percent in 2015; 20 percent by 2020; and 30 percent by 2030.			✓
Policies:			
6.10.1.a Support energy efficient systems, processes, and methods in public and private operations, buildings, and facilities.			✓
6.10.1.b Support the Maui Solar Rooftop initiative.			✓
6.10.1.c Support Hawai`i Energy and other Public Utility Commission (PUC) approved energy efficiency programs.			✓
Objective:			
6.10.2 Increase the minimum percentage of electricity obtained from clean, renewable energy sources. By 2015, more than 15 percent of Maui's electricity will be produced from locally-produced, clean, renewable energy sources, 25 percent by 2020, and 40 percent by 2030.			✓
Policies:			
6.10.2.a Evaluate available renewable energy resource sites and applicable technologies.			✓
6.10.2.b Encourage the installation of renewable energy systems, where appropriate.			✓
6.10.2.c Support the establishment of new renewable energy facilities at appropriate locations provided that environmental, view plane, and cultural impacts are addressed.			✓
6.10.2.d Encourage all new County facilities completed after January 1, 2015, to produce at least 15 percent of their projected electricity needs with onsite renewable energy.			✓
Objective:			
6.10.3 Increased use of clean, renewable energy.			✓

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Policies:			
6.10.3.a Support efforts in the PUC to upgrade Maui's power grid to integrate renewable energy from multiple sources and wheeling of electricity.			✓
6.10.3.b Encourage the PUC to work with the County to implement and expedite community supported renewable energy projects.			✓
6.10.3.c Encourage efforts to produce more renewable energy using distributed generation.			✓
6.10.3.d Encourage import substitution by MECO and the broader community to become more self-sufficient in energy production.			✓
6.10.3.e Educate the public on the economic and environmental benefits from the increased use of renewable energy.			✓
6.10.3.f Encourage support from the Federal government, State, and the private sector for Maui's renewable energy objectives.			✓
6.10.3.g Encourage incentives to support the development and use of renewable energy.			✓
Objective:			
6.10.4 More efficient distribution of power throughout the island while preserving island beauty.			✓
Analysis: **The proposed action does not have direct or indirect relationships to the goal for energy. In this context, the project does not address fossil fuel consumption and renewable energy utilization thresholds, as well as power distribution efficiency parameters.**			
HARBORS AND AIRPORT			
Goal:			
6.11 Maui will have harbors and airports that will efficiently, dependably, and safely facilitate the movement of passengers and cargo.	✓		
Objective:			
6.11.1 Upgraded harbor facilities to handle larger volumes of freight and passengers and additional small boat harbors.	✓		
Policies:			
6.11.1.a Support the expansion and upgrade of Kahului Harbor through the following, provided that any expansion is respectful of cultural practices and existing recreational uses and supports improved water quality:			
(1) Accommodate increasing volumes of cargo;	✓		
(2) Provide deeper pier depths and greater fuel-receiving and storing capacities; and			✓
(3) Ensure safe and efficient work areas, including separating passenger operations from fuel and cargo operations.	✓		
6.11.1.b Work with public and private entities to provide adequate pier slips, utilities, repair facilities, and waste-disposal capabilities.			✓

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6.11.1.c Encourage the State to safely separate passenger (cruise and ferry) operations from hazardous bulk fuels and heavy cargo transporting operations, while not decreasing harbor's capacity to safely support various recreational uses.			✓
6.11.1.d Encourage the State to develop cargo inspecting sites and facilities for efficient cargo and container processing and transportation and to prevent alien species entry.			✓
6.11.1.e Support a State and County task force to study the feasibility of a second commercial harbor on Maui.			✓
Objective:			
6.11.2. Establish more economically thriving and environmentally sensitive small boat harbors accommodating resident and business activity, including fishing, recreation, and tour boats.			✓
Policy:			
6.11.2.a Provide for needed shore-side facilities and capabilities to support small boat harbor users (e.g. repair facilities, parking, cold storage, and mass-transit connections).			✓
Objective:			
6.11.3 Upgraded airport facilities and navigation aids to serve the needs of passengers, freight movements, and general aviation.			✓
Policies:			
6.11.3.a Protect the island's airports from encroaching urbanization that may negatively impact the airport operations.			✓
6.11.3.b Support State efforts to improve Kahului Airport operations to better serve passenger and cargo needs.			✓
6.11.3.c Support State efforts to identify sites and plan to relocate and accommodate small and rotary wing aircraft.			✓
6.11.3.d Encourage the State to improve airport safety including lighting, fuel transmission, fuel safety, etc.			✓
6.11.3.e Consider expansion of rental car facilities in West and South Maui.			✓
6.11.3.f Consider expansion of mass transit (bus, fixed-rail, shuttle, and taxis, bicycle, and pedestrian facilities) to and from Kahului Airport and not limited to passenger movements (allowing for luggage and cargo).			✓
6.11.3.g Encourage the State to maintain airport capacity and to encourage more responsive air services to Hāna and Kapalua.			✓
Analysis: **As noted previously, the proposed relocation of the Hawaiian Cement Facility will enable the DOT-H to implement improvements in the Kahului Harbor Development Plan in order to decrease the congestion and improve the efficiency and safety at the harbor. The relocation of the existing cement facility to the proposed project area will provide for more space to be used by other harbors users for various cargo operations.**			

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CHAPTER 7 – LAND USE			
AGRICULTURAL LANDS			
Goal:			
7.1 Maui will have a prosperous agricultural industry and will protect agricultural lands.		✓	
Objective:			
7.1.1 Significantly reduce the loss of productive agricultural lands.			✓
Policies:			
7.1.1.a Allow, where appropriate, the clustering of development on agricultural lands when approved as a CSD plan or similar approval mechanism.			✓
7.1.1.b Require, where appropriate, the review and approval of CSD plans prior to the subdivision of agricultural land.			✓
7.1.1.c Discourage developing or subdividing productive agricultural lands for residential uses in which the residence would be the primary use and any agricultural activities would be secondary uses.			✓
7.1.1.d Consider requirements for public notification and review of the subdivision of agricultural land into four or more lots.			✓
7.1.1.e Focus urban growth, to the extent practicable, away from productive and important agricultural lands.			✓
7.1.1.f Strongly discourage the conversion of productive and important agricultural lands (such as sugar, pineapple, and other produce lands) to rural or urban use, unless justified during the General Plan update, or when other overriding factors are present.			✓
7.1.1.g Further develop the requirements for agricultural assessments found under Section 19.510, MCC.			✓
7.1.1.h Provide incentives for landowners to preserve and protect agricultural lands from development through the use of TDR/PDR, tax credits, easement programs, or similar means.			✓
7.1.1.i Promote the use of U.S.D.A. Farm and Ranch Lands Protection Program grants to fund the acquisition of conservation easements on eligible agricultural lands.			✓
7.1.1.j Require all major developments adjacent to agricultural lands to provide an appropriate and site-specific agricultural protection buffer as part of a required site plan.			✓
7.1.1.k Support and promote the viability of Maui's agricultural businesses through property tax incentives and other programs and subsidies.			✓
7.1.1.l Encourage future community plan efforts to identify lands within the County Agricultural zoning district that are primarily being used for large-lot residential or rural use and consider such lands for reclassification to an appropriate County Rural zone.			✓

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, N/A = Not Applicable	DA	IA	NA
Objective:			
7.1.2 Reduction of the island's dependence on off-island agricultural products and expansion of export capacity.			✓
Policies:			
7.1.2.a Coordinate with the agricultural community, associations/community groups, agricultural landowners, and the State to designate IALs.			✓
7.1.2.b Support an incentive package for productive Agricultural Lands which aims to ensure agricultural viability for small- and commercial-scale agricultural producers.			✓
7.1.2.c Actively look to acquire land and provide infrastructure to expand the agricultural park and establish new agricultural parks.			✓
7.1.2.d Support the designation of a research and development area within agricultural parks to help farmers stay attuned to new technology and research.			✓
7.1.2.e Support local cooperative extension services to facilitate timely technology transfer opportunities.			✓
7.1.2.f Support plans and programs to develop additional sources of water for irrigation purposes.			✓
7.1.2.g Consider appropriate subdivision requirements (gravel roads, above-ground utilities, etc.) in those subdivisions creating Agricultural Parks where lots are limited to agricultural production with no dwellings.			✓
7.1.2.h Support the recommendations, policies, and actions contained within the Maui Agricultural Development Plan, July 2009, when consistent with the MIP.			✓
7.1.2.i Allow water and tax discounts for legitimate farming operations on rural and agricultural land.			✓
7.1.2.j Give priority in delivery and use of agricultural water and agricultural land within County agricultural parks to cultivation of food crops for local consumption.			✓
7.1.2.k Support programs that control pests and diseases that affect agriculture.			✓
7.1.2.l Support the development of training and apprenticeship programs to encourage an adequate supply of agricultural workers.			✓
Objective:			
7.1.3 Support and facilitate connectivity between communities.		✓	
Policies:			
7.1.3.a Evaluate the impact of gated communities on interconnectivity.			✓
7.1.3.b Discourage land use and urban design that impedes interconnectivity between adjacent communities.		✓	

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Analysis: **While the proposed action does not directly relate to the goal for agriculture, as the relocation of a cement facility to a new location at the Kahului Harbor, it does indirectly facilitate efficient land use and facilitate connectivity within the harbor area. However, in itself, the project does not affect the inventory of productive agricultural lands and does not affect the island's dependency on off-island agricultural products.**			
RURAL AREAS			
Goal:			
7.2 Maui will have a rural landscape and lifestyle where natural systems, cultural resources and farm lands are protected and development enhances and compliments the viability and character of rural communities.			✓
Objective:			
7.2.1 Reduce the proliferation and impact of residential development outside of urban, small town, and rural growth boundaries.			✓
Policies:			
7.2.1.a Focus development to areas inside urban, small town, and rural growth boundaries to preserve natural, cultural, and agricultural resources.			✓
7.2.1.b Encourage cluster development with a mandatory buffer requirement/clear edge at the interface of country towns, agricultural uses, and surrounding rural landscapes.			✓
7.2.1.c Encourage or require, where appropriate, CSDs and the use of green spaces/natural separations to protect the character of rural landscapes.			✓
7.2.1.d Encourage basic goods/services in business country towns.			✓
7.2.1.e Allow for mixed uses, including residential uses, within Business Country Town Districts.			✓
7.2.1.f Encourage the use of alternative stormwater management techniques that minimize land disturbance and preserve natural drainage features.			✓
7.2.1.g Encourage green belts, open space buffers, and riparian zones to minimize conflicts between agriculture and residential uses.			✓
7.2.1.h Evaluate the impact of gated communities on inter-connectivity.			✓
Objective:			
7.2.2 More appropriate service/infrastructure standards to enhance and protect the island's rural character and natural systems.			✓
Policies:			
7.2.2.a Minimize impermeable surfaces within rural areas.			✓
7.2.2.b Protect and support the character, economic viability, and historic integrity of Maui's small towns.			✓

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, N/A = Not Applicable	DA	IA	NA
7.2.2.c Use infrastructure, public service, and design standards that are appropriate to rural areas.			✓
7.2.2.d Discourage land use and urban design that impede interconnectivity between adjacent communities.			✓
Analysis: **The proposed project does not directly or indirectly affect the goal for the island's rural landscape or lifestyle. In the context of its existing surrounding land use character, the proposed action does not affect residential development patterns and does not address service and infrastructure standards for the island's rural character and natural systems.**			
URBAN AREAS			
Goal:			
7.3 Maui will have livable human-scale urban communities, an efficient and sustainable land use pattern, and sufficient housing and services for Maui residents.		✓	
Objective:			
7.3.1 Facilitate and support a more compact, efficient, human-scale urban development pattern.		✓	
Policies:			
7. 3.1.a Ensure higher-density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries.		✓	
7.3.1.b Maintain a distinct separation between communities, such as but not limited to, Wailuku and Waikapū; Wailuku and Waiheʻe; Pukalani and Makawao; Pukalani and Kula; Makawao and Hāliʻimaile; Lahaina and Kāʻanapali; Kīhei and Māʻalaea; and Māʻalaea and Waikapū, to protect the character and identity of Maui's communities.			✓
7.3.1.c Strengthen evaluation requirements for new urban expansion, new towns, and major urban infill projects within urban growth areas. Tailor submittal requirements to reflect the impact or scale of different projects.			✓
7.3.1.d Ensure future amendments to urban growth boundaries achieve the following: (1) provide a beneficial extension of the existing community; (2) are in areas where it is cost-effective to provide and operate infrastructure/public service facilities; and (3) do not promote automobile-oriented land use patterns.			✓
7.3.1.e Evaluate the impact of gated communities on inter-connectivity.			✓
7.3.1.f Encourage the development and implementation of neighborhood design standards that are environmentally friendly, such as LEED for Neighborhood Development (LEED – ND) standards.			✓
7.3.1.g Discourage future pyramid zoning within the industrial zoning districts, while allowing accessory commercial uses and grandfathering existing uses.			✓

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7.3.1.h Promote agriculture by encouraging community gardening, community-supported agricultural programs, and farmers markets within and adjacent to urban areas.			✓
7.3.1.i Discourage land use and urban design that impedes inter-connectivity between adjacent communities.			✓
Objective:			
7.3.2 Facilitate more self-sufficient and sustainable communities.			✓
Policies:			
7.3.2.a When developing new communities, provide sufficient lands for commercial, appropriate industrial, educational, spiritual, and non-profit uses to serve the daily needs of community residents.			✓
7.3.2.b Site community facilities such as schools, parks, libraries, and community centers within walking and biking distance of residences.			✓
7.3.2.c Facilitate self-sufficient communities and shorten commutes by:			
(1) Directing residential development to job-rich areas;			✓
(2) Allowing for appropriate commercial development and community services to shorten commutes; and			✓
(3) Allowing home occupations or home-based businesses that are compatible with surrounding neighborhoods and lifestyles.			✓
7.3.2.d Ensure, where appropriate, that affordable employee housing and multi-modal transportation opportunities are located near major employment centers.			✓
7.3.2.e Discourage the establishment of bedroom communities where long commutes are required to employment centers.			✓
7.3.2.f Facilitate the development of housing by focusing projects in locations where land and infrastructure costs facilitate the development of affordably-priced housing.			✓
7.3.2.g Provide incentives to facilitate the development of multifamily housing.			✓
7.3.2.h Encourage the placement of rental housing projects in the same areas as for-sale housing to facilitate mixed-income communities.			✓
7.3.2.i Develop communities that provide sufficient parks, schools, libraries, and other essential public facilities and services to serve resident needs.			✓
7.3.2.j Promote agriculture by encouraging community gardening, edible landscaping, community-supported agricultural programs, and farmers markets within and adjacent to urban areas.			✓
Objective:			
7.3.3 Strengthen the island's sense of place.			✓

Maui Island Plan Goals, Objectives and Policies Key: DA = Directly Applicable, IA = Indirectly Applicable, N/A = Not Applicable	DA	IA	NA
Policies:			
7.3.3.a Protect and enhance the unique architectural and landscape characteristics of each community.			✓
7.3.3.b Encourage Hawaiian architecture and tropical building designs.			✓
7.3.3.c Support the continued revitalization of historic country towns, Wailuku Town, and Kahului's commercial core and harbor-front without displacing traditional, cultural, recreational and customary uses.			✓
7.3.3.d Strongly encourage the preservation of buildings, structures, and sites of historic significance.			✓
7.3.3.e Require community input through Design Workshops for major new urban expansion, new towns, and major urban infill projects.			✓
7.3.3.f Require design enhancement, landscaping, and integration of park and rides, bicycle parking areas, and mass-transit infrastructure to mitigate the effect of parking lots and structured parking on the urban landscape.			✓
7.3.3.g Ensure that safe and attractive public spaces (e.g., plazas, parks, town/village squares) are provided throughout the island's urban areas.			✓
Objective:			
7.3.4 Strengthen planning and management for the visitor industry to protect resident quality of life and enhance the visitor experience.			✓
Policies:			
7.3.4.a Discourage the conversion of hotel units to timeshares and fractional ownership.			✓
7.3.4.b Monitor and manage the amount of, and impacts from, timeshares and fractional ownership.			✓
7.3.4.c Manage short-term rentals and bed-and-breakfast homes through a permitting and regulatory process in accordance with adopted ordinances and community plan policies.			✓
7.3.4.d Limit large-scale resort development to the four existing resort destination areas of Wailea, Mākena, Kapalua and Kāʻanapali. "Large Scale Resort" is defined as complexes that include multiple accommodation facilities, activity businesses, retail complexes, and other amenities.			✓
Objective:			
7.3.5 Ensure that Maui's planning and development review process becomes more transparent, efficient, and innovative.		✓	
Policies:			
7.3.5.a Encourage greater community involvement in land use planning and decision making.		✓	
7.3.5.b Establish a predictable and timely development review process that facilitates the approval of projects that meet planning and regulatory requirements.			✓

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7.3.5.c Increase inter-agency coordination between the Department of Planning and all State and County agencies responsible for infrastructure and public facilities provision, particularly as it relates to the mitigation of long-term cumulative impacts resulting from development projects.			✓
7.3.5.d Provide greater certainty and transparency in the development review process.		✓	
7.3.5.e Expand and maintain land use and geographic information system databases for improved decisions, and make data and products available to the public.			✓
***Analysis*:** **Located within the Urban Growth Boundary, the proposed action facilitates a more compact, efficient urban development pattern. Additionally, by engaging in the Chapter 343, HRS and land use approval processes, the project advances transparency in the project planning process.**			
CHAPTER 8 – DIRECTED GROWTH PLAN			
URBAN AND SMALL TOWN GROWTH AREA			
Goal:			
8.1 Maui will have well-serviced, complete, and vibrant urban communities and traditional small towns through sound planning and clearly defined development expectations.	✓		
Policies:			
8.1.a The County, with public input, will be responsible for designating new growth areas where infrastructure and public facilities will be provided, consistent with the policies of the MIP and in accordance with State and County infrastructure plans.			✓
8.1.b Amendments to a UGB or STB shall be reviewed as a MIP amendment. A UGB or STB shall only be expanded if the island-wide inventory (maintained by the Department of Planning) of existing land uses (residential, commercial, industrial) indicates that additional urban density land is necessary to provide for the needs of the projected population growth within ten years of that inventory; or, during the decennial update of the MIP.			✓
8.1.c Community plans shall provide for urban density land use designations only within UGBs and Small Towns. The County may only support and approve State Urban Land Use Designations for areas within UGBs, STBs, and Rural Villages.			✓
8.1.d The unique character and function of existing small towns shall be protected to retain and preserve their sense of place.			✓
8.1.e New development shall be consistent with the UGBs, STBs, and all other applicable policies of the MIP. New urban-density development shall not be allowed outside of a UGB or STB.	✓		
8.1.f The County, as a condition of development approval, shall require developers of privately owned infrastructure systems to provide financial insurance (bonding, etc.) for the operation and maintenance of these systems.			✓

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8.1.g The County shall implement a zoning program to comprehensively redistrict and rezone lands within UGBs according to updated community plan policies and map designations.			✓
8.1.h The County will seek to focus capital improvements (schools, libraries, roads, and other infrastructure and public facilities) within the UGBs and STBs in accordance with the MIP.			✓
8.1.i The County will promote (through incentives, financial participation, expedited project review, infrastructure/public facilities support, etc.) appropriate urban infill, redevelopment and the efficient use of buildable land within UGBs to avoid the need to expand the UGBs.			✓
8.1.j The MIP's UGBs and STBs shall not be construed or implemented to prohibit the construction of a single-family dwelling on any existing parcel where otherwise permitted by law.			✓
Analysis: **The proposed relocated facility is located at the Kahului Harbor, which is within the Urban Growth Boundary of the Maui Island Plan.**			
RURAL GROWTH AREA			
Goal:			
8.2 Maui will maintain opportunities for agriculture and rural communities through sound planning and clearly defined development expectations.			✓
Policies:			
8.2.a Amendments to a RGB shall be reviewed as an MIP amendment. A RGB shall only be expanded if an island-wide inventory of existing land uses (residential, commercial, industrial) indicates that additional lands are necessary to provide for the needs of the projected population growth within ten years of that inventory; or, during the decennial update of the MIP.			✓
8.2.b New development shall be consistent with RGB and all other applicable policies and requirements of the MIP. Public, quasi-public, civic, and limited commercial or industrial uses may be allowed in the RGB when the proposed uses demonstrate a public need and are consistent with the Community Plan and zoning.			✓
8.2.c Environmental protection and compatibility will be a top priority in rural growth areas.			✓
8.2.d All development within rural growth areas should avoid encroachment upon prime agricultural land.			✓
8.2.e Rural growth areas include Rural Residential Areas and Rural Villages. Rural residential areas may be designated when they are located in association with or on the border of urban growth areas or Small Towns; and/or when they provide for complete, self-sufficient rural communities with a range of uses to be developed at densities that do not require urban infrastructure.			✓

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8.2.f Community plans shall provide for rural density land use designations only within RGBs; provided that limited community plan urban designations may be allowed within Rural Villages. New rural growth areas shall not be located where urban expansion may ultimately become necessary or desirable. New rural-density development shall not be allowed outside of a RGB.			✓
8.2.g New rural growth areas intended to be complete, self-sufficient rural communities must be located a significant distance from existing urban areas, distinctly separated by agricultural or open lands.			✓
8.2.h Urban-scale infrastructure and public facilities shall not be provided in rural areas except as described in the defined Level-of-Service (LOS) standards. There should be no expectations of urban services in rural areas.			✓
8.2.i Urban development standards shall not be required within RGBs except in fulfillment of Federal law.			✓
8.2.j The unique character and function of existing small towns and rural communities shall be protected to retain and preserve their sense of place.			✓
8.2.k Preserve rural landscapes in which natural systems, cultural resources, and agricultural lands are protected and development compliments rural character and contributes to the viability of communities and small towns.			✓
8.2.l The MIP's RGBs shall not be construed or implemented to prohibit the construction of a single family dwelling on any existing parcel here otherwise permitted by law.			✓
8.2.mThe County shall implement a zoning program to comprehensively redistrict and rezone lands within RGBs, and to implement community plan policies and map designations.			✓
8.2.n At the time of zoning from agricultural to rural, Council will consider prohibiting restrictions on agricultural activity.			✓
Analysis: **The proposed action is not directly or indirectly applicable to the goal of maintaining opportunities for agricultural and rural communities.**			
PROTECTED AREA POLICY			
8.3.a The Protected Areas in Diagrams E-1, NW-1, N-1, NE-1, S-1, SE-1, and WC-1 should be concurrently reviewed with Table 8-2 and with any proposed land uses that may result in an adverse impact on a Protected Area. The County Council and the Administration should be notified if a Protected Area may be compromised by a development proposal.			✓
Analysis: **Protected areas, as defined in Table 8-2 of the Maui Island Plan are those lands categorized as preservation, park, greenbelt, greenway, and sensitive land. The proposed action does not occur on protected areas as delineated on Diagram WC-1.**			

H. WAILUKU-KAHULUI 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 project area is located within the Wailuku-Kahului Community Plan (WKCP) region, a development plan area that is designated "Heavy Industrial". See **Figure 14**.

The WKCP identified the inadequate and approaching capacity at Kahului Harbor as a problem. The DOT-H's Kahului Harbor Development Plan, including the relocation of the Hawaiian Cement facility, is intended to address operational and capacity issues at the Harbor.

The WKCP also noted that the economic well-being of the island's economy is important for the economic and social well-being of the Wailuku-Kahului region and its residents. As the sole provider of bulk cement to the island, the relocation of the Hawaiian Cement facility is essential to maintaining a reliable source of cement for construction.

The proposed project is in compliance with the following WKCP goals, objectives and policies.

1. ECONOMIC ACTIVITY

Goal:

A stable and viable economy that provides opportunities for growth and diversification to meet long-term community and regional needs and is a manner that promotes agricultural activity and preserves agricultural lands and open space resources.

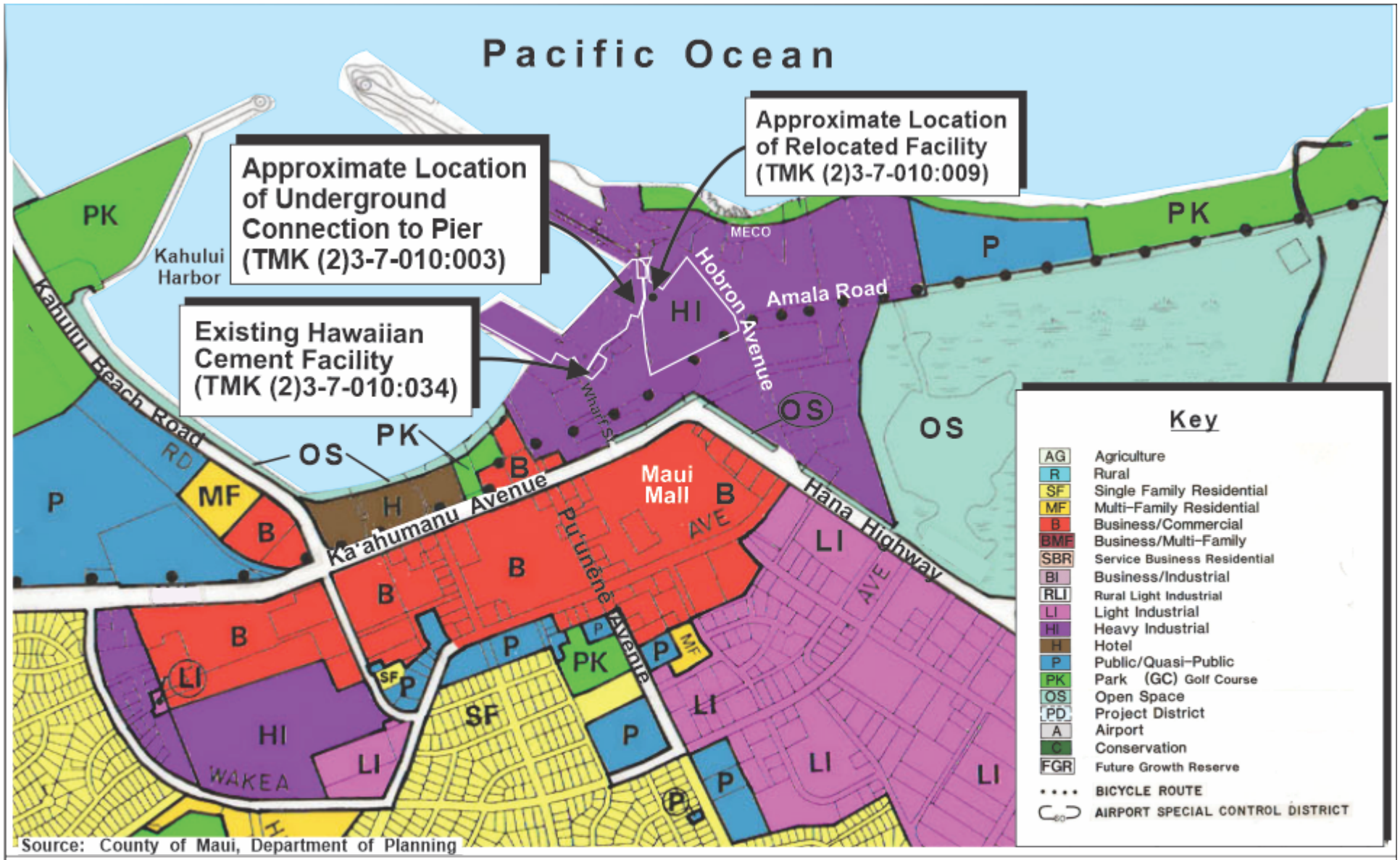
Response: As noted previously, the relocation of the Hawaiian Cement facility, sole provider of bulk cement, will ensure the economic well-being of the island and region by ensuring a reliable source of cement for construction.

2. CULTURAL RESOURCES

Goal:

Identification, protection, preservation, enhancement, and where appropriate, use of cultural practices and sites, historic sites and structures, and cultural landscapes and view planes that:

Provide a sense of history and define a sense of place for the Wailuku-Kahului region



Source: County of Maui, Department of Planning

Figure 14

Kahului Harbor Hawaiian Cement Facility Relocation

Wailuku-Kahului Community Plan Map

NOT TO SCALE

Prepared for: Hawaiian Cement

MUNEKIYO HIRAGA

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Objectives and Policies:

- *Preserve the character and integrity of historic sites in the Wailuku-Kahului region.*

- *Ensure that the proposed projects are compatible with neighboring historic, cultural, and archaeological sites or districts. Such projects should be reviewed by the Cultural Resources Commission, where appropriate.*

- *Require development projects to identify all cultural resources located within the project area as part of initial project studies. Further, require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources.*

Implementing Actions:

- *Require development projects to identify all cultural resuorces located within or adjacent to the project area and consult with individuals knowledgeable about such cultural resources prior to application as part of the County development review process. Further, require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources including site avoidance, adequate buffer areas, and interpretation. Particular attention should be directed toward dune areas, known and probable pre-contact habitation areas, and other sites and areas listed in No. 5 below, with review by the Cultural Resources Commission, where appropriate. (Note: HC&S sugar warehouses are not identified in No. 5 in the WKCP.)*

Response: An Archaeological Literature Review and Field Inspection Report and Cultural Impact Assessment have been prepared and are included in this EA. The relocated facility will require demolition of the Scale House tower and attached sugar conveyor system that was used to transport bulk sugar from the warehouses to the pier. The conveyor structure has not been maintained since the closure of the sugar plantation in 2016 and is in disrepair. The siting of the relocated facility has been planned to not affect the existing three (3) former sugar warehouse buildings and will not require demolition of these structures. Consultation with the SHPD pursuant to Section 6E, HRS will be undertaken to determine historic preservation review requirements for structures to be demolished, and archaeological monitoring will be conducted during ground-disturbing activities.

TRANSPORTATION

Objectives and Policies:

- *Support the expansion of Kahului harbor, the island's primary commercial harbor, to accommodate long-term needs. The State*

Department of Transportation should be encouraged to allow recreational uses by canoe clubs or provide an alternate site for such uses in its long range master plan. The harbor master plan should also incorporate safe bicycle and pedestrian access. Support the investigation of alternative sites for a second commercial harbor facility on the island of Maui.

Further, the DOT should be strongly encouraged to mitigate its traffic impacts prior to or in conjunction with the Harbor expansion, including, but not limited to, the following:

a. *Improve the intersections between Kaʻahumanu Avenue and Wharf Street and Hobron Avenue;*

b. *Provide alternative and bypass routes for vehicular traffic, possibly including a direct route to Kahului Airport;*

c. *Provide safe (possibly underpass) routes for pedestrian traffic;*

d. *Acquire pockets of land for more efficient facility location within Kahului Harbor; and*

e. *Work with the community to plan a second commercial harbor.*

Response: The proposed Hawaiian Cement facility relocation supports DOT-H's efforts to decrease congestion and accommodate long-term trans-shipment needs on Maui. Significant adverse impacts to traffic conditions are not anticipated as a result of the facility relocation.

I. ZONING

Both the existing and relocated Hawaiian Cement facility sites are zoned "M-2 Heavy Industrial". See **Figure 15**. The proposed relocated facility for bulk cement is permitted under "concrete or cement products manufacture" and "warehouse, storage and loft buildings". The maximum allowed height is 90 feet and the new silos, including rooftop pipes and equipment, shall not exceed 90 feet in total height.

J. HAWAIʻI COASTAL ZONE MANAGEMENT PROGRAM – OBJECTIVES AND ENFORCEABLE POLICIES

The project site is located within the County of Maui's Special Management Area (SMA). Pursuant to Chapter 205A, HRS, and the SMA Rules and Regulations of the Maui Planning Commission, actions proposed within the SMA are evaluated with respect to SMA objectives, policies, and guidelines. This section addresses the proposed action in relation to applicable Coastal Zone Management (CZM) considerations as set forth in Chapter 205A and the Rules and Regulations of the Maui Planning Commission. It is noted

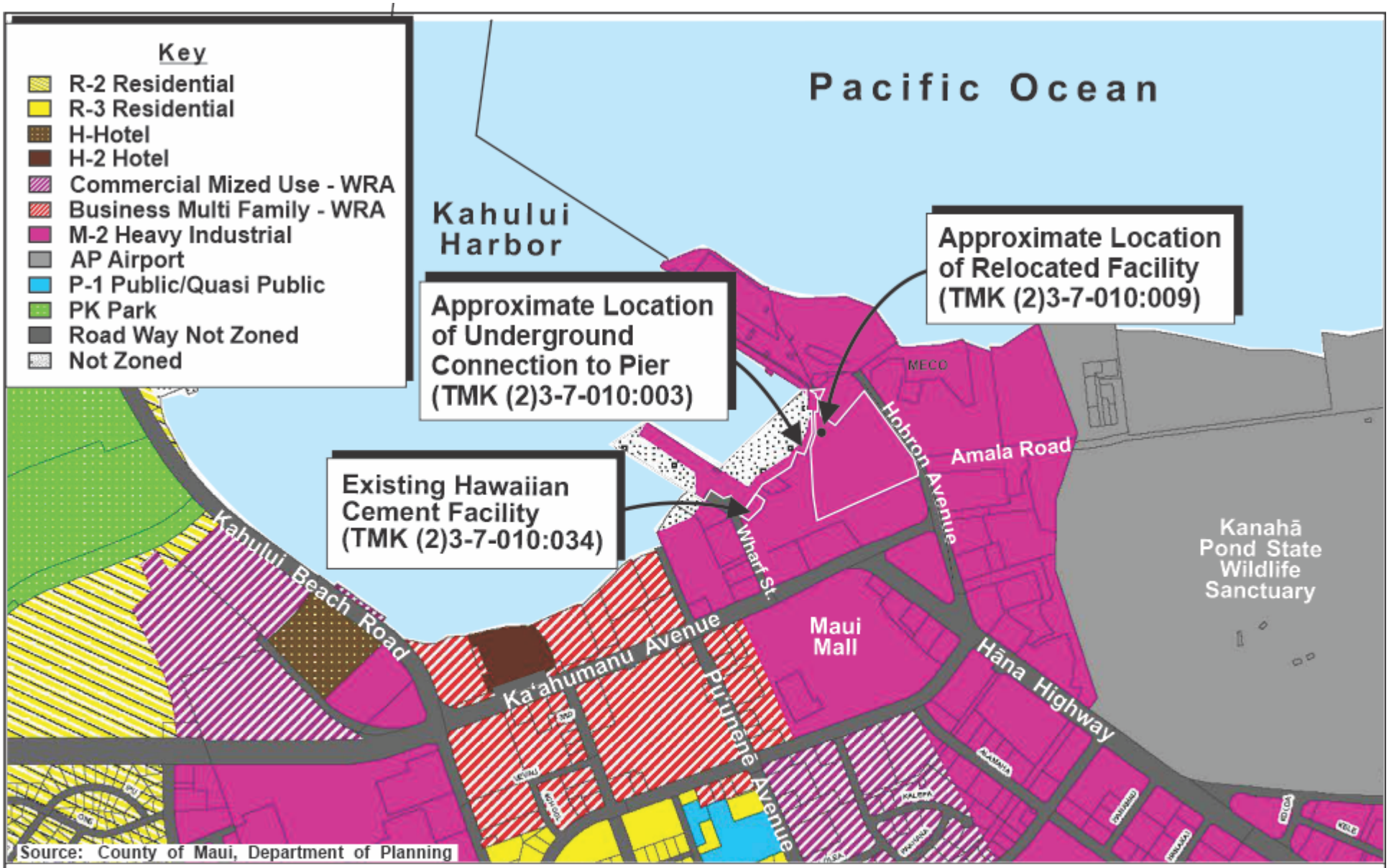


Figure 15

Kahului Harbor Hawaiian Cement Facility Relocation

Zoning Map

NOT TO SCALE

Prepared for: Hawaiian Cement

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that amendments to Chapter 205A, HRS to strengthen CZM policy were adopted by the State through Act 016 on September 15, 2020.

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 restoration of coastal resources that have significant recreational and ecosystem value, including but not limited to coral reefs, surfing sites, fishponds, sand beaches, and coastal dunes, when these resources will be unavoidably damaged by development; or requiring monetary compensation to the State for recreation when restoration 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 otherrecreational facilities suitable for public recreation;

v. Ensuring public recreational uses 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 that dedication against the requirements of Section 46-6, HRS.

Response: The existing and relocated Hawaiian Cement facility sites are located within the commercial port area of the Kahului Harbor. Recreational use in the harbor is outside of the existing piers and loading and unloading areas and toward the western side of the harbor along Lower Beach Road. Access to the shoreline areas will remain unaffected by the proposed relocation.

2. Historic Resources

Objective:

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

Policies:

a. Identify and analyze significant archeological resources;

b. Maximize information retention through preservation of remains and artifacts or salvage operations; and

c. Support State goals for protection, restoration, interpretation, and display of historic resources.

Response: An Archaeological Literature Review and Field Inspection was conducted and identified three (3) storage warehouses and a conveyor system with associated dump bin in the vicinity of the relocated facility site. These structures are related to the Kahului Railroad Company and early efforts by HC&S to modernize the process of transporting and exporting unrefined sugar, reflecting a key piece of the industrial history of Kahului. Consultation with the SHPD pursuant to Section 6E, HRS will be undertaken to determine historic preservation review requirements for the structures. Archaeological monitoring during project-related ground disturbance will be conducted.

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 those 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 that are not coastal dependent to locate in inland areas.

Response: The relocated silos will be of similar height to the existing silos and will not exceed the 90-foot maximum height limit established by zoning, Chapter 19.26.050, MCC. The proposed relocated silos will be concrete dome structures that are designed to better withstand the marine environment and will be more visually appealing than the existing, deteriorating and rusting steel-constructed silos.

4. Coastal Ecosystems

Objective:

Protect valuable coastal ecosystems, including reefs, beaches, and coastal dunes, 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 of significant biological or economic importance including reefs, beaches, and dunes;

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: The proposed action represents a relocation of an existing use at the Kahului Harbor. During construction appropriate Best Management Practices (BMPs) will be implemented to minimize impacts on water quality. Low Impact Development (LID) measures, such as the use of landscaped areas to absorb runoff, will minimize impacts on water quality.

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 and coastal related development are located, designed, and constructed to minimize exposure to coastal hazards and adverse social, visual, and environmental impacts in the coastal zone management area; and

c. Direct the location and expansion of coastal development to areas designated and used for that development and permit reasonable long-term growth at those areas, and permit coastal development outside of designated areas when:

i. Use of designated locations is not feasible;

ii. Adverse environmental effects and risks from coastal hazards are minimized; and

iii. The development is important to the State's economy.

Response: Hawaiian Cement is the sole provider of bulk cement transported by barge to Maui island. Relocation of its existing facility to the new site at Parcel 9 at Kahului Harbor will ensure the efficient continued supply of bulk cement for the Maui community.

6. Coastal Hazards

Objective:

Reduce hazard to life and property from coastal hazards.

Policies:

a. Develop and communicate adequate information about the risks of coastal hazards;

b. Control development, including planning and zoning control, in areas subject to coastal hazards;

c. Ensure that developments comply with requirements of the National Flood Insurance Program; and

d. Prevent coastal flooding from inland projects.

Response: As previously stated, the proposed facility will be constructed to be flood-proof and will be able to withstand tsunami wave-force action. The equipment and stored product will be elevated within the silo above BFE.

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: The proposed project shall be reviewed and processed pursuant to the SMA, SSV, and SSD/A permitting processes. Public review will be coordinated through this process and the EA public review pursuant to Hawai‘i Administrative Rules (HAR) Title 11, Chapter 200.1, Environmental Impact Statement Rules. Hawaiian Cement has also coordinated with DOT-H and surrounding harbor users to discuss the scope of the proposed relocation.

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 noted above, opportunity for public awareness, education and participation pertaining to significant resource attributes of the coastal zone is provided through the Chapter 343, HRS EA and SMA and SSV review process, which will provide for public review of the project. Hawaiian Cement has met with DOT-H and surrounding harbor users to discuss the scope of the relocation project.

9. Beach and Coastal Dune Protection

Objective:

a. Protect beaches and coastal dunes for.

i. Public use and recreation;

ii. The benefit of coastal ecosystems; and

iii. Use as natural buffers against coastal hazards; and

b. Coordinate and fund beach management and protection.

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 shoreline hardening structures, including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities; and

c. Minimize the construction of public shoreline hardening structures, including seawalls and revetments, at sites having sand beaches and at sites where shoreline hardening structures interfere with existing recreational and waterline activities;

d. Minimize grading of and damage to coastal dunes;

e. Prohibit property owners from creating a public nuisance by inducing or cultivating the private property owner's vegetation in a beach transit corridor; and

f. Prohibit private property owners from creating a public nuisance by allowing the private property owner's unmaintained vegetation to interfere or encroach upon a beach transit corridor.

Response: The proposed proposed relocation is located within the commercial port facility area of the Kahului Harbor. The proposed action will not have an adverse impact on public use and recreation at beaches.

10. Marine and Coastal 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 and coastal processes, impacts of climate change and sea level rise, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how coastal development activities relate to and impact ocean and coastal resources; and

e. Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

Response: The proposed action entails relocation of an existing use within the Kahului Harbor. Appropriate BMP's and incorporation of LID measures, such as landscape areas for drainage retention, will minimize stormwater runoff impacts on the harbor waters and is not expected to result in significant adverse impacts to marine resources.

In addition to the foregoing objectives and policies and pursuant to Act 224 (2005):

> *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.*
>
> *Further, this prohibitation shall not apply to authorized users for government operations, security, public safety, or navigational needs; provided that a government agency or its authorized users shall make reasonable efforts to properly position or shield lights to minimize adverse impacts.*

Response: The relocated facility will be designed to ensure that light fixtures are shielded to comply with the dark sky lighting requirements and are not directed across property boundaries.

K. SPECIAL MANAGEMENT AREA RULES AND REGULATIONS OF THE MAUI PLANNING COMMISSION

The Rules and Regulations of the Maui Planning Commission, Chapter 202 was established in order to implement HRS, Chapter 205A relating to CZM and the SMA. In addition to establishing procedures for processing of SMA applications and procurement of related permits, the rules assist the Maui Planning Commission in giving considerations to State policy regarding coastal zones.

This section addresses the project's relationship to applicable coastal zone management considerations as set forth in the Maui Planning Commission Rules and Regulations, Chapter 202, "Special Management Area Permit Procedures", which are provided for considering the significance of potential environmental and ecological effects of a proposed action. The criteria has been reviewed and analyzed with respect to the proposed project.

1. **Involves an Irrevocable commitment to loss or destruction on any natural or cultural resources.**

An Archaeological Literature Review and Field Inspection was conducted and identified three (3) storage warehouses and a conveyor system with associated dump bin in the vicinity of the relocated facility site. These structures are related to the Kahului Railroad Company and early efforts by HC&S to modernize the process of transporting and exporting unrefined sugar, reflecting a key piece of the industrial history of Kahului. Consultation with the SHPD pursuant to Section 6E, HRS will be undertaken to determine historic preservation review requirements for the structures. Archaeological monitoring during project-related ground disturbance will be conducted.

2. **Significantly curtails the range of beneficial uses of the environment.**

The proposed action entails relocating an existing use within the Kahului Harbor and will not significantly curtail the range of beneficial uses of the environment. Applicable dust control, noise control, and BMPs will be implemented during construction to minimize any construction-related impacts. Refer to **Appendix "A-1"**. Furthermore, the relocated facility site will be graded to retain additional runoff generated as a result of the proposed action by directing the runoff into depressed landscaped areas. Similar to existing conditions, when the amount of runoff exceeds the volume within the landscaped areas, the runoff will sheet flow in a westerly direction off the site and into the ocean. Prior to the construction of the relocated facility, the existing sugar-related facilities will be demolished. Upon completion of the relocated facility, the existing Hawaiian Cement facility, including underground pipelines connected to the silos, will be demolished. This will provide much needed space at the Kahului Harbor. Refer to **Appendix "A"** and **Appendix "F"**.

3. **Conflicts with the County's or the State's long term environmental policies or goals.**

The proposed project does not conflict with the State Environmental Policy and Guidelines set forth in Chapter 344, HRS. The Applicant is seeking appropriate development permits and approvals to ensure that the proposed action is in conformity to land use designations and rules and regulations of the County of Maui and State of Hawai'i.

4. **Substantially affects the economic or social welfare and activities of the community, County, or State.**

On a short-term basis, the proposed action will support construction and construction-related employment and have a beneficial impact on the local

economy during the period of construction. Additionally, in the long term, the proposed relocation will ensure that Hawaiian Cement is able to continue to meet the demands for cement on the island of Maui and will improve cargo operations at the Kahului Harbor. The proposed project is not anticipated to have significant adverse impact on the economic or social welfare and activities of the community, County, or State.

5. Involves substantial secondary impacts, such as population changes and increased effects on public facilities, streets, drainage, sewage, and water systems, and pedestrian walkways.

The proposed action consists of the relocation of an existing cement facility at the Kahului Harbor. As such, the proposed action is not a population generator and will not result in significant adverse secondary impacts to population or public services, facilities, and infrastructure systems. The project is within the UGB of the MIP, an area designated for future growth. As previously noted, the proposed action is a component of the Kahului Harbor Development Plan and will improve cargo operations at the Harbor. The location of the existing Hawaiian Cement facility will be used for additional container and cargo storage once the cement facility has been relocated. Significant adverse cumulative effects are not anticipated.

6. In itself has no significant adverse effects but cumulative has considerable effect upon the environment or involves a commitment for larger actions.

The proposed Hawaiian Cement facility relocation is being implemented as a component of the DOT-H's 2012 *Kahului Harbor Development Plan*. Specifically, the relocation of the existing Hawaiian Cement facility is identified by DOT-H as an action to improve operations within the existing footprint of the Kahului Harbor to increase the efficiency and safety of the Pier 2 cargo storage area.

7. Substantially affects a rare, threatened or endangered species of animal, plants, or its habitat.

There are no rare, threatened or endangered species of animal, plants or its habitat in or adjacent to the relocated facility site. Adverse impacts to these resources are not expected.

8. Is contrary to the State's plan, County's general plan, appropriate community plans, zoning and subdivision ordinances.

The proposed action is in accordance with applicable State, County and the Wailuku-Kahului Community Plan land use policies, zoning and subdivision

ordinances. Furthermore, the proposed action is consistent with the 2012 *Kahului Harbor Development Plan*.

9. <u>Detrimentally affects air or water quality or ambient noise levels.</u>

Short term impacts on air quality and noise impacts are expected during construction. Implementation of Best Management Practices (BMPs) will mitigate any short-term impacts. Also, the new facility will include dust collectors to prevent particulates from the storage silos escaping into the air.

10. <u>Affects and environmentally sensitive area, such as flood plain, shoreline, tsunami zone, erosion-prone area, geologically hazardous land, estuary, fresh waters, or coastal waters.</u>

According to the Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency, the proposed development is located within a Special Flood Hazard Area subject to inundation by the one (1) percent annual chance flood. Kahului Harbor is located in Zones VE and AE. Zone VE is a coastal flood hazard zone with velocity hazard (wave action) with a base flood elevation (BFE) of 15.5 feet at the project site. Zone AE is where the BFE has been determined to be between 8 to 10 feet. Furthermore, the Kahului Harbor is located within the tsunami inundation and evacuation zone. A small portion of the proposed facility, including the underground pipelines, driveway, and parking area, is within the Sea Level Rise Exposure Area (SLRXA). The underground pipelines are within the shoreline setback area.

Hawaiian Cement has prepared a variance request application from flood development standards (Chapter 19.62, Maui County Code (MCC)) to allow the construction of the relocated facility in Flood Zone VE. Chapter 19.62.140, MCC states that *"variances may be issued for new construction, substantial improvements, and other proposed new developments necessary for the conduct of a use that cannot perform its intended purpose unless located in close proximity to water. Such uses shall include...port facilities necessary for the loading and unloading of cargo..."* Hawaiian Cement is the sole supplier of bulk cement on the island of Maui and the unique bulk transport operation requires close proximity to the pier to allow the cement to be transported via pipeline from the barge to the silos. As previously noted, the majority of Kahului Harbor, including the existing cement facility, are located in Flood Zone VE. There are no available sites at Kahului Harbor for relocation of the facility that are not outside of Flood Zone VE. The County of Maui, Board of Variances and Appeals will make a decision on the request for variances from flood development standards for Flood Zone VE for the relocated facility upon completion of the Chapter 343, HRS process.

The two (2) silos and warehouse at the relocated facility will be reinforced with concrete walls that will be structurally designed to withstand tsunami wave action. The Kahului Harbor, including the relocated Hawaiian Cement facility, will be evacuated during tsunami warning events. The proposed structures will be flood-proof, with flood gates provided for exterior openings below the BFE of 15.5 feet. The equipment and stored product will be elevated within the silo above BFE.

11. Substantially alters natural land forms and existing public views to and along the shoreline.

Relocation of the Hawaiian Cement facility to a more inland location in Kahului Harbor will require minimal site work that would alter the natural land form.

12. Is contrary to the objectives and policies of chapter 205A, HRS.

A review of the objectives and policies of Chapter 205A, HRS is provided in its entirety in the previous part of this section. Therein, it addresses the project's relationship to the Coastal Zone Management considerations. Based on the foregoing analysis, the project will appropriately and adequately mitigate impacts to SMA-relevant areas of interest. Accordingly, there are no significant adverse environmental impacts anticipated with the proposed project.

L. SHORELINE SETBACK RULES OF THE MAUI PLANNING COMMISSION

The subject parcels (TMK (2)3-7-010:003 (underground pipeline), (2)3-7-010:009 (relocated facility site), (2)3-7-010:034 (existing facility site including connected underground pipelines)), and (2)3-7-010:035 (portion of sugar-related facilities to be demolished that straddles property line) are located within 150 feet of the shoreline and are subject to the Maui Planning Commission's Shoreline Setback (SS) Rules, Section 12-203, Maui Planning Commission Rules.

1. Certified Shoreline Survey

Pursuant to the SS Rules of the Maui Planning Commission, Section 12-203-8:

> *The shoreline shall be established and certified in accordance with the procedures prescribed by the board of land and natural resources; provided that, no determination of the shoreline shall be valid for a period longer than twelve months except for those portions of the shoreline which are fixed by man-made structures, which have been approved by appropriate government agencies, and for which engineering drawings exist to locate the interface between the shoreline and the structure.*

The shoreline within the Kahului Harbor is an artificial shoreline consisting of the existing pier, pier bulkhead, and seawall. The ocean abuts the existing harbor structures and there is no beach or natural shoreline within the commercial port facility area of the harbor. As such, the shoreline is fixed by man-made structures. In accordance with Section 13-222-16(b)(13) the shoreline starts at the pier bulkhead delineated by the northwestern end of Pier 2, moves parallel to the existing seawall, and ends at the northwestern end of Pier 1.

Given the foregoing, a request for waiver of an updated certified shoreline survey was submitted to the Department of Planning.

2. <u>Shoreline Setback Calculation</u>

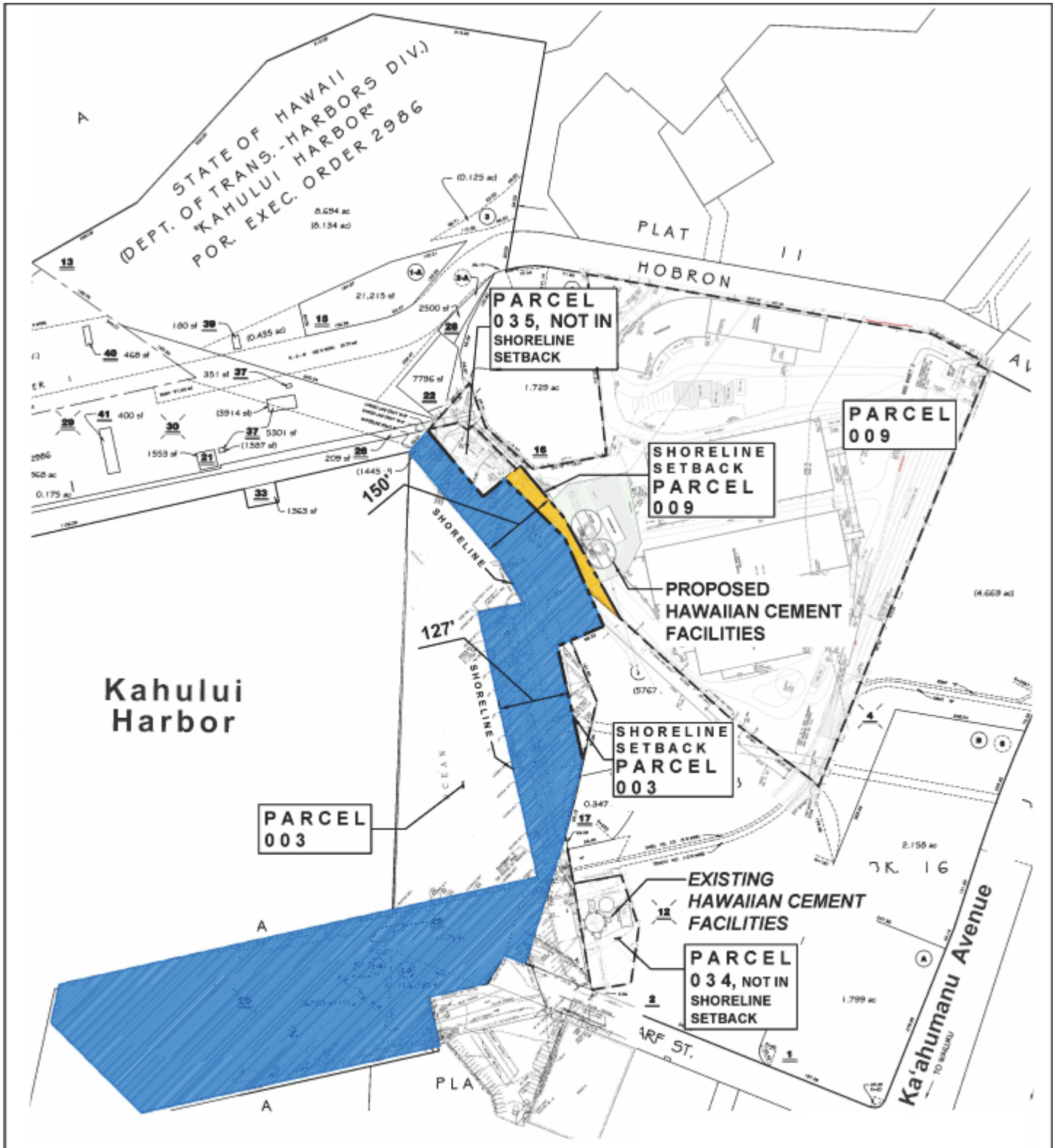
The proposed project consists of the development of two (2) cement storage silos, a warehouse, storage and bagging area, and a parking area on Parcel 9. Additionally, installation of an underground pipeline from Pier 3 to the relocated facility is being proposed on Parcel 3. Demolition of the existing Hawaiian Cement facility on Parcel 34 and removal of existing underground pipelines on Parcel 3 will also occur upon completion of the new facility.

Pursuant to Section 12-203-6 of the SS Rules, the shoreline setback shall be measured using the Average Lot Depth (ALD) method or Annual Erosion Hazard Rate (AEHR) method. For Parcel 3, the shoreline fronting the parcel is hardened, so there is no AEHR for this area. Parcel 3 is highly irregular with portions of the property facing the ocean in the northeast, northwest, and southwest directions. Using the ALD method, the shoreline setback measured from the pier bulkhead is 127 feet. See **Figure 16**.

Though not a shoreline-abutting parcel, Parcel 9 is within 150 feet from the nearest shoreline. As described above, the shoreline closest to Parcel 9 is hardened so the AEHR is zero. As the ALD for Parcel 9 exceeds 600 feet, the shoreline setback is 150 feet, measured from the nearest shoreline, or the pier bulkhead. Refer to **Figure 16.**

Parcel 34 and Parcel 35 are not shoreline-abutting parcels. Based on the shoreline setback calculations for these parcels, the parcels fall outside of the shoreline setback area. Refer to **Figure 16**.

Components of the proposed action that will occur within the shoreline setback area include the demolition of the existing sugar-related facilities and existing underground pipelines within Parcel 3 that connect to the existing facility, as well as the installation of the underground pipelines within Parcel 3 and Parcel 9. The proposed silos, warehouse building, and parking areas will be located beyond 150 feet of the shoreline, outside of the shoreline setback area.



Source: Sato & Associates

Figure 16

Kahului Harbor Hawaiian Cement Facility Relocation

Shoreline Setback Map

NOT TO SCALE

Prepared for: Hawaiian Cement

MUNEKIYO HIRAGA

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It is noted that the County of Maui, Department of Planning is currently in the process of drafting amendments to the SS Rules, which may result in changes to the shoreline setback for the subject properties in the future. Inasmch as the new SS Rules have not yet been adopted, the existing SS Rules have been utilized to determine the shoreline setback.

Analysis of Shoreline Setback Criteria

Pursuant to Section 12-203-12 of the SS Rules, the following structures and activities are permitted within the shoreline setback area:

* * *

(7) Qualified demolition.

The proposed demolition of the existing sugar-related facilities within Parcel 9 and the existing underground pipelines within Parcel 3 are permitted activities within the shoreline setback area. A Shoreline Setback Assessment application requesting a Shoreline Setback Approval for the demolition of the existing sugar-related facilities within Parcel 9 and existing underground pipelines within Parcel 3 will be submitted to the Department of Planning. The demolition of sugar-related facilities that straddle the property boundary of Parcel 35 and the demolition of the existing Hawaiian Cement facility on Parcel 34 occur outside of the shoreline setback area.

The third action that is proposed within the shoreline setback area is installation of new underground pipelines within Parcel 3 and Parcel 9 that connect the pier to the relocated cement facility. A Shoreline Setback Variance (SSV) will be sought for the installation of the new underground pipelines. The SSV request is limited to this component of the proposed project; the relocated cement facility has been designed to fall outside of the shoreline setback.

The proposed installation of new underground pipeline has been assessed with respect to "Criteria for Approval of a Variance," Section 12-203-15, of the MPC Shoreline Rules.

(a) A shoreline area variance may be granted for a structure or activity otherwise prohibited by this chapter, if the commission finds in writing, based on the record presented, that the proposed structure or activity is necessary for or ancillary to:

(1) Cultivation of crops;

(2) Aquaculture;

(3) Landscaping; provided that, the commission finds that the proposed structure or activity will not adversely affect beach processes and will not artificially fix the shoreline;

(4) Drainage;

(5) Boating, maritime, or water sports recreational facilities;

(6) Facilities or improvements by public agencies or public utilities regulated under HRS chapter 269;

(7) Private facilities or improvements that are clearly in the public interest;

(8) Private facilities or improvements which will neither adversely affect beach processes nor artificially fix the shoreline; provided that, the commission also finds that hardship will result to the applicant if the facilities or improvements are not allowed within the shoreline area;

(9) Private facilities or improvements that may artificially fix the shoreline; provided that, the commission also finds that shoreline erosion is likely to cause hardship to the applicant if the facilities or improvements are not allowed within the shoreline area; and provided further that, the commission imposes conditions to prohibit any structure seaward of the existing shoreline unless it is clearly in the public interest; or

10) Moving of sand from one location seaward of the shoreline to another location seaward of the shoreline; provided that, the commission also finds that the moving of sand will not adversely affect beach processes, will not diminish the size of the public beach, and will be necessary to stabilize an eroding shoreline.

Response: The SSV request to install underground pipelines from the pier to the relocated cement facility is related to maritime transportation activities that are in the public interest as the relocated facility will allow for continued bulk transport of cement to Maui. The shoreline in the vicinity of the project site is a hardened shoreline defined by an existing pier. The installation of underground pipelines will not artificially fix the shoreline or interfere with beach processes.

(b) A structure or activity may be granted a variance upon grounds of hardship if:

(1) The applicant would be deprived of reasonable use of the land if required to fully comply with the shoreline setback rules;

Response: Denial of the SSV would prevent Hawaiian Cement from importing cement to Maui in bulk, as has been done since the 1970s. The underground pipe from Pier 3 to the silo is an integral component of Hawaiian Cement's bulk cement transport operation. There would be no way to transport the cement from the barge to the relocated silos without the underground pipeline.

(2) The applicant's proposal is due to unique circumstances and does not draw into question the reasonableness of the shoreline setback rules; and

Response: Hawaiian Cement is the only bulk cement importer on the island of Maui. Bulk cement transport is a unique operation. Hawaiian Cement uses specialized self-discharging cement barges and transfers cement from the barge to silos utilizing a special hatch and pipe system. This system allows Hawaiian Cement to move thousands of tons of cement per month to meet varying market demands. Bulk transport of cement, like petroleum, is the most efficient way to transport the material. Additional resources increase dramatically if the cement has to be transported through containers, as the number of containers at the harbor is limited. Similarly, bagged cement would require significantly higher labor for loading and unloading of the material. In general, bulk cement transport and delivery provides a more homogenous product to concrete producers. Breaking the shipments into smaller increments increases the chances of exposure of the cement to moisture and can damage it, resulting in lesser performance on Maui. Smaller transport increments increase the variability of the cement and, as it is recombined, will create greater variability of the concrete.

The underground pipelines from Pier 3 to the silos are an integral component of the bulk cement transport operation and is unique to the particular operation of Hawaiian Cement.

(3) The proposal is the practicable alternative which best conforms to the purpose of the shoreline setback rules.

Response: As previously noted, the alternative to installing underground pipelines to transport cement from the barge to the silos would be to import cement on containers. Importing cement via containers is not a practical alternative due to the high volume of cement demanded by the Maui community and the potential risk of damaging the cement product. Cement silos allow storage of a high volume of material in a small footprint. Transport of cement via containers and pallets would require much greater storage area at the Harbor, which is already constrained in space, and could increase the variability of the product as it is exposed to the environment.

(c) Before granting a hardship variance, the commission must determine that the applicant's proposal is a reasonable use of the

land. Because of the dynamic nature of the shoreline environment, inappropriate development may easily pose a risk to individuals or to the public health and safety. For this reason, the determination of the reasonableness of the use of land should properly consider factors such as shoreline conditions, erosion, surf and flood conditions and the geography of the lot.

Response: The proposed underground pipelines connecting Pier 3 to the relocated silos is a reasonable use of the land, as the underground pipelines are within the commercial port area of the Kahului Harbor and will support the relocated Hawaiian Cement facility, which is consistent with surrounding harbor-related uses. The pipelines will be underground and will not pose a risk to individuals or to public health and safety.

(d) For purposes of this section, hardship shall not include: economic hardship to the applicant; county zoning changes, planned development permits, cluster permits, or subdivision approvals after June 16, 1989; any other permit or approval which may have been issued by the commission. If the hardship is a result of actions by the applicant, such result shall not be considered a hardship for purposes of this section.

Response: As noted above, the hardship is not an economic one for Hawaiian Cement. The requested SSV will allow Hawaiian Cement to continue to meet the cement needs of the Maui community as the only bulk cement importer on Maui. Bulk cement transport and delivery provide a more homogenous product to concrete producers. Breaking the shipments into smaller increments increases the chances of exposure of the cement to moisture and can damage it, resulting in lesser performance on Maui. Smaller transport increments increase the variability of the cement and, as it is recombined, will create greater variability of the concrete. The requested SSV is not a result of previous actions of Hawaiian Cement. The relocation of the existing Hawaiian Cement facility to a new location is required as part of the DOT-H's *Kahului Harbor Development Plan* to improve operational efficiencies in the commercial harbor. The DOT-H has indicated that it will not renew Hawaiian Cement's lease for its existing facility.

(e) No variance shall be granted unless appropriate conditions are imposed:

(1) To maintain and require safe lateral access to and along the shoreline for public use or adequately compensate for its loss;

Response: The existing and relocated facility sites located within the commercial port area of the Kahului Harbor. The proposed pipelines will be located underground, beneath existing harbor infrastructure and facilities. As such, lateral access to and along the shoreline for public use will be maintained and adverse impacts are not anticipated.

(2) To minimize risk of adverse impacts on beach processes;

Response: As previously stated, there is no beach or natural shoreline within the commercial port area of the Kahului Harbor. As such, adverse impacts to beach processes are not anticipated.

(3) To minimize risk of structures failing and becoming loose rocks or rubble on public property; and

Response: The SSV request is limited to installation of underground pipelines which will not create risk of structures falling and becoming loose rocks or rubble on public property.

(4) To minimize adverse impacts on public views to, from, and along the shoreline. For purposes of this section only, "adversely impact public views" means the adverse impact on public views and open space resources caused by new building structure exceeding a one-story or thirty-foot height limitation; and

Response: The proposed SSV request is limited to the installation of underground pipelines which will connect to the relocated facility and demolition of the existing facility. No new structures exceeding the 30 foot height limitation is being proposed within the setback area.

As previously mentioned, two (2) new silos, a warehouse, storage and bagging areas, and a parking area will be developed for the project; however, these structures will be outside of the shoreline setback areas for both Parcel 3 and Parcel 9. The relocated silos will be of similar height to the existing silos and will not exceed the 90-foot maximum height limit, established by zoning, Chapter 19.26.050, MCC. The existing steel-constructed silos were constructed in 1972 and are exhibiting signs of rust. The proposed relocated silos will be concrete dome structures that are designed to better withstand the marine environment. The relocated silos will be more visually appealing than the existing, deteriorating and rusting steel-constructed silos. Furthermore, surrounding the proposed project are existing sugar-related facilities and the Par Hawaii fuel tanks. The proposed action will be consistent with existing surrounding uses at the Kahului Harbor. As such, no adverse impacts to public views as a result of the proposed action are anticipated.

(5) To comply with chapters 19.62 and 20.08, Maui county Code, relating to flood hazard districts and erosion and sedimentation control respectively.

Response: Hawaiian Cement has prepared a variance request application from flood development standards (Chapter 19.62, Maui County Code (MCC)) to allow the construction of the relocated facility in Flood Zone VE. Chapter 19.62.140,

MCC states that *"variances may be issued for new construction, substantial improvements, and other proposed new developments necessary for the conduct of a use that cannot perform its intended purpose unless located in close proximity to water. Such uses shall include...port facilities necessary for the loading and unloading of cargo..."* Hawaiian Cement is the sole supplier of bulk cement on the island of Maui and the unique bulk transport operation requires close proximity to the pier to allow the cement to be transported via pipeline from the barge to the silos. As previously noted, the majority of Kahului Harbor, including the existing cement facility, are located in Flood Zone VE. There are no available sites at Kahului Harbor for relocation of the facility that are not outside of Flood Zone VE. The County of Maui, BVA will make a decision on the request for variances from flood development standards for Flood Zone VE for the relocated facility upon completion of the Chapter 343, HRS process. The relocated facility will be developed to mitigate any erosion and control sedimentation that may result from the proposed action.

IV ALTERNATIVES TO THE PROPOSED ACTION

IV. ALTERNATIVES TO THE PROPOSED ACTION

In 2012, the State of Hawai'i, Department of Transportation, Harbors Division (DOT-H) prepared *Kahului Harbor Development Plan* (Development Plan). The Development Plan noted "*the present location of the cement storage silos is in conflict with Young Brothers' (YB) unloading operations and represented a significant constraint to operations and safety at Pier 2 where YB's top-picks "pick and carry" containers between the yard and barge. There is very little clearance between a top-pick with a 40-foot container and the cement silo".* The Development Plan also noted that cement is an important commodity that needs an area for unloading from barges, storage and re-loading to trucks.

A. PREFERRED ALTERNATIVE

The Development Plan identified the preferred site for the Hawaiian Cement facility relocation as the site of the former DOT-H Maui District Office. When HC&S announced the cessation of sugar operations on Maui, DOT-H suggested that Hawaiian Cement explore the option of relocating to A&B Properties Hawaii, LLC's (A&B) parcel (TMK (2)3-7-010:009). Hawaiian Cement, DOT-H, and A&B conducted a comprehensive site selection analysis and determined the proposed relocated facility site on Parcel 9, described in Chapter I, to be the preferred location. The currently proposed relocation site is in close proximity to the originally proposed relocation site identified in the Development Plan and is consistent with the overall intent of the Development Plan. The relocation of the Hawaiian Cement facility will allow the existing cement facility to be converted into a cargo and container storage area and will improve the efficiency and capacity of the Kahului Harbor, while allowing Hawaiian Cement to continue to meet the cement needs of the Maui community.

B. ALTERNATIVE SITES

The operational needs for the unloading of bulk cement from barges requires location of the Hawaiian Cement facility to be near existing harbor facilities. As previously noted, the originally proposed relocation site identified in the 2012 *Kahului Harbor Development Plan* was the location of the former DOT-H Maui District Office. This site is located in close proximity to the preferred alternative site. However, the DOT-H expressed a preference for Hawaiian Cement to explore options on the adjacent Parcel 9 owned by A&B when the announcement of the end of sugar cane production on Maui was made. Two (2) sites on Parcel 9 were identified as available options for the cement facility relocation – the Preferred Alternative site and a nearby site to the west on Ala Luina Street, closer to the existing cement facility. The Preferred Alternative site was determined to be more desirable from an operational standpoint as it would provide easier vehicular access for trucks entering the property.

All three (3) potential alternative relocation sites (the Preferred Alternative site, the original site identified in the DOT-H *Kahului Harbor Development Plan*, and the second site offered by A&B on Parcel 9) are located in close proximity to each other and have similar environmental characteristics. Notably, all three (3) sites are located within Flood Zone VE and would require a variance from Maui County Code, Chapter 19.62 Flood Development Standards. Hawaiian Cement is the sole supplier of bulk cement on the island of Maui and the unique bulk transport operations require close proximity to the pier to allow the cement to be transported via pipeline from the barge to the silos. The majority of the Kahului Harbor, including the existing cement facility, is located in Flood Zone VE. There are no available sites at the Kahului Harbor for relocation of the facility that are outside of Flood Zone VE.

C. DEFERRED OR NO ACTION ALTERNATIVES

The Deferred or No Acton Alternatives will delay implementation of DOT-H's plans for upgrading Kahului Harbor as set forth in the 2012 *Kahului Harbor Development Plan.* The timely relocation of the Hawaiian Cement facility is essential to ensure that reliable bulk cement is available to the construction industry and to accommodate population growth on Maui island. The DOT-H has indicated to Hawaiian Cement that its lease for the existing facility will not be renewed. As such, the Deferred Action or No Action Alternatives were not considered.

V

SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

V. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

Assessment of demolition and construction-related impacts, noise and air quality impacts, and potential impacts on the physical and socio-economic environment, as well as a Cultural Impact Assessment (CIA) and Archaeological Literature Review and Field Inspection (LRFI) reports were carried out as part of the environmental assessment documentation process. As part of the CIA process, various community groups were consulted to notify them of the proposed actions to relocate the Hawaiian Cement Facility. As recommended by the LRFI and CIA reports, Hawaiian Cement is consulting with the SHPD Architecture Branch to determine historic preservation requirements for the buildings and structures located in the project area, as well as the SHPD Archaeology Branch to determine historic preservation requirements related to project-related ground disturbance. Ground disturbing activities will likely involve but are not limited to coring and drilling for soils exploration by the geotechnical engineering, open excavation for the installation of the underground pipeline from the pier to silos, footing excavation under the silos and warehouse, excavation associated with the installation of a new sewerline, and excavation below pavements to install base course under pavement. Exposure of cement particulates as a result of the facility operations will be minimal, as the cement material will be transferred directly from the underground pipelines to the cement trucks. Similar to the existing facility, the relocated facility will obtain and operate under a Noncovered Source Air Pollution permit issued by the State Department of Health, Clean Air Branch. This air pollution permit requires self-reporting for incidents affecting neighboring properties. Additionally, there is daily oversight from the State Department of Transportation, Harbors Division (DOT-H), who manages all harbor activities.

The proposed action will have limited, unavoidable construction-related impacts on the environment, as described in Chapter II. In the short term, demolition and construction associated with the proposed project will have a temporary impact on the air quality from dust generation and discharge of exhaust from construction equipment during ground altering activities and site grading. A dust control management plant will be prepared and implemented. Appropriate construction Best Management Practices (BMPs), such as dust control (i.e., water spraying and dust screens) and construction equipment maintenance, will be implemented to minimize impacts on air quality. Refer to **Appendix "A-1"**. It is also noted that the unique construction methodology that will be used for the silo minimizes construction impacts. As noted previously, an inflated PVC fabric structure will be used and all work will be done from the interior of the inflated liner. This provides for a clean work area and environmentally friendly and economical construction. BMPs for related to runoff will include compost sock filters and filter screens will be installed around the project site to prevent debris and sediment from leaving the project site during construction.

Prior to the demolition of the existing Hawaiian Cement facility, proper abatement and management of hazardous materials will be undertaken, including removal and proper disposal

of lighting waste, abatement of asbestos-containing materials, abatement of loose and flaking lead-based paint/lead-containing paint, and abatement of all LBP/LCP in areas painted wood or steel structures are to be cut or painted concrete structures will be cut or demolished.

Demolition and construction activities related to the Hawaiian Cement Facility Relocation project will also generate unavoidable short-term noise impacts. The use of properly maintained construction equipment will mitigate noise impacts caused by the equipment. The incorporation of State Department of Health construction noise limits and curfew time measures to mitigate noise impacts caused by construction activities will be implemented.

The proposed facility will not impact the pedestrian path for cruise ship passengers from Pier 1 to retail areas in Kahului. Refer to **Figure 11**. However, it is noted that construction of the underground pipeline connecting the facility to the pier may temporarily impact the pedestrian pathway. Hawaiian Cement will coordinate with the DOT-H prior to construction to arrange alternate routes, as may be needed, as well as signage and safety measures during the pipeline construction.

Due to the unique nature of bulk cement transport, the proposed facility must be located in close proximity to the pier and falls within Flood Zone VE, an area of coastal flooding. A flood variance request is being sought from the Board of Variances and Appeals to allow for the development of the facility in the VE zone. The silos and warehouse will be structurally designed to withstand tsunami wave action and flood-proof, with flood gates provided for exterior openings below the base flood elevation (BFE). The equipment and stored product will be elevated within the silo above BFE.

In the long term, the proposed relocated facility is not expected to have a significant adverse impact on the environment. Hawaiian Cement has conducted its operations out of its existing facility on Parcel 34 since the 1970s. Transfer of the cement material from the specialized barges to the existing cement silo has been through underground pipelines to mitigate impacts to air quality from dust and cement material that could potentially enter the environment during the transfer. The new facility features design improvements with better secondary enclosure of the process areas for loading trucks and bagging cement. Similar to the existing facility, the relocated facility will obtain and operate under a Noncovered Source Air Pollution permit issued by the State Department of Health, Clean Air Branch. This air pollution permit requires self-reporting for incidents affecting neighboring properties. Additionally, there is daily oversight from the State Department of Transportation, Harbors Division (DOT-H), who manages all harbor activities. Although the silos at the relocated facility will have a larger capacity, cement operations at the relocated facility will not change from current operations at the existing facility (i.e., bagging of cement, storage of bagged cement, loading of cement onto trucks, etc.). Therefore, additional environmental effects are not anticipated.

Hawaiian Cement is coordinating with the DOT-H to connect the relocated facility to the State-owned sewer system in Ala Luina Street. A second option is installation of an approved private

septic system if Hawaiian Cement is unable to connect to the State-owned system , however, this option is less desirable given the location's close proximity to the ocean. To meet anticipated water demands, Hawaiian Cement is proposing the installation of a new water meter on the existing 6-inch waterline that traverses through the project site. Runoff generated from the relocated facility will be less than what would be generated in existing conditions, as runoff will be directed into depressed landscaped areas. Stormwater leaving the site will be filtered in the landscaped area before being discharged.

Inasmuch as the proposed action represents a relocation of an existing facility, daily traffic to and from the facility is anticipated to be similar to existing conditions. A Traffic Assessment (TA) was prepared and, as a conservative measure, assumed a worst-case scenario of trip generation and did not reduce trips to account for existing trips to and from the existing facility. The TA noted that the relocated facility is not anticipated to generate a significant change in overall traffic volumes, delays, or level of service over future conditions without the project.

VI

IRREVERSIBLE AND IRRETREIVABLE COMMITMENT OF RESOURCES

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed action will not entail a substantial commitment of public services or facilities. As the relocation of an existing cement facility at the Kahului Harbor, the proposed project will not extend County service areas. The project site is located in close proximity to existing infrastructure systems, such as water and wastewater infrastructure. Development of the proposed project will involve a commitment of energy, labor, fiscal, and material resources. The use of these resources, when weighed against the expected benefit derived from the project, is not considered an adverse commitment.

SIGNIFICANCE CRITERIA ASSESSMENT

VII

VII. SIGNIFICANCE CRITERIA ASSESSMENT

The "Significance Criteria", Section 13 of the Hawai'i Administrative Rules (HAR), Title 11, Chapter 200.1, "Environmental Impact Statement Rules", was reviewed and analyzed to determine whether the proposed project will have significant impacts on the environment. The following criteria and analysis are provided.

1. <u>Irrevocably commit a natural or cultural resource.</u>

The proposed action involves relocating an existing cement facility to a new location approximately 600 feet to the northeast. The existing and relocated facility sites are both located within developed areas of the Kahului Harbor. There are no rare, threatened, or endangered species of animals, plants, or its habitat within the existing and relocated project sites. Adverse impacts to these resources are not anticipated.

An Archaeological Literature Review and Field Inspection was conducted and identified three (3) storage warehouses and a conveyor system with associated dump bin in the vicinity of the relocated facility site. These structures are related to the Kahului Railroad Company and early efforts by HC&S to modernize the process of transporting and exporting unrefined sugar, reflecting a key piece of the industrial history of Kahului. Consultation with the SHPD pursuant to Section 6E, HRS has been initiated to determine historic preservation review requirements for the structures. Archaeological monitoring during project-related ground disturbance will be conducted.

A Cultural Impact Assessment (CIA) was prepared for the proposed relocation. The CIA recommended that steps be taken to prevent discharge into the ocean that would reduce the quality of the fish habitat in the Harbor. Appropriate construction Best Management Practices (BMPs), such as stormwater management improvements, will be implemented to minimize impacts on water quality. Low Impact Development (LID) measures, such as the use of landscaped areas to absorb runoff, will also minimize impacts to water quality and any increase in runoff will be retained onsite.

The CIA also noted that project construction workers should be informed of the possibility of inadvertent cultural finds, including human remains. In the event that any potential historic properties are identified during construction activities, all activities will cease and the SHPD will be notified pursuant to HAR §13-280-3. In the event that *iwi kupuna* are identified, all earth moving activities in the area will stop, the area will be cordoned off, and the SHPD and Police Department will be notified pursuant to HAR §13-300-40. In addition, in the event of an inadvertent discovery of human remains, the completion of a burial treatment plan, in compliance with HAR §13-300 and HRS §6E-43, is recommended. In the event that *iwi kupuna* and/or cultural finds are encountered during construction, project proponents should consult with cultural and lineal descendants of the area to develop a

reinternment plan and cultural preservation plan for proper cultural protocol, curation, and long-term maintenance.

Based on the foregoing, the proposed facility relocation is not anticipated to result in significant adverse impacts to natural or cultural resources.

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

The proposed action is limited to the relocation of an existing cement facility within the existing developed area of Kahului Harbor. The relocation will not curtail the range of beneficial uses of the environment.

3. Conflict with the state's environmental policies or long-term environmental goals established by law.

The proposed action conforms with the State's Environmental Policy and Guidelines as set forth in Chapter 344, Hawai'i Revised Statutes (HRS) and supports the local economy by ensuring that cement can continue to be imported to Maui to meet the community's needs.

4. Have a substantial adverse effect on the economic welfare, social welfare, and cultural practices of the community and State.

Hawaiian Cement is the only provider of bulk cement on the island of Maui. The relocation of the Hawaiian Cement facility will ensure the continued supply of bulk cement to the community and will improve cargo operations and capacity at the Kahului Harbor.

5. Have a substantially adverse effect on public health.

No adverse impacts to public health and welfare are anticipated as a result of the proposed relocation.

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

The proposed Hawaiian Cement facility relocation is being implemented as a component of the DOT-H's 2012 *Kahului Harbor Development Plan*. Specifically, the relocation of the existing Hawaiian Cement facility is identified by DOT-H as an action to improve operations within the existing footprint of the Kahului Harbor to increase the efficiency and safety of the Pier 2 cargo storage area. The proposed project is not a population generator and will not expand the service limits or requirements of public services, such as police, fire, medical, educational, recreational, or solid waste collection services.

No substantial adverse secondary impacts are anticipated with the implementation of the proposed project.

7. Involves a substantial degradation of environmental quality.

Aside from the short-term impacts related to dust and noise generated during the demolition and construction phase, there will not be a substantial degradation of environmental quality. Potential dust, noise, and erosion impacts associated with construction activities will be mitigated through implementation of appropriate Best Management Practices (BMPs). Refer to **Appendix "A-1"**.

As previously noted, the proposed action involves the relocation of an existing cement facility at the Kahului Harbor to a new location approximately 600 feet to the northeast.

8. Is individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.

As previously noted, the proposed action is a compoment of the *Kahului Harbor Development Plan* and will improve cargo operations at the Harbor. The existing Hawaiian Cement facility will be used for additional container and cargo storage once the cement facility has been relocated. Significant adverse cumulative effects are not anticipated.

9. Have a substantially adverse effect on a rare, threatened, or endangered species, or its habitat.

There are no rare, threatened, or endangered species of animals, plants, or its habitat within the existing and relocated project sites. Adverse impacts to these resources are not anticipated.

10. Have a substantial adverse effect on air or water quality or ambient noise levels.

Demolition and construction activities will result in short-term air quality and noise impacts. Dust control measures will be implemented to minimize wind-blown emissions as applicable. Noise impacts will occur primarily from the operation of construction equipment. Construction noise impacts will be mitigated through compliance with applicable provisions of the State of Hawai'i, Department of Health Administrative Rules (HAR) 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 Chapter 46 HAR.

During construction, site development work is anticipated to be minimal. LID measures, such as the use of landscaped areas to absorb runoff, will also minimize impacts to water quality and increases in stormwater runoff will be retained onsite. Compost sock filters and filter screens will be installed around the project site to prevent debris and sediment from leaving the project site during construction. There is an existing landscaped buffer zone on DOT-H owned property, between the project site and the Harbor pier. The amount of stormwater eventually reaching the nearshore water will remain unchanged or lessen.

Lastly, the new cement terminal design features better secondary enclosure of the truck loading and bagging areas. Similar to the existing facility, the relocated facility will obtain and operate under a Noncovered Source Air Pollution permit issued by the State Department of Health, Clean Air Branch. This air pollution permit requires self-reporting for incidents affecting neighboring properties. Additionally, there is daily oversight from the DOT-H, who manages all harbor activities.

11. <u>Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.</u>

The majority of Kahului Harbor, including the existing and relocated facility sites, are located within Flood Zone VE and the tsunami evacuation zone. Hawaiian Cement has prepared a variance request application from flood development standards (Chapter 19.62, Maui County Code (MCC)) to allow the construction of the relocated facility in Flood Zone VE. Chapter 19.62.140, MCC states that *"variances may be issued for new construction, substantial improvements, and other proposed new developments necessary for the conduct of a use that cannot perform its intended purpose unless located in close proximity to water. Such uses shall include...port facilities necessary for the loading and unloading of cargo..."* Hawaiian Cement is the sole supplier of bulk cement on the island of Maui and the unique bulk transport operation requires close proximity to the pier to allow the cement to be transported via pipeline from the barge to the silos. There are no available sites at Kahului Harbor for relocation of facility that are not outside of Flood Zone VE. The County of Maui, BVA will make a decision on the request for variances from flood development standards for Flood Zone VE for the relocated facility upon completion of the Chapter 343, HRS process.

The DOT-H is planning for sea level rise at its harbor facilities across the State and is coordinating with the American Association of Port Authorities and Hawai'i Harbors Users Group to initiate discussions on planning for and responses to sea level rise. The cement facility will be located over 700 feet from the shoreline and at the far reaches of the 3.2 feet Sea Level Rise Exposure Area. Elevation of the ground surrounding the structures ranges from 6.5 feet to 7 feet. The location of the project relative to the shoreline and the topography of the site indicate that the predicted flooding, if any, would be minimal. A paved parking area and landscaping will surround the structures. The structures will be designed to withstand a nine (9) foot high tsunami wave force and will be enclosed with solid concrete walls protecting the content of the structures. Inasmuch as Hawaiian Cement's trans-shipment cement facility must be located in close proximity to the pier due to the unique nature of the bulk transport operation, the facility is being designed to be flood-proof and structurally designed to withstand tsunami wave forces.

12. Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in county or state plans or studies.

The relocated silos will be of similar height to the existing silos and will not exceed the 90-foot maximum height limit established by zoning, Chapter 19.26.050, MCC. The existing steel-constructed silos were constructed in 1972 and are exhibiting signs of rust. The proposed relocated silos will be concrete dome structures that are designed to better withstand the marine environment. The relocated silos will be more visually appealing than the existing, deteriorating and rusting steel-constructed silos.

13. Requires substantial energy consumption or emit substantial greenhouse gases.

The proposed action involves the relocation of an existing cement trans-shipment facility from one location within Kahului Harbor to a new location approximately 600 feet to the northeast. The action does not represent a new use at the Kahului Harbor that would require substantial energy consumption. There are no GHG emissions directly resulting from the existing facility, nor will there be from the proposed relocated facility, because both facilities are powered by electricity and do not involve any combustion processes. Self-discharging cement barges powered by diesel generators emit minimal amounts of GHGs. Very little power change is expected in the barge operations and, as such, there will be no discernible change in GHG emissions per ton of cement delivered. Delivery truck operations will also be unchanged and fall under transportation in the Hawai‘i Greenhouse Gas Emission reports. The proposed action is not anticipated to create significant direct and indirect foreseeable GHG emissions.

Based on the foregoing analysis, the proposed project has been determined to qualify as a Finding of No Significant Impact (FONSI).

LIST OF PERMITS AND APPROVALS

VIII

VIII. LIST OF PERMITS AND APPROVALS

The following permits and approvals may be required prior to the implementation of the project:

State of Hawai‘i

1. Hawai‘i Administrative Rules (HAR) Chapter 11-46, Community Noise Control, as applicable
2. HAR Chapter 11-60.1-33, Fugitive Dust, as applicable
3. National Pollution Discharge Elimination System (NPDES) Permit, as applicable
4. Hawai‘i Revised Statutes (HRS) Section 6E review
5. HAR Section 11-60.1-62, Noncovered Source Air Pollution Permit

County of Maui

1. Maui County Code, Title 19.62 Variance (Flood Variance)
2. Special Management Area Use Permit
3. Shoreline Setback Variance (for installation of new underground pipelines)
4. Shoreline Setback Approval (for demolition of existing underground pipelines and sugar-related facilities)
5. Flood Development Permit
6. Demolition and Construction permits (i.e., building and grading permits)

IX

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

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

The following agencies were consulted during preparation of the Draft Environmental Assessmen(EA). Agency comments and responses to substantive comments are included herein.

Federal Agencies

1. Larry Yamamoto, State Conservationist
U.S. Department of Agriculture
Natural Resources Conservation Service
P.O. Box 50004
Honolulu, Hawai'i 96850-0001

State Agencies

2. Curt T. Otaguro
State of Hawai'i
Department of Accounting and General Services
1151 Punchbowl Street, #426
Honolulu, Hawai'i 96813

3. Mike McCartney, Director
State of Hawai'i
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawai'i 96804

4. State of Hawai'I
Department of Education
Office of Planning
3633 Waialae Avenue, Room C-209
Honolulu, Hawai'i 96816

5. Bruce Anderson, Director
State of Hawai'i
Department of Health
1250 Punchbowl Street, Room 325
Honolulu, Hawai'i 96813

6. Lene Ichinotsubo
State of Hawai'i
Department of Health
Solid and Hazardous Waste Branch
2827 Waimano Road, Suite 100
Pearl City, Hawai'i 96782-1407

7. Alec Wong, P.E., Chief
State of Hawai'i
Department of Health
Clean Water Branch
Hale Ola, Room 225
2827 Waimano Home Road
Pearl City, Hawai'i 96782

8. Patti Kitkowski
State of Hawai'i
Department of Health
Maui Sanitation Branch
54 South High Street, Room 300
Wailuku, Hawai'i 96793

9. Suzanne Case, Chairperson
State of Hawai'i
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawai'i 96809

10. Alan Downer, Administrator
State of Hawai'i
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawai'i 96707

11. Jade Butay, Acting Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813

12. Major General Arthur "Joe" Logan, Adjutant General
Hawai'i State Civil Defense
3949 Diamond Head Road
Honolulu, Hawai'i 96816

13. State of Hawai'i
Department of Defense
3949 Diamond Head Road
Honolulu, Hawai'i 96816

14. William Aila, Jr., Interim Chair
State of Hawai'i
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawai'i 96805

15. Dr. Kamana`opono Crabbe, Chief Executive Officer
State of Hawai'i
Office of Hawaiian Affairs
560 N. Nimitz Highway, Suite 200
Honolulu, Hawai'i 96817

16. Senator Gil Keith-Agaran
Hawai'i State Senate
Hawai'i State Capitol, Room 221
415 S. Beretania Street
Honolulu, Hawai'i 96813

17. Representative Justin Woodson
House of Representatives
Hawai'i State Capitol, Room 304
415 S. Beretania Street
Honolulu, Hawai'i 96813

18. Mary Alice Evans, Director
State of Hawai
Office of Planning
P.O. Box 2359
Honolulu, Hawai'i 96804

County Agencies

19. Eric Nakagawa, Director
County of Maui
Department of Environmental Management
2050 Main Street, Suite 2B
Wailuku, Hawai'i 96793

20. David Thyne, Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, Hawai'i 96732

21. Lori Tsuhako, Director
County of Maui
Department of Housing and Human Concerns
One Main Plaza
2200 Main Street, Suite 546
Wailuku, Hawai'i 96793

22. Karla Peters, Director
County of Maui
Department of Parks and Recreation
700 Halia Nakoa Street, Unit 2F
Wailuku, Hawai'i 96793

23. Michele Chouteau McLean, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

24. Tivoli Faaumu, Chief
County of Maui
Department of Police
55 Mahalani Street
Wailuku, Hawai'i 96793

25. Rowena Dagdag-Andaya, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawai'i 96793

26. Jeff Pearson, Director
County of Maui
Department of Water Supply
200 South High Street, 5th Floor
Wailuku, Hawai'i 96793

27. Herman Andaya, Emergency Management Officer
County of Maui
Emergency Management Agency
200 South High Street
Wailuku, Hawai'i 96793

28. Marc Takamori, Director
County of Maui
Department of Transportation
David Trask Building, Suite 102
2145 Kaohu Street
Wailuku, Hawai'i 96793

29. County of Maui
Department of Water Supply
Engineering Division
200 South High Street, 5th Floor
Wailuku, Hawai'i 96793

30. Mayor Michael Victorino
County of Maui
200 South High Street
Wailuku, Hawai'i 96793

31. Honorable Alice Lee, Council Chair
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

32. Honorable Keani Rawlins-Fernandez, Council Vice Chair
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

33. Honorable G. Riki Hokama
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

34. Honorable Tasha Kama
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

35. Honorable Kelly King
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

36. Honorable Mike Molina
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

37. Honorable Tamara Paltin
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

38. Honorable Shane Sinenci
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

39. Honorable Yuki Lei Sugimura
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

40. Kay Fukumoto
County of Maui
Office of Economic Development
2200 Main Street, Suite 305
Wailuku, Hawai'i 96793

Other Agencies

41. Hawaiian Telcom
60 South Church Street
Wailuku, Hawai'i 96793

42. Michael Grider, Manager, Engineering
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawai'i 96733

43. Debbie Cabebe, Chief Executive Officer
Maui Economic Opportunity
99 Mahalani Street
Wailuku, Hawai'i 96793

44. Wailuku Aha Moku Council
58 Ho'ola Hou Street
Wailuku, Hawai'i 96793

45. Par Hawaii
140-H Hobron Avenue
Kahului, Hawai'i 96732

NOV 0 6 2019

DAVID Y. IGE
GOVERNOR

CURT T. OTAGURO
COMPTROLLER

AUDREY HIDANO
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)19.225

NOV 04 2019

Ms. Malia Molino
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Molino:

Subject: Early Consultation Request for
Proposed Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Thank you for the opportunity to comment on the subject project. We have no comments to offer at this time as the proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities.

If you have any questions, your staff may call Ms. Dora Choy of the Public Works Division – Planning Branch at 586-0488.

Sincerely,

CURT T. OTAGURO
Comptroller

DC:jl
c: Mr. Wade Shimabukuro, DAGS-MDO

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VICE PRESIDENT

May 1, 2020

Curt T. Otaguro, Comptroller
State of Hawai'i
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawai'i 96810-0119

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Mr. Otaguro:

Thank you for your early consultation response letter dated November 4, 2019 on the subject project. We note that your Department does not have any comments at this time since the proposed project does not impact any of the Department's projects or existing facilities.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft Environmental Assessment for the project. Should you have any questions or require additional information, please do not hesitate to call me at 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
www.munekiyohiraga.com

NOV 14 2019

DAVID Y. IGE
GOVERNOR

DR. CHRISTINA M. KISHIMOTO
SUPERINTENDENT

STATE OF HAWAI`I
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAI`I 96804

OFFICE OF FACILITIES AND OPERATIONS

November 8, 2019

Malia Molina
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Re: Early Consultation Request for the Proposed Relocation of the Hawaiian Cement Facility at Kahului Harbor

Dear Ms. Molina:

The Hawaii State Department of Education (HIDOE) has the following comments for the proposed relocation of the Hawaiian Cement Facility at Kahului Harbor (Project). According to the information provided, the proposed Project is to relocate the cement facility and construct underground piping on lands located at Kahului, Maui, Hawaii, TMK: 3-7-010:003 & 009.

The proposed Project will not impact existing HIDOE schools or facilities.

Thank you for the opportunity to comment. Should you have questions, please contact Robyn Loudermilk, School Lands and Facilities Specialist, Facilities Development Branch, Planning Section at (808)784-5093 or via email at robyn.loudermilk@k12.hi.us.

Respectfully,

Kenneth G. Masden II
Public Works Manager
Planning Section

KGM:rll

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

May 1, 2020

Kenneth G. Masden II, Public Works Manager
State of Hawai'i
Department of Education
P.O. Box 2360
Honolulu, Hawai'i 96804

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Mr. Masden:

Thank you for your early consultation response letter dated November 18, 2019 on the subject project. We note the Department's comment that the proposed project will not impact existing Hawai'i State Department of Education schools or facilities.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft Environmental Assessment for the project. Should you have any questions or require additional information, please do not hesitate to call me at 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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www.munekiyohiraga.com

NOV 04 2019

DAVID Y. IGE
GOVERNOR OF HAWAII

BRUCE S. ANDERSON, Ph.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, HAWAII 96793-3378

October 31, 2019

Ms. Malia Molina, Analyst
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Molina:

Subject: Early Consultation Request for Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Thank you for the opportunity to review this project. We have the following comments to offer:

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, Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor & Radiological Health Branch at 808 586-4700.

It is strongly recommended that you review the department's website at https://health.hawaii.gov/epo/files/2018/05/DOHEHA.LandUseContactList.20180502.pdf and contact the appropriate program that concerns your project.

Should you have any questions, please contact me at 808 984-8230 or email me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

Patti Kitkowski

Patti Kitkowski
District Environmental Health Program Chief

c Alec Wong, Acting EMD Administrator {Via Email}

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CHAIRMAN
Karlynn K. Fukuda
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Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

May 1, 2020

Patti Kitkowski, District Environmental Health Program Chief
State of Hawai'i
Department of Health
54 High Street
Wailuku, Hawai'i 96793

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Ms. Kitkowski:

Thank you for your early consultation response letter dated October 31, 2019. On behalf of Hawaiian Cement ("Applicant"), we note your comments and respond in the same order as follows.

1. We note a National Pollutant Discharge Elimination System (NDPES) may be required for the project. The Applicant will coordinate with the Department of Health, Clean Water Branch upon receipt of the engineering plans to confirm NDPES applicability and requirements.

2. We note that noise created during the construction phase of the project may require a noise permit pursuant to Chapter 11-46, Hawai'i Administrative Rules. We confirm the Applicant will coordinate with the Department of Health, Indoor & Radiological Health Branch, prior to construction to confirm if a noise permit will be required for the project.

Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
www.munekiyohiraga.com

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft Environmental Assessment for the project. Should you have any questions or require additional information, please do not hesitate to call me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
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

November 15, 2019

Munekiyo Hiraga
Attn: Ms. Malia Molina
305 High Street, Suite 104
Wailuku, Hawaii 96793

via email: malia@munekiyohiraga.com

Dear Ms. Molina:

SUBJECT: Early Consultation Request for Proposed Kahului Harbor **Hawaiian Cement Facility Relocation Project** located at Kahului Harbor, Island of Maui; TMK: (2) 3-7-010:009 and 003

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

At this time, enclosed are comments from the Engineering Division on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Y. Tsuji
Land Administrator

Enclosure
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
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

RECEIVED
LAND DIVISION
2019 NOV -5 PM 2:40
DEPT OF LAND & NATURAL RESOURCES
STATE OF HAWAII

October 31, 2019

MEMORANDUM

TO: FROM

DLNR Agencies:
X Div. of Aquatic Resources
X Div. of Boating & Ocean Recreation
X Engineering Division
X Div. of Forestry & Wildlife
___Div. of State Parks
X Commission on Water Resource Management
X Office of Conservation & Coastal Lands
X Land Division – Maui District
X Historic Preservation

FROM: TO
Russell Y. Tsuji, Land Administrator

SUBJECT: Early Consultation Request for Proposed Kahului Harbor **Hawaiian Cement Facility Relocation Project**

LOCATION: Kahului Harbor, Island of Maui; TMK: (2) 3-7-010:009 and 003

APPLICANT: Munekiyo Hiraga on behalf of Hawaiian Cement

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **November 12, 2019.**

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 Darlene Nakamura at 587-0417 or by email at darlene.k.nakamura@hawaii.gov. Thank you.

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

Signed: _____

Print Name: Carty S. Chang, Chief Engineer

Date: 11/5/19

Attachments
cc: Central Files

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/Russell Y. Tsuji

Ref: Early Consultation Request for Proposed Kahului Harbor Hawaiian Cement Racility Relocation Project
Location: Kahului Harbor, Island of Maui
TMK(s): (2) 3-7-010:009 and 003
Applicant: Munekiyo Hiraga on behalf of Hawaiian Cement

COMMENTS

The rules and regulations of the National Flood Insurance Program (NFIP), Title 44 of the Code of Federal Regulations (44CFR), are in effect when development falls within a Special Flood Hazard Area (high risk areas). State projects are required to comply with 44CFR regulations as stipulated in Section 60.12. Be advised that 44CFR reflects the minimum standards as set forth by the NFIP. Local community flood ordinances may stipulate higher standards that can be more restrictive and would take precedence over the minimum NFIP standards.

The owner of the project property and/or their representative is responsible to research the Flood Hazard Zone designation for the project. Flood Hazard Zones are designated on FEMA's Flood Insurance Rate Maps (FIRM), which can be viewed on our Flood Hazard Assessment Tool (FHAT) (http://gis.hawaiinfip.org/FHAT).

If there are questions regarding the local flood ordinances, please contact the applicable County NFIP coordinating agency below:

- Oahu: City and County of Honolulu, Department of Planning and Permitting (808) 768-8098.
- Hawaii Island: County of Hawaii, Department of Public Works (808) 961-8327.
- Maui/Molokai/Lanai County of Maui, Department of Planning (808) 270-7253.
- Kauai: County of Kauai, Department of Public Works (808) 241-4896.

Signed: _____
CARTY S. CHANG, CHIEF ENGINEER

Date: 11/5/19

MUNEKIYO HIRAGA
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CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

May 1, 2020

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

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Mr. Tsuji:

Thank you for your early consultation response letter dated November 15, 2019 providing comments from the Engineering Division on the subject project. In response, we note the National Flood Insurance Program, Title 44 of the Code of Federal Regulations will be in effect as the proposed development falls within a Special Flood Hazard Area. The relocated Hawaiian Cement facility site is located in Flood Zone VE. A variance from the flood development standards established by Maui County Code (MCC) Chapter 19.62 has been requested by the Applicant and is currently pending with the County of Maui, Board of Variances and Appeals (BVA). The BVA will make a decision on the variance request following completion of the Chapter 343, Hawai'i Revised Statutes (HRS) Environmental Assessment (EA) process.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft EA for the project. Should you have any questions or require additional information, please do not hesitate to call me at 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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www.munekiyohiraga.com

NOV 20 2019

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR
OFFICE OF PLANNING

OFFICE OF PLANNING
STATE OF HAWAII

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
Web: http://planning.hawaii.gov/

DTS 201911131424HE

November 18, 2019

Ms. Malia Molina
Project Manager
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Molina:

Subject: Early Consultation Request for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project
TMK: (2) 3-7-010: 003 (parcel 3), and 3-7-010: 009 (parcel 9)

Thank you for the opportunity to provide comments on the early consultation request for the preparation of a Draft Environmental Assessment (Draft EA) on Hawaiian Cement relocation project at Kahului Harbor, Maui. The early consultation review material was transmitted to our office via letter dated October 24, 2019.

It is our understanding that the applicant, Hawaiian Cement, proposes to relocate its existing trans-shipment cement facility at Kahului Harbor to a new location within the harbor as part of the State Department of Transportation - Harbor's Kahului Harbor Development Plan.

The relocated cement facility would occupy 25,216 square-foot portion of a 10.5-acre parcel of land on parcel 9. Underground piping through a portion of parcel 3 would connect the relocated facility to the pier to transport cement material from incoming barges.

The Office of Planning (OP) has reviewed the transmitted material and has the following comments to offer:

1. Hawaii Coastal Zone Management (CZM) Program
   The CZM area is defined as "all lands of the State and the area extending seaward from the shoreline to the limit of the State's police power and management authority, including the U.S. territorial sea" (HRS § 205A-1).

   Pursuant to HRS § 205A-4, in implementing the objectives of the CZM program, agencies shall consider ecological, cultural, historic, esthetic, recreational, scenic, open space values, coastal hazards, and economic development. As this project will require the approval of a governmental agency, the Draft EA should include analysis on the project's consistency with the objectives and supporting policies of the Hawaii CZM Program, HRS § 205A-2, as

amended, to assist in their decision-making process. Compliance with HRS § 205A-2 is an important component for satisfying the requirements of HRS Chapter 343.

2. Special Management Area (SMA) / Shoreline Setback Variance
   The review material acknowledges that the project is within the SMA, as designated by the County of Maui, and involves work within the shoreline area. The Draft EA should specifically discuss compliance with these permits. Furthermore, the Draft EA can serve as a technical support document for the potential SMA permit, as well as the shoreline setback requirements. Please consult with the County of Maui Planning Department on these regulatory matters.

3. Stormwater Runoff, Erosion, and Water Resources
   Pursuant to HAR § 11-200.1-18(d)(7) – identification and analysis of impacts and alternatives considered; to ensure that nearshore marine resources surrounding Kahului Harbor remain protected, the negative effects of stormwater inundation and sediment loading on water quality within Kahului Bay should be evaluated.

   Issues that may be examined include, but are not limited to, project site characteristics in relation to flood and erosion prone areas, potential vulnerability of water resources, the shoreline, and examining any increase of permeable surfaces in the area. Developing mitigation measures for the protection for surface water resources and the coastal ecosystem should take this into account, pursuant to HAR § 11-200.1-18(d)(8).

If you have any questions regarding this comment letter, please contact Joshua Hekekia of our office at (808) 587-2845.

Mahalo,

Mary Alice Evans

Mary Alice Evans
Director

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

May 1, 2020

Mary Alice Evans, Director
State of Hawai'i
Office of Planning
P.O. Box 2359
Honolulu, Hawai'i 96804

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Ms. Evans:

Thank you for your early consultation response letter dated November 18, 2019 providing comments on the subject project. On behalf of the Applicant, Hawaiian Cement ("Applicant"), our responses are provided below in the same order as your comments.

1. We note your comment on the applicability of the Hawaii Coastal Zone Management (CZM) Program area as defined as "all lands of the State and the area extending seaward from the shoreline to the limits of the State's power and management authority including the U.S. territorial sea". As such, the Environmental Assessment (EA) for the proposed project will contain an analysis of the project's consistency to the objectives and supporting policies of the Hawaii CZM Program, Hawai'i Administrative Rules, Section 205A-2, as amended.

2. We note your comments regarding the Special Management Area Use Permit and Shoreline Setback Variance requirements and confirm the Draft EA will include an assessment of the project's compliance with these permit requirements.

3. We confirm an analysis of the project and alternatives considered will be carried out to assess stormwater runoff, inundation and sediment loading on water quality and identify mitigative measures, as necessary, to ensure the nearshore marine resources surrounding Kahului Harbor remain protected.

We note and confirm the issues to be examined in the EA will include, but not limited to, project site characteristics in relation to flood and erosion prone areas, potential

vulnerability of water resources, the shoreline, and examining any increase of permeable surfaces in the project area.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft EA for the project. Should you have any questions or require additional information, please do not hesitate to call me at 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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DAVID Y. IGE
GOVERNOR

JADE T. BUTAY
DIRECTOR

Deputy Directors
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

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

IN REPLY REFER TO:

DIR 1101
STP 8.2803

December 05, 2019

Ms. Malia Molina
Analyst
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Molina:

Subject: Kahului Harbor Hawaiian Cement (HC) Facility Relocation Project
Early Consultation for Draft Environmental Assessment (DEA)
Kahului, Maui, Hawaii
TMK: (2) 3-7-010: 009 (por), 003 (por)

The Hawaii Department of Transportation (HDOT) understands that HC is proposing to relocate its existing trans-shipment cement facility to a nearby location adjacent to the Kahului Commercial Harbor. The existing facility will be demolished following the construction of the new facility. HDOT comments on the subject project are as follows:

Highways Division (HDOT-HWY)

1. State roadways in the vicinity of the existing and relocation sites include: Hobron Avenue (State Route 32A), Kaahumanu Avenue (State Route 32) and Hana Highway (State Route 36).

2. The DEA should:

   a. Identify the jurisdiction of roadways in the vicinity.

   b. Identify existing and proposed site access points and truck routes.

   c. Describe pipeline and other infrastructure alignments that may be removed or constructed within the HDOT-HWY right-of-way.

   d. Present the characteristics of project construction/demolition and operations phases: hours of operations, development timeline, associated traffic.

   e. Assess the project's potential direct, secondary and cumulative impacts to State roadways (level of service and safety).

f. Include a traffic impact assessment report prepared by a licensed professional engineer, if the qualitative traffic assessment identifies a potential adverse impact on HDOT-HWY roadways.

3. A HDOT-HWY permit is required to transport oversized equipment and overweight loads on HDOT roadways.

Airports Division

1. The project is located on multiple parcels within five miles from Kahului Airport (OGG). All projects within 5 miles from Hawaii State airports are advised to read the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits. The TAM can be viewed at this link: http://files.hawaii.gov/dbedt/op/docs/TAM-FAA-DOT-Airports_08-01-2016.pdf.

2. The proposed site is approximately 1.92 miles (10,135 feet) from the end of Runway 2 at OGG. Federal Aviation Administration (FAA) regulation requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or Alteration pursuant to the Code of Federal Regulations, Title 14, Part 77.9, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with its longest runway more than 3,200 feet. Construction equipment and staging area heights, including heights of temporary construction cranes, need to be included in the submittal. The form and criteria for submittal can be found at the following website: https://oeaaa.faa.gov/oeaaa/external/portal.jsp.

Harbors Division (HDOT-HAR)

1. All future work should continue to be done in coordination with our HDOT-HAR Maui District Manager.

2. The relocation of the facility will require HC to obtain a new pipeline easement for the discharge of cement from the barge berthing at Pier 3 to the cement silos at the proposed cement storage facility adjacent to the Harbor.

3. The following should be considered in the DEA

   a. Potential impacts from sea-level-rise and storm inundation. It should be noted that waves from the 2011 Japan tsunami traveled directly through the former Harbors Maui District Office parking lot, which is aligned with the proposed relocation site. Based on the foreseeable improvements to Kahului Harbor which include the demolition of current structures, the proposed relocation site may require appropriate mitigation.

b. Potential impacts of traffic associated with the project. Truck traffic to and from the proposed facility may impact harbor operations. Coordinate with HDOT-HAR and our HDOT-HAR Maui District Manager to avoid having to reconfigure circulation patterns.

c. Overall site design should be coordinated with HDOT-HAR and consider current operations and long-range plans for the entire harbor.

If there are any questions, please contact Mr. Blayne Nikaido of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

Sincerely,

JADE T. BUTAY
Director of Transportation

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CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

May 1, 2020

Your File: DIR 1101
STP 8.2803

Jade T. Butay, Director
State of Hawaii
Director of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813-5097

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project (DIR 1101 STP 8.2803)

Dear Director Butay:

Thank you for your early consultation response letter dated December 5, 2019. On behalf of the Applicant, Hawaiian Cement ("Applicant"), we wish to provide the following information in response to your comments.

Highways Division (HDOT-HWY)

1. We note the State roadways in the vicinity of the existing and relocated site include: Hobron Avenue (State Route 32A), Ka'ahumanu Avenue (State Route 32) and Hāna Highway (State Route 36).

2. A Traffic Assessment (TA) has been prepared by a traffic engineer, which documents the existing roadways in the vicinity, discusses existing and proposed site access, and potential impacts associated with the proposed Hawaiian Cement facility relocation. It is noted that project-generated traffic is below the 100 new trip threshold requirement for a Traffic Impact Analysis Report (TIAR). As such, a TA was prepared and will be included in the Draft Environmental Assessment (EA).

3. We note and confirm that a HDOT-HWY permit will be required if oversized equipment and overweight loads occur with the project. If required, the Applicant will apply for a DOT-HWY permit.

Airports Division

1. We note that the proposed project site is located within five (5) miles of Kahului Airport and as such, the Applicant will need to be familiar with the Technical Assistance Memorandum (TAM) for guidance with development and activities that may require further review and permits from the Airports Division. Thank you for the reference link to the TAM. We confirm the Applicant will review the TAM to ensure the project will obtain the necessary reviews and permits, as applicable.

2. We note the the project site is approximately 1.92 miles from the end of Runway 2 at Kahului Airport and Federal Aviation Administration (FAA) regulations requires the submittal of FAA Form 7460-1 Notice of Proposed Construction or Alteration, if the construction or alteration is within 20,000 feet of a public use or military airport which exceeds a 100:1 surface from any point of the runway of each airport with its longest runway more than 3,200 feet. We note that construction equipment and staging area heights, including heights of temporary construction cranes need to included in the submittal. As such, the Applicant will submit FAA Form 7460-1 to the Airports Division for review and approval prior to construction.

Harbors Division (HDOT-HAR)

1. We confirm all future project work will continue to be done in coordination with HDOT-HAR, Maui District Manager.

2. We note and confirm the Hawaiian Cement facility will require and obtain a new pipeline easement for the discharge of cement from the barge berthing at Pier 3 to the cement silos at the proposed relocated facility adjacent to the Harbor. We confirm coordination will be carried out with HDOT-HAR in this regard.

3. We confirm that the DEA will consider:
    a. Potential impacts from sea-level-rise and storm inundation. We note your comments regarding the inundation limits from the 2011 Japan tsunami and will include appropriate assessment and mitigation in the DEA.
    b. We confirm as noted above, potential impacts of traffic associated with the project will be carried out in the TA and included in the DEA. We note and confirm the TA will include an assessment of truck traffic to and from the proposed facility and potential impacts on harbor operations. We confirm the Applicant will coordinate with HDOT-HAR and HDOT-HAR Maui District Manager regarding potential impacts of traffic associated with the proposed relocated facility to avoid having to reconfigure circulation patterns.

c. We confirm the overall site design will be coordinated with HDOT-HAR and the DEA will consider an assessment of current operations and long-range plans for the entire harbor.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft EA for the project. Should you have any questions or require additional information, please do not hesitate to call me at 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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DEC 0 1 2019

MICHAEL P. VICTORINO
Mayor

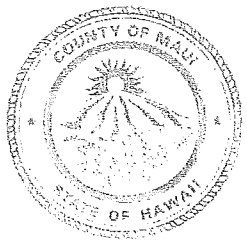
ERIC A. NAKAGAWA, P.E.
Acting Director

SHAYNE R. AGAWA, P.E.
Deputy Director

MICHAEL P. RATTE
Solid Waste Division

SCOTT R. ROLLINS, P.E.
Wastewater Reclamation Division

TAMARA FARNSWORTH
Environmental Protection &
Sustainability Division



COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
2050 MAIN STREET, SUITE 2B
WAILUKU, MAUI, HAWAII 96793

November 19, 2019

Ms. Malia Molina
Munekiyo Hiraga
305 High Sreet, Suite 104
Wailuku, Hawaii 96793

SUBJECT: KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT EARLY CONSULTATION REQUEST TMK (2) 3-7-010:009 AND 003, KAHULUI

We reviewed the subject application and have the following comments:

1. Solid Waste Division comments:

   a. Provide information on how the demolition waste from the existing facility will be managed.
   b. The applicant is requested to divert all usable materials from the landfill.

2. Wastewater Reclamation Division (WWRD) comments:

   a. Although wastewater system capacity is currently available as of the date of this letter, the developer should be informed that wastewater system capacity cannot be ensured until the issuance of the building permit.
   b. Provide information on how the subject project will discharge its wastewater. Our records indicate that the facilities on TMK (2) 3-7-010:009 is currently not discharging wastewater to the County sewer system.
   c. Wastewater contribution calculations are required before building permit is issued, if the subject project will discharge its wastewater to the County sewer system.
   d. Developer is not required to pay assessment fees for this area at the current time.

e. Indicate on the plans the ownership of each easement (in favor of which party). Note: County will not accept sewer easements that traverse private property.

f. Commercial kitchen facilities within the proposed project shall comply with pre-treatment requirements (including grease interceptors, sample boxes, screens etc.)

g. Non-contact cooling water and condensate should not drain to the wastewater system.

If you have any questions regarding this letter, please contact Shayne Agawa at 270-8230.

Sincerely,

Shayne M. Agawa

for ERIC A. NAKAGAWA, P.E.
Director of Environmental Management

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VICE PRESIDENT

May 1, 2020

Eric Nakagawa, Director
County of Maui
Department of Environmental Management
2200 Main Street, Suite 610
Wailuku, Hawai'i 96793

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Mr. Nakagawa:

Thank you for your early consultation response letter dated November 19, 2019 providing comments on the subject project. On behalf of Hawaiian Cement ("Applicant"), we provide the following responses to the Department's comments:

Solid Waste Division

Comment No. 1

a. *Provide information on how the demolition waste from the existing facility will be managed.*

Response: Prior to the demolition of the existing facility, a Hazard Materials Study will be conducted. Furthermore, a Demolition Plan will be prepared and submitted to obtain approval of a Demolition Permit. Material from the demolition will be disposed of consistent with environmental regulations, with recycling of material as a top priority.

b. *The applicant is requested to divert all usable materials from the landfill.*

Response: As requested, the Applicant will divert as many usable materials from the landfill and recycle as much as possible.

Wastewater Reclamation Division

1. A Preliminary Engineering Report (PER) was completed by Sato & Associates for the proposed project which evaluated existing infrastructure at the project site. Due to the distance from the County's gravity system on Wharf Street, the PER recommended that the preferred option for the project would be to connect to the private sewer system located in Ala Luina Street on TMK (2) 3-7-010:003 (Parcel 3) which is owned by the State Department of Transportation (DOT). As such, the proposed project will not connect to the County's sewer system. However, the Applicant will continue its coordination with the Department upon submittal and processing of the building permit application(s).

b. Provide information on how the subject project will discharge its wastewater. Our records indicate that the facilities on TMK (2) 3-7-010:009 is currently not discharging wastewater to the County sewer system.

Response: As previously stated, a PER for the proposed project recommended that the project connect to an existing private wastewater system located in Ala Luina Street on Parcel 3. Furthermore, projected wastewater flow calculations that were included in the PER estimated that the proposed facility would generate approximately 150 gallons per day. See **Exhibit "A"**.

c. Wastewater contribution calculations are required before building permit is issued, if the subject project will discharge its wastewater to the County sewer system.

Response: The project will not discharge wastewater to the County's sewer system and will connect to a private wastewater system, as recommended in the project's PER.

d. Developer is not required to pay assessment fees for this area at this current time.

Response: We acknowledge the Department's confirmation that the Applicant is not required to pay assessment fees for this area at this time.

e. Indicate on the plans the ownership of each easement (in favor of which party). Note: County will not accept sewer easements that traverse private property.

Response: The project will not include sewer easements in favor of the County of Maui as the project will not connect to the County sewer system.

f. Commercial kitchen facilities within the proposed project shall comply with pre-treatment requirements (including grease interceptors, sample boxes, screens, etc.)

Response: The proposed project is limited to the construction of two (2) silos, a warehouse, underground pipelines, parking, and related improvements. Office space within the silo will not include a commercial kitchen.

g. Non-contact cooling water and condensate should not drain to the wastewater system.

Response: The proposed project will connect to a private wastewater system. As such, non-contact cooling water and condensate from the proposed project will not drain into the County's sewer system.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft EA for the project. Should you have any questions or require additional information, please do not hesitate to call me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:tn
Enclosure
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Richard Sato, Sato & Associates
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APPENDIX B

PROJECTED WASTEWATER FLOW
FOR
KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION
TMK: (2) 3-7-010:009 (POR)

OCTOBER 11, 2019

Reference: County of Maui, Department of Environmental Management, Wastewater Reclamation Division, Wastewater Flow Standards, February 2, 2006

Conceptual Site Plan

Description: The project involves the construction of two new 56' diameter storage silos for storage of bulk cement that is barged in from Oahu and a 1,750 square foot warehouse for bagging and storage of bagged cement.

Estimated Wastewater Flow

Use	Area (SF)	Persons/SF	Contribution gal/person/day	Wastewater Flow (GPD)
Warehouse	1,750	1 per 350	30	150
Total	1,750			**150**

EXHIBIT A

NOV 0 4 2019

MICHAEL P. VICTORINO
Mayor

DAVID C. THYNE
Fire Chief

BRADFORD K. VENTURA
Deputy Fire Chief



DEPARTMENT OF FIRE & PUBLIC SAFETY
COUNTY OF MAUI
200 DAIRY ROAD
KAHULUI, HI 96732

October 31, 2019

Munekiyo Hiraga
Attn: Malia Molina, Analyst
305 High St. Suite 104
Wailuku, HI 96793

SUBJECT: Early Consultation Request for Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project
TMK: (2) 3-7-010: 003, (2) 3-7-010: 009

Dear Malia,

Thank you for allowing our office to provide comment on the subject proposed project. As per your request, comments are provided below:

- At this time, there are no comments in regards to the proposed relocation of the existing trans-shipment cement facility.

- Our office does reserve the right to comment on the proposed project during the building permit review process when detailed plans for this project are routed to our office for review. At that time, fire department access, water supply for fire protection, and fire and life safety requirements will be addressed.

If there are any questions or comments, please feel free to contact me at (808) 876-4693 or by email at paul.haake@mauicounty.gov.

Sincerely,

Paul Haake

Paul Haake

Captain - Fire Prevention Bureau

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

May 1, 2020

Captain Paul Haake
County of Maui
Department of Fire & Public Safety
Fire Prevention Bureau
200 Dairy Road
Kahului, Hawai'i 96832

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Captain Haake:

Thank you for your early consultation response letter dated October 31, 2019 providing comments on the subject project. We note the Department of Fire & Public Safety does not have any comments at this time on the subject project. We also note the Department of Fire & Public Safety does reserve the right to comment on the proposed project during the building permit application and review process.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft Environmental Assessment for the project. Should you have any questions or require additional information, please do not hesitate to call me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
www.munekiyohiraga.com

NOV 04 2019

MICHAEL P. VICTORINO
Mayor

LORI TSUHAKO
Director

LINDA R. MUNSELL
Deputy Director

DEPARTMENT OF HOUSING
& HUMAN CONCERNS
COUNTY OF MAUI
2200 MAIN STREET, SUITE 546
WAILUKU, MAUI, HAWAII, 96793
PHONE: (808) 270-7805

October 29, 2019

Munekiyo Hiraga
Attn: Malia Molina
305 High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Molina:

Subject: Early Consultation Request for Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

The Department has reviewed the request for Early Consultation for the above subject project. Based on our review, we have determined that the project is not subject to Chapter 2.96, Maui County Code, and does not require a Residential Workforce Housing Agreement.

Please feel free to contact Buddy Almeida at (808) 270-7355 if you have any questions.

Sincerely,

Clyde A. Almeida
Housing Administrator

cc: DHHC

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VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

May 1, 2020

Clyde A. Almeida, Housing Administrator
County of Maui
Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku, Hawai'i 96793

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Mr. Almeida:

Thank you for your early consultation response letter dated October 29, 2019. We note your comment that the proposed project is not subject to Chapter 2.96, Maui County Code and does not require a Residential Workforce Housing Agreement.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft Environmental Assessment for the project. Should you have any questions or require additional information, please do not hesitate to call me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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NOV 0 6 2019

MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

JOHN L. BUCK III
Deputy Director

DEPARTMENT OF PARKS AND RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawaii 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7942

November 1, 2019

Malia Molina, Analyst
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Molina:

SUBJECT: Early Consultation Request for Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawaii; TMKs (2) 3-7-010:003 (por) and 009

Thank you for the opportunity to review and comment on the subject project. The Department of Parks and Recreation has no comment at this time.

Please feel free to contact me or Robert Halvorson, Chief of Planning and Development, at robert.halvorson@co.maui.hi.us or (808) 270-7387, should you have any questions.

Sincerely,

KARLA H. PETERS
Director of Parks and Recreation

c: Robert Halvorson, Chief of Planning and Development

KP:RH:csa

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VICE PRESIDENT

May 1, 2020

Karla H. Peters, Director
County of Maui
Department of Parks and Recreation
700 Hali'a Nakoa Street, Unit 2
Wailuku, Hawai'i 96793

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Ms. Peters:

Thank you for your early consultation response letter dated November 1, 2019. We note the Department of Parks and Recreations does not have any comment on the subject project.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft Environmental Assessment for the project. Should you have any questions or require additional information, please do not hesitate to call me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
www.munekiyohiraga.com

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

NOV 22 2019

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

November 20, 2019

Ms. Malia Molina
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Molina:

SUBJECT: EARLY CONSULTATION FOR THE PROPOSED KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT, LOCATED AT 101 EAST KAAHUMANU AVENUE AND 103 ALA LUINA STREET, KAHULUI, ISLAND OF MAUI, HAWAII; TMKS: (2) 3-7-010: 009 (POR.) AND 003 (POR.) (RFC 2019/0110)

Thank you for meeting with the Department of Planning (Department) on July 26, 2019 regarding the proposed relocation of the Hawaiian Cement facility as a part of the State of Hawaii, Department of Transporation Harbors Division *Kahului Harbor Redevelopment Plan.* The Applicant (Hawaiian Cement) seeks to relocate the existing facility at Kahului Harbor to a nearby parcel, (2) 3-7-010:009, owned by A & B Properties. The proposed project will require the Applicant to install underground piping through a portion of parcel (2) 3-7-010:003 owned by the State of Hawaii. Underground piping is required to enable transport of cement material from a specialized barge to the relocated Hawaiian Cement facility.

The project is located within the Special Management Area (SMA) and subject to both the Maui Planning Commission's SMA Rules and the Shoreline Rules. Based on our meeting and information provided to the Department, we offer the following considerations:

- Ensure all proposed structures comply with Maui County Code (MCC) 19.26.050, Development Standards for M-2, Heavy Industrial District.

- Ensure the proposed project complies with MCC 19.36B, Off-Street Parking and Loading.

- Indicate if the proposed project will impact any historic properties.

- The proposed project involves the use of State lands and will require a shoreline setback variance, triggering compliance with Chapter 343, Hawaii Revised Statutes. Please identify who the accepting authority is on the Environmental Assessment.

- The Maui Island Plan supports the expansion and upgrade of Kahului Harbor provided that any expansion is respectful of cultural practices and existing recreational uses and supports improved water quality. Please identify if this project will have an impact on the recreational use of Kahului Harbor and nearby areas.

- The Maui Island Plan also encourages public and private entities to provide adequate pier slips, utilities, repair facilities, and waste-disposal capabilities. Please identify if the Applicant intends to partner with any other private or public entities.

In closing, the proposed relocation of the Hawaiian Cement facility at Kahului Habor aligns with the State of Hawaii, Department of Transporation Harbors Division *Kahului Harbor Redevelopment Plan.* The Department is processing the variance application for proposed work in the Coastal High Hazard Flood Zone VE, and we look forward to further analyzing the project upon submission of the SMA Use Permit and Shoreline Setback Variance Applications.

If additional clarification is required, please contact Staff Planner Keanu Lau Hee by email at keanu.lauhee@mauicounty.gov or by phone at (808) 463-3867. The Department looks forward to your continued coordination as this project advances.

Sincerely,

MICHELE MCLEAN, AICP
Planning Director

xc: Jordan E. Hart, Deputy Director (PDF)
Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Kathleen Aoki, Plan Implementation Division (PDF)
Keanu Lau Hee, Staff Planner (PDF)
Annalise Kehler, Staff Planner (PDF)
Diego Sanchez-Gomez, Staff Planner (PDF)
Project File

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VICE PRESIDENT

May 1, 2020

Michele McLean, AICP, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Ms. McLean:

Thank you for your early consultation response letter dated November 20, 2019 on the subject project. On behalf of Hawaiian Cement ("Applicant"), we provide the following responses below, in the same order as your comments.

We note and acknowledge the project is located within the Special Management Area (SMA) and subject to the Maui Planning Commission's SMA Rules and Shoreline Rules. As such, we acknowledge the proposed project will comply with the following:

- All proposed structures and buildings will comply with Maui County Code (MCC) 19.26.050, Development Standards for M-2, Heavy Industrial District.

- The proposed project will comply with MCC 19.36B, Off-Street Parking and Loading.

- An Archaeological Literature Review and Field Inspection has been prepared for the proposed action. Consultation with the State Historic Preservation Division (SHPD) will be consulted to ensure the project will not adversely impact any historic properties.

- Pursuant to subsequent consultation with Department of Planning staff and the State Department of Transportation, the Maui Planning Commission will be the accepting authority for the EA.

- We note the Maui Island Plan supports the expansion and upgrade of Kahului Harbor. We also note your department's comment on cultural practices and current recreational uses in the harbor. We confirm the cultural practices and

recreational uses at the harbor will be assessed in the EA and mitigation measures, if required will be identified.

- We note the Maui Island Plan encourages public and private entities to provide adequate pier slips, utilities, repair facilities, and waste-disposal capabilities. Any provision and/or partnership the Applicant, Hawaiian Cement, proposes in connection with these facilities will be documented in the EA.

We note the Department's comment that the Hawaiian Cement facility at Kahului Harbor aligns with the State of Hawai'i, Department of Transportation Harbors Division 2012 *Kahului Harbor Development Plan*. We also note the Department of Planning will further analyze the project during the variance application for the proposed work in the Coastal High Hazard Flood Zone, the Shoreline Setback Variance, and SMA Use Permit applications.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft EA for the project. Should you have any questions or require additional information, please do not hesitate to call me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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NOV 2 2 2019

MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Director

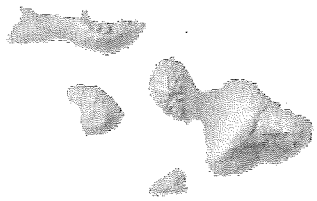
JORDAN MOLINA
Deputy Director

GLEN A. UENO, P.E., L.S.
Development Services Administration

RODRIGO "CHICO" RABARA, P.E.
Engineering Division

JOHN R. SMITH, P.E.
Highways Division

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



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM 434
WAILUKU, MAUI, HAWAII 96793

November 18, 2019

Ms. Malia Molina, Analyst
MUNEKIYO HIRAGA
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Ms. Molina:

SUBJECT: EARLY CONSULTATION REQUEST FOR PROPOSED KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT; TMK: (2) 3-7-010:009

We reviewed the early consultation request and have no comments at this time.

If you have any questions regarding this memorandum, please call Jordan Molina at 270-7845.

Sincerely,

Jordan Molina

FOR ROWENA M. DAGDAG-ANDAYA
Director of Public Works

RMDA:JM:da
xc: Engineering Division
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Michael T. Munekiyo
CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

May 1, 2020

Rowena M. Dagdag-Andaya, Director
County of Maui
Department of Public Works
200 South High Street, Room 434
Wailuku, Hawai'i 96793

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Ms. Dagdag-Andaya:

Thank you for your early consultation response letter dated November 18, 2019. We note that the Department of Public Works does not have any comments on the subject project.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft Environmental Assessment for the project. Should you have any questions or require additional information, please do not hesitate to call me at (808) 983-1233

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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NOV 04 2019

MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAI'I 96793
www.mauiwater.org

October 30, 2019

Ms. Malia Molina
MUNEKIYO HIRAGA
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Molina:

SUBJECT: EARLY CONSULTATION REQUEST FOR PROPOSED KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT
TMK: 3-7-010:009, Kahului, Maui, Hawaii

The Department of Water Supply records indicate that TMK 3-7-010:009 is serviced by an existing 1-inch water meter (Account #7544224728) and 2-inch water meter (Account #9296372312). No estimated water demand was provided in the early consultation letter dated 10/24/2019. Therefore, it is advised that domestic and irrigation calculations prepared, signed, and stamped by a State of Hawaii licensed professional engineer indicating all existing and new facilities served from the same meter be submitted for review. Please note that the proposed project shall meet the criteria for water service outlined in the Administrative Rules (Title 16, Chapter 201) that took effect on 1/29/2018.

An existing Department of Water Supply 6-inch waterline traverses TMK 3-7-010:009 along the western boundary. According to our records, no waterline easement has been executed between the land owner and the County. Therefore, a waterline easement shall be provided to the County and recorded in the State of Hawaii, Bureau of Conveyances Land Court system.

Thank you for the opportunity to review and comment on the subject project. If you have any questions, please feel free to contact Tammy Yeh of our Engineering Division at (808) 270-7835 or by email at tammy.yeh@mauicounty.gov.

Sincerely,

WENDY TAOMOTO, P.E.
Engineering Program Manager

TY

cc: DWS Planning Division

MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

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

May 1, 2020

Wendy Taomoto, P.E., Engineering Program Manager
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawai'i 96793

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Ms. Taomoto:

Thank you for your early consultation response letter dated November 4, 2019. We note the Department of Water Supply's (DWS) confirmation of the existing 1-inch and 2-inch water meters on the parcel identified as TMK No. (2) 3-7-010:009 (Parcel 9). We note Parcel 9 covers an area of 10.5 acres, while the proposed project site covers an approximately 25,216 square-foot portion of Parcel 9. As directed, domestic and irrigation calculations will be prepared by a State of Hawai'i licensed professional engineer which will indicate all existing and new facilities to be served from the water infrastructure at the site. Hawaiian Cement ("Applicant"), also confirms the proposed project will meet the criteria for water service outlined in the Hawai'i Administrative Rules, Title 16, Chapter 201 that took effect on January 29, 2018.

The Applicant acknowledges that a DWS 6-inch waterline traverses Parcel 9 along the western boundary. As noted above, the project site covers a small portion of Parcel 9. The Applicant will coordinate with the owner of Parcel 9, A & B Properties, Inc. and DWS to establish appropriate waterline easements and recordation to ensure water service to the project site.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft Environmental Assessment for the project. Should you have any questions or require additional information, please do not hesitate to call me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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NOV 0 6 2019

COUNTY OF MAUI
EMERGENCY MANAGEMENT AGENCY
200 South High Street Wailuku, HI 96793
phone: 808.270.7285; fax: 808.270.7275
e-mail: emergency.management@mauicounty.gov

Michael Victorino
Mayor

Herman Andaya
Administrator

October 30, 2019

MEMO TO: Munekiyo Hiraga
Attn: Malia Molina, Analyst
305 High Street, Suite 104
Wailuku, Hawai'i 96793

FROM: Anthony Joyce, Hazard Mitigation Specialist, Maui Emergency Management Agency (MEMA)

VIA: Herman Andaya, Administrator, Maui Emergency Management Agency (MEMA)

SUBJECT: Re: Early Consultation Request for Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Ms. Molina,

Thank you for your proposal and the opportunity for us to submit suggestions and comments on the proposed Hawaiian Cement relocation project. This agency has received your above referenced project and our findings are as follows:

1) Although a variance is requested per Chapter 19.62 of the Maui County Code (MCC), frequent floods are possible within this zone (as it relates to Hawai'i's Flood Hazard Assessment Tool) and it is strongly recommended that precautions are taken into consideration within the design and construction of any new facility. It is also recommended the business invest in flood insurance to help cover any damages that may occur during major storms, and/or flooding events.

2) The proposed lot(s) for Hawaiian Cement are within the evacuation zones for reservoir(s) 73, 74, and 80 as well as the Keahalani Retention Basin and Wailuku Reservoirs.

Thank you for allowing us to submit comments with respect to your project. Should you have any questions, please feel free to contact Anthony Joyce at (808) 270-7285 ext. 7286, or via email at anthony.joyce@mauicounty.gov.

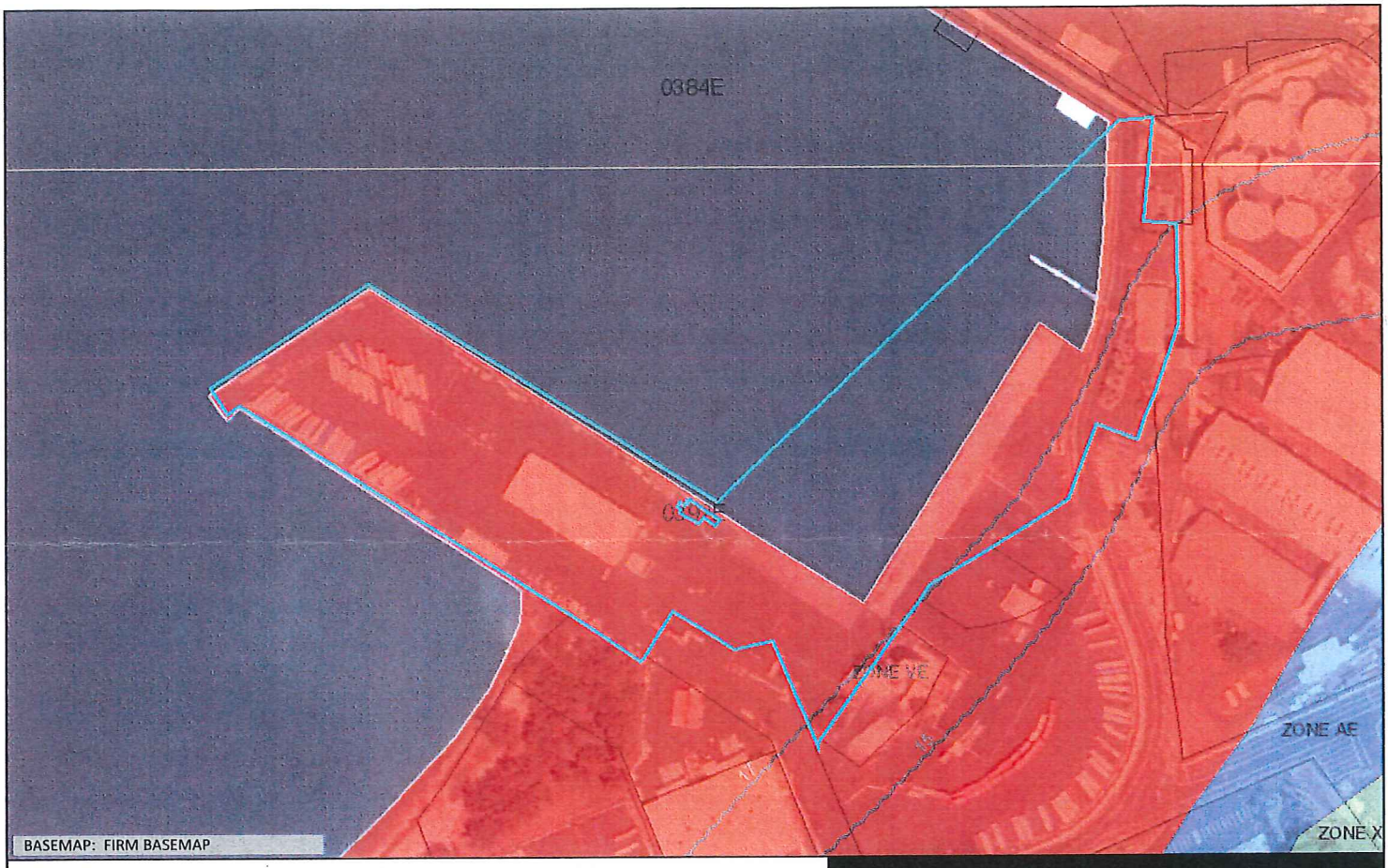
COUNTY OF MAUI
EMERGENCY MANAGEMENT AGENCY
200 South High Street Wailuku, HI 96793
phone: 808.270.7285; fax: 808.270.7275
e-mail: emergency.management@mauicounty.gov

Michael Victorino
Mayor

Herman Andaya
Administrator

Sincerely,

Herman Andaya
Administrator
Maui County Emergency Management



Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

COUNTY: MAUI

TMK NO: (2) 3-7-010:003

WATERSHED: IAO

PARCEL ADDRESS: ADDRESS NOT DETERMINED
KAHULUI, HI 96732

Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 04, 2015

LETTER OF MAP CHANGE(S): NONE

FEMA FIRM PANEL - EFFECTIVE DATE: 1500030384E - SEPTEMBER 25, 2009
1500030392E - SEPTEMBER 25, 2009

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: YES (EXTREME)
FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: YES (MA-0083; MA-0084; MA-0085; MA-0139; MA-0141; MA-0150; MA-0151)
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 200 400 ft

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND
(Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

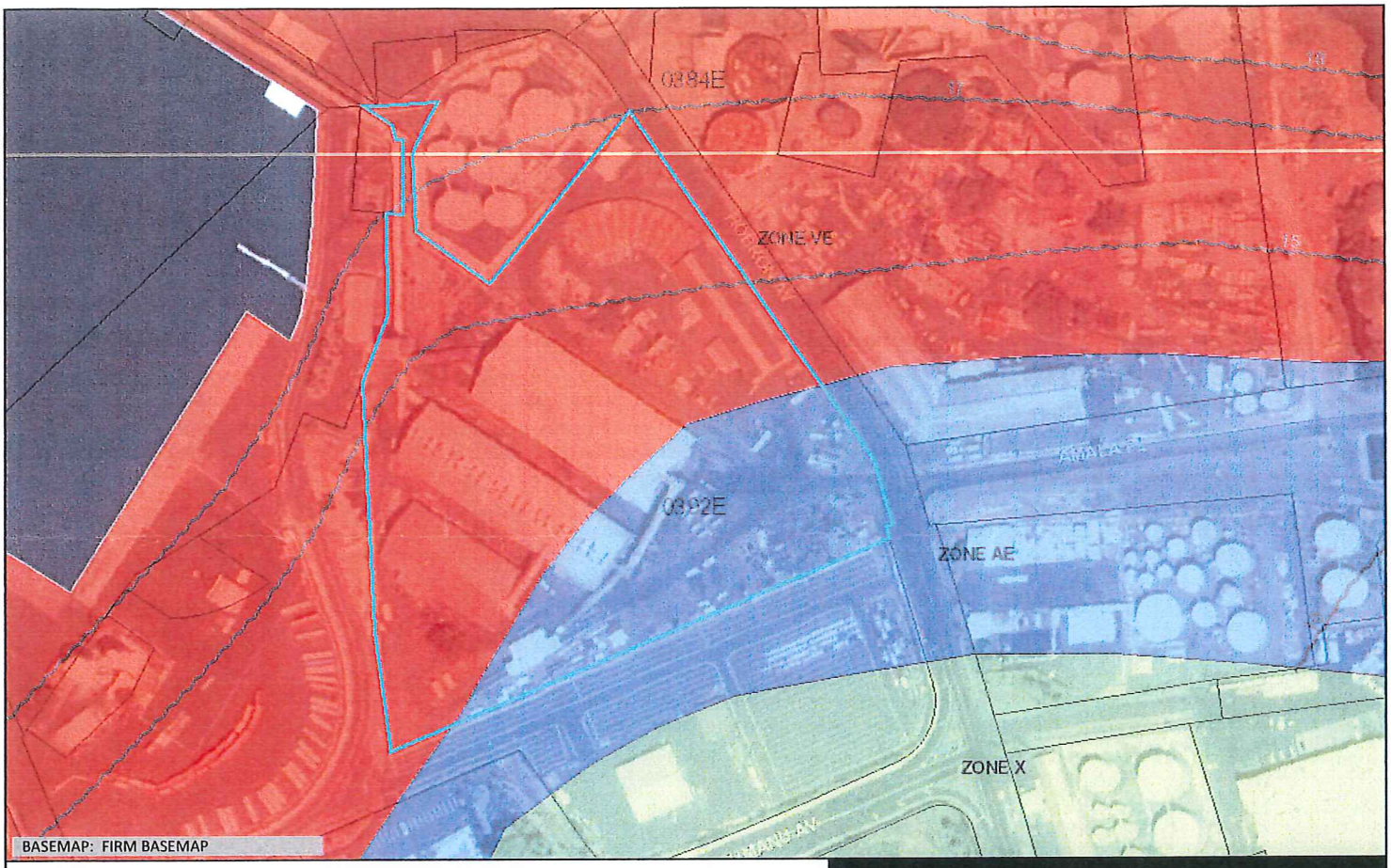
	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are undetermined, but flooding is possible. No mandatory flood insurance purchase apply, but coverage is available in participating communities.



Flood Hazard Assessment Report

www.hawaiinfip.org

Property Information

COUNTY: MAUI

TMK NO: (2) 3-7-010:009

WATERSHED: IAO

PARCEL ADDRESS: ADDRESS NOT DETERMINED
KAHULUI, HI 96732

Notes:

Flood Hazard Information

FIRM INDEX DATE: NOVEMBER 04, 2015

LETTER OF MAP CHANGE(S): NONE

FEMA FIRM PANEL - EFFECTIVE DATE: 1500030384E - SEPTEMBER 25, 2009
1500030392E - SEPTEMBER 25, 2009

THIS PROPERTY IS WITHIN A TSUNAMI EVACUTION ZONE: YES (EXTREME)
FOR MORE INFO, VISIT: http://www.scd.hawaii.gov/

THIS PROPERTY IS WITHIN A DAM EVACUATION ZONE: YES (MA-0083; MA-0084; MA-0085; MA-0141; MA-0150; MA-0151)
FOR MORE INFO, VISIT: http://dlnreng.hawaii.gov/dam/

0 200 400 ft

Disclaimer: The Hawaii Department of Land and Natural Resources (DLNR) assumes no responsibility arising from the use, accuracy, completeness, and timeliness of any information contained in this report. Viewers/Users are responsible for verifying the accuracy of the information and agree to indemnify the DLNR, its officers, and employees from any liability which may arise from its use of its data or information.

If this map has been identified as 'PRELIMINARY', please note that it is being provided for informational purposes and is not to be used for flood insurance rating. Contact your county floodplain manager for flood zone determinations to be used for compliance with local floodplain management regulations.

FLOOD HAZARD ASSESSMENT TOOL LAYER LEGEND
(Note: legend does not correspond with NFHL)

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - The 1% annual chance flood (100-year), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. SFHAs include Zone A, AE, AH, AO, V, and VE. The Base Flood Elevation (BFE) is the water surface elevation of the 1% annual chance flood. Mandatory flood insurance purchase applies in these zones:

	Zone A: No BFE determined.
	Zone AE: BFE determined.
	Zone AH: Flood depths of 1 to 3 feet (usually areas of ponding); BFE determined.
	Zone AO: Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined.
	Zone V: Coastal flood zone with velocity hazard (wave action); no BFE determined.
	Zone VE: Coastal flood zone with velocity hazard (wave action); BFE determined.
	Zone AEF: Floodway areas in Zone AE. The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without increasing the BFE.

NON-SPECIAL FLOOD HAZARD AREA - An area in a low-to-moderate risk flood zone. No mandatory flood insurance purchase requirements apply, but coverage is available in participating communities.

	Zone XS (X shaded): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
	Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

OTHER FLOOD AREAS

	Zone D: Unstudied areas where flood hazards are un- mined, but flooding is possible. No mandatory flood insu purchase apply, but coverage is available in participating commu- nities.

MUNEKIYO HIRAGA
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Michael T. Munekiyo
CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
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VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

May 1, 2020

Herman Andaya, Administrator
County of Maui
Maui Emergency Management Agency
200 South High Street
Wailuku, Hawai'i 96793

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Mr. Andaya:

Thank you for your early consultation response letter dated October 30, 2019 on the subject project. On behalf of Hawaiian Cement ("Applicant"), we provide the following information in response to your comments.

1. We note and confirm that a Special Flood Hazard Area Development Variance will be submitted for review and approval. Compliance with Maui County Code (MCC) Chapter 19.62 for a Special Flood Hazard Area Development Permit Variance was sought by the Applicant and is pending with the Board of Variances and Appeals. The Board will issue a decision on the variance following completion of the Chapter 343, Hawai'i Revised Statutes (HRS) Environmental Assessment (EA) process.

2. We note that the proposed project site is located within the evacuation zones for reservoirs 73, 74, and 80, as well as the Kehalani Retention Basin and Wailuku Reservoirs.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft EA for the project. Should you have any questions or require additional information, please do not hesitate to call me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Richard Sato, Sato & Associates
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NOV 14 2019

POLICE DEPARTMENT

COUNTY OF MAUI

MICHAEL P. VICTORINO
MAYOR

OUR REFERENCE

YOUR REFERENCE

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

TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

November 8, 2019

Ms. Malia Molina
Analyst
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Re: Early Consultation Request for Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Ms. Molina:

This is in response to your letter dated October 24, 2019 requesting comments on the early consultation request for the proposed Kahului Harbor Hawaiian Cement Facility relocation project.

In review of the submitted documents, the project will need to meet the minimal standards set forth by county codes and state law. There are no objections to the proposed relocation project from the police standpoint in regards to pedestrian and vehicular movement.

Thank you for giving us the opportunity to comment on this project.

Sincerely,

Assistant Chief John Jakubczak
for: TIVOLI S. FAAUMU
Chief of Police

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CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

May 1, 2020

Tivoli S. Faaumu, Chief of Police
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawai'i 96793

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Chief Faaumu:

Thank you for your early consultation response letter dated November 8, 2019. On behalf of Hawaiian Cement ("Applicant"), we note that the Police Department has no objections to the proposed relocation with respect to pedestrian and vehicular movement.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft Environmental Assessment for the project. Should you have any questions or require additional information, please do not hesitate to call me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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NOV 07 2019

Maui Economic Opportunity, Inc.

P.O. Box 2122
Kahului, HI 96733
808-249-2990
Fax: 808-249-2991
www.meoinc.org

November 1, 2019

Malia Molina
Muneyiko Hiraga
305 High Street, Suite 104
Wailuku, HI 96793

Re: Early Consultation Request for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Ms. Molina,

We do not have any objection or comment to the proposed Kahului Harbor Hawaiian Cement Facility Relocation Project.

Thank you for seeking community comments.

Mahalo nui loa,

Debbie Cabebe, SPHR
Chief Executive Officer

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Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

May 1, 2020

Debbie Cabebe, Chief Executive Officer
Maui Economic Opportunity, Inc.
P.O. Box 2122
Kahului, Hawai'i 96733

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Ms. Cabebe:

Thank you for your early consultation response letter dated November 7, 2019. We note that Maui Economic Opportunity does not have any objection nor comment on the proposed project.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft Environmental Assessment for the project. Should you have any questions or require additional information, please do not hesitate to call me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
www.munekiyohiraga.com

NOV 1 5 2019

November 11, 2019

Ms. Malia Molina
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Molina,

Subject: Early Consultation Request for Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project
Kahului, Maui, Hawaii
Tax Map Key: (2) 3-7-010:009

Thank you for allowing us to comment on the subject project.

In reviewing our records and the information received, Maui Electric Company, Limited has no objection to the project at this time. We highly encourage the customer's electrical consultant to submit an electrical service request with our Engineering Department and their electrical demand requirements with a project time schedule as soon as practical so that service can be provided on a timely basis.

Should you have any questions or concerns, please feel free to call me at 871-2340.

Sincerely,

R. Okazaki

Ray Okazaki
Engineer II, Engineering

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

May 1, 2020

Ray Okazaki, Engineer II
Maui Electric Company
P.O. Box 398
Kahului, Hawai'i 96733

SUBJECT: Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project

Dear Mr. Okazaki:

Thank you for your early consultation response letter dated November 15, 2019. We note that Maui Electric Company does not have any objection to the proposed project. As suggested, Hawaiian Cement ("Applicant"), will submit a request for electrical service with the applicable supporting information as soon as practical so that the electrical service can be provided on a timely basis.

We appreciate your input and will include a copy of your comment letter and this response letter in the Draft Environmental Assessment for the project. Should you have any questions or require additional information, please do not hesitate to call me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
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LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT REVIEW PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS

X

X. LETTERS RECEIVED DURING THE DRAFT ENVIRONMENTAL ASSESSMENT REVIEW PERIOD AND RESPONSES TO SUBSTANTIVE COMMENTS

The Draft Environmental Assessment (EA) for the subject action was filed and published in the Office of Environmental Quality Control Environmental Notice on June 8, 2020. The following agencies were sent a copy of the Draft EA. Comments on the Draft EA were received during the 30-day public comment period. Letters received as well as responses to substantive comments are included in this Chapter.

Federal Agency

1. Larry Yamamoto, State Conservationist
U.S. Department of Agriculture
Natural Resources Conservation Service
P.O. Box 50004
Honolulu, Hawai'i 96850-0001

State Agencies

2. Curt T. Otaguro
State of Hawai'i
Department of Accounting and General Services
1151 Punchbowl Street, #426
Honolulu, Hawai'i 96813

3. Mike McCartney, Director
State of Hawai'i
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawai'i 96804

4. State of Hawai'I
Department of Education
Office of Planning
3633 Waialae Avenue, Room C-209
Honolulu, Hawai'i 96816

5. Bruce Anderson, Director
State of Hawai'i
Department of Health
1250 Punchbowl Street, Room 325
Honolulu, Hawai'i 96813

6. Lene Ichinotsubo
State of Hawai'i
Department of Health
Solid and Hazardous Waste Branch
2827 Waimano Road, Suite 100
Pearl City, Hawai'i 96782-140

7. Alec Wong, P.E., Chief
State of Hawai'i
Department of Health
Clean Water Branch
Hale Ola, Room 225
2827 Waimano Home Road
Pearl City, Hawai'i 96782

8. Patti Kitkowski
State of Hawai'i
Department of Health
Maui Sanitation Branch
54 South High Street, Room 300
Wailuku, Hawai'i 96793

9. Suzanne Case, Chairperson
State of Hawai'i
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawai'i 96809

10. Alan Downer, Administrator
State of Hawai'i
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawai'i 96707

11. Jade Butay, Acting Director
State of Hawai‘i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai‘i 96813

12. Major General Arthur “Joe” Logan, Adjutant General
Hawai‘i State Civil Defense
3949 Diamond Head Road
Honolulu, Hawai‘i 96816

13. State of Hawai‘i
Department of Defense
3949 Diamond Head Road
Honolulu, Hawai‘i 96816

14. William Aila, Jr., Interim Chair
State of Hawai‘i
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu, Hawai‘i 96805

15. Dr. Kamana`opono Crabbe, Chief Executive Officer
State of Hawai‘i
Office of Hawaiian Affairs
560 N. Nimitz Highway, Suite 200
Honolulu, Hawai‘i 96817

16. Senator Gil Keith-Agaran
Hawai‘i State Senate
Hawai‘i State Capitol, Room 221
415 S. Beretania Street
Honolulu, Hawai‘i 96813

17. Representative Justin Woodson
House of Representatives
Hawai‘i State Capitol, Room 304
415 S. Beretania Street
Honolulu, Hawai‘i 96813

18. Mary Alice Evans, Director
State of Hawai
Office of Planning
P.O. Box 2359
Honolulu, Hawai‘i 96804

County Agencies

19. Eric Nakagawa, Director
County of Maui
Department of Environmental Management
2050 Main Street, Suite 2B
Wailuku, Hawai‘i 96793

20. David Thyne, Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, Hawai‘i 96732

21. Lori Tsuhako, Director
County of Maui
Department of Housing and Human Concerns
One Main Plaza
2200 Main Street, Suite 546
Wailuku, Hawai‘i 96793

22. Karla Peters, Director
County of Maui
Department of Parks and Recreation
700 Halia Nakoa Street, Unit 2F
Wailuku, Hawai‘i 96793

23. Michele Chouteau McLean, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawai‘i 96793

24. Tivoli Faaumu, Chief
County of Maui
Department of Police
55 Mahalani Street
Wailuku, Hawai‘i 96793

25. Rowena Dagdag-Andaya, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawai‘i 96793

26. Jeff Pearson, Director
County of Maui
Department of Water Supply
200 South High Street, 5th Floor
Wailuku, Hawai‘i 96793

27. Herman Andaya, Emergency Management Officer
County of Maui
Emergency Management Agency
200 South High Street
Wailuku, Hawai'i 96793

28. Marc Takamori, Director
County of Maui
Department of Transportation
David Trask Building, Suite 102
2145 Kaohu Street
Wailuku, Hawai'i 96793

29. County of Maui
Department of Water Supply
Engineering Division
200 South High Street, 5th Floor
Wailuku, Hawai'i 96793

30. Mayor Michael Victorino
County of Maui
200 South High Street
Wailuku, Hawai'i 96793

31. Honorable Alice Lee, Council Chair
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

32. Honorable Keani Rawlins-Fernandez, Council Vice Chair
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

33. Honorable G. Riki Hokama
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

34. Honorable Tasha Kama
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

35. Honorable Kelly King
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

36. Honorable Mike Molina
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

37. Honorable Tamara Paltin
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

38. Honorable Shane Sinenci
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

39. Honorable Yuki Lei Sugimura
Maui County Council
200 South High Street
Wailuku, Hawai'i 96793

40. Kay Fukumoto
County of Maui
Office of Economic Development
2200 Main Street, Suite 305
Wailuku, Hawai'i 96793

Other Agencies

41. Hawaiian Telcom
60 South Church Street
Wailuku, Hawai'i 96793

42. Michael Grider, Manager, Engineering
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawai'i 96733

43. Debbie Cabebe, Chief Executive Officer
Maui Economic Opportunity
99 Mahalani Street
Wailuku, Hawai'i 96793

44. Wailuku Aha Moku Council
58 Ho'ola Hou Street
Wailuku, Hawai'i 96793

45. Par Hawaii
140-H Hobron Avenue
Kahului, Hawai'i 96732

JUN 18 2020

DAVID Y. IGE
GOVERNOR

CURT T. OTAGURO
COMPTROLLER

AUDREY HIDANO
DEPUTY COMPTROLLER

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810-0119

(P)20.098

JUN 15 2020

Ms. Tessa Munekiyo Ng, Vice President
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Ms. Munekiyo Ng:

Subject: Draft Environmental Assessment for
Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project
Kahului, Maui, Hawaii
TMKs: (2)3-7-010:003 (por.), 009 (por.), 034, and 035 (por.)

Thank you for the opportunity to comment on the subject project. We have no comments to offer at this time as the proposed project does not impact any of the Department of Accounting and General Services' projects or existing facilities.

If you have any questions, please have your staff call Ms. Dora Choy of the Planning Branch at (808) 586-0488.

Sincerely,

CHRISTINE L. KINIMAKA
Public Works Administrator

DC:mo
c: Mr. Wade Shimabukuro, DAGS MDO

MUNEKIYO HIRAGA
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Michael T. Munekiyo
CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

November 3, 2020

Christine L. Kinimaka, Public Works Administrator
State of Hawai'i
Department of Accounting and General Services
P.O. Box 119
Honolulu, Hawai'i 96810-0119

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.)

Dear Ms. Kinimaka:

Thank you for your letter dated June 15, 2020 regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we acknowledge that the Department has no comment on the proposed project.

We appreciate your review and comment on the document. A copy of your letter will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to call me at 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:lh
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Kurt Wollenhaupt, County of Maui, Department of Planning
One Touch Dial K:\DATA\HawnCemt\KahuluiHarborReloc\Applications\Draft EA\Draft EA Response\DAGS.docx

Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
www.munekiyohiraga.com

JUL 14 2020

DAVID Y. IGE
GOVERNOR

DR. CHRISTINA M. KISHIMOTO
SUPERINTENDENT

STATE OF HAWAI`I
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAI`I 96804

OFFICE OF FACILITIES AND OPERATIONS

July 6, 2020

Tessa Munekiyo Ng
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Re: Draft Environmental Assess for the Proposed Kahului Harbor of Hawaiian Cement Facility Relocation at Kahului, Maui, Hawaii
TMK: 3-7-010:003 (por.), 009 (por.), 034 and 035.

Dear Ms. Ng:

The Hawaii State Department of Education (HIDOE) has the following comments on the Draft Environmental Assessment (DEA) for the proposed relocation of the Hawaiian Cement Facility at Kahului Harbor (Project) located at Kahului, Maui, Hawaii TMK: 3-7-010:003 (por.),009 (por.), 034, and 035.

The HIDOE previously provided comments on the Project during the DEA pre-consultation by letter dated November 8, 2019. There are no additional comments. Enclosed is a copy of the November 8, 2019 letter.

Thank you for the opportunity to comment. Should you have questions, please contact Robyn Loudermilk, Acting Land Use Planner, Facilities Development Branch, Planning Section, at (808) 784-5093 or via email at Robyn.Loudermilk@k12.hi.us.

Respectfully,

Kenneth G. Masden II
Public Works Manager
Planning Section

KGM:rll
Enclosure

MUNEKIYO HIRAGA
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Michael T. Munekiyo
CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

November 3, 2020

Kenneth G. Masden II
State of Hawai'i
Department of Education
P.O. Box 2360
Honolulu, Hawai'i 96804

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.)

Dear Mr. Masden:

Thank you for your letter dated July 6, 2020 containing the Department of Education's comments regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we acknowledge that the Department has no additional comments on the Draft Environmental Assessment (EA) for the proposed project.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurltizer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Kurt Wollenhaupt, County of Maui, Department of Planning
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Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
www.munekiyohiraga.com

From: Cab General <Cab.General@doh.hawaii.gov>
Sent: Thursday, July 16, 2020 3:44 PM
To: Michele.McLean@co.maui.hi.us; General eMail <planning@munekiyohiraga.com>
Subject: DOH Clean Air Branch Comments on Draft EA for Kahului Harbor Hawaiian Cement Facility Relocation

Aloha

Thank you for the opportunity to provide comments on the subject project.
Please see our standard comments at:
https://health.hawaii.gov/cab/files/2019/04/Standard-Comments-Clean-Air-Branch-2019.pdf

Please let me know if you have any questions.

Barry Ching
Clean Air Branch
Hawaii Department of Health
(808) 586-4200

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

November 3, 2020

Mr. Barry Ching
State of Hawai'i
Department of Health
Clean Air Branch
2827 Waimano Home Road #130
Pearl City, Hawai'i 96782

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.) (SM1 2020/008; SSV 2020/0001; SSA 2020/0033; EA 2020/0003)

Dear Mr. Ching:

Thank you for your email dated July 16, 2020 containing the Department of Health, Clean Air Branch's comments regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we offer the following response to the Department's comments on the Draft Environmental Assessment (EA) for the proposed project.

The Applicant will contact the Permitting Section of the Clean Air Branch and obtain a Noncovered Source Air Pollution permit prior to any construction or demolition activities for the proposed project. Similar to the existing facility, the relocated facility will operate under the Noncovered Source Air Pollution permit, which requires self-reporting for incidents affecting neighboring properties. Additionally, there is daily oversight from the DOT-H, who manages all harbor activities. Proper abatement and management of hazardous materials will be undertaken for demolition actions. Prior to the start of demolition work, hazardous materials will be abated to the maximum extent possible. The project may generate fugitive dust and as such, the Applicant will implement a dust control management plan. Furthermore, construction activities will be in compliance with Hawai'i Administrative Rules, Section 11-60.1-33.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurltizer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Richard Sato, Sato & Associates
Kurt Wollenhaupt, County of Maui, Department of Planning
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DAVID Y. IGE
GOVERNOR OF HAWAII

BRUCE S. ANDERSON, Ph.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, HAWAII 96793-3378

COUNTY OF MAUI
DEPT OF PLANNING
CURRENT DIV - RECEIVED
'20 JUL 14 P4:44

July 6, 2020

Ms. Michele Chouteau McLean, AICP
Director
County of Maui
Department of Planning
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawai`i 96793

Attn: Kurt Wollenhaupt

Dear Ms. Chouteau McLean:

Subject:	**KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT**
Applicant:	**Hawaiian Cement**
Permit No.:	**SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003**
TMK:	**(2) 3-7-010:003 (por.), 009 (por.), 034 (por.), 035 (por.)**
Location:	**Kahului Harbor, Kahului, Maui, Hawaii**
Description:	**Hawaiian Cement proposes to relocate its trans-shipment cement facility current operating at the Harbor to a new location at the Harbor, approximately 600 feet from the present site. Associated with this relocation will be the installation of underground piping to connect the facility to the pier.**

Thank you for the opportunity to review this project. We have the following comments to offer:

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, Chapter 11-46, "Community Noise Control." A noise permit may be required and should be obtained before the commencement of work. Please call the Indoor & Radiological Health Branch at 808 586-4700.

It is strongly recommended that you review the department's website at https://health.hawaii.gov/epo/files/2018/05/DOHEHA.LandUseContactList.20180502.pdf and contact the appropriate program that concerns your project.

Should you have any questions, please contact me at 808 984-8230 or email me at patricia.kitkowski@doh.hawaii.gov.

Sincerely,

Patti Kitkowski

Patti Kitkowski
District Environmental Health Program Chief

c Joanna Seto, Acting EMD Administrator

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

November 3, 2020

Ms. Patti Kitkowski
State of Hawai'i
Department of Health
Maui District Health Office
54 High Street
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.); SM1 2020/008; SSV 2020/0001; SSA 2020/0033; EA 2020/0003

Dear Ms. Kitkowski:

Thank you for your letter dated July 6, 2020 containing the Department of Health, Maui District Health Office's comments regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we offer the following responses to the Department's comments on the Draft Environmental Assessment (EA) for the proposed project.

Response to Comment No. 1: Ground disturbance related to the proposed project will not exceed one (1) acre and, as such, a NPDES Storm Water Discharge Permit will not be necessary.

Response to Comment No. 2: The proposed project will comply with Hawai'i Administrative Rules, Chapter 11-46 and, if applicable, a noise permit will be obtained prior to the commencement of work.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
www.munekiyohiraga.com

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurltizer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Richard Sato, Sato & Associates
Kurt Wollenhaupt, County of Maui, Department of Planning
K:\DATA\HawnCemt\KahuluiHarborReloc\Applications\SMA Use Permit & Shoreline Setback Variance\Response Letters\DOH,Maui Response.ltr.docx

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
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

July 9, 2020

County of Maui
Department of Planning, Current Division
Attn: Mr. Kurt Wollenhaupt, Staff Planner via email:kurt.wollenhaupt@mauicounty.gov
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Dear Mr. Wollenhaupt:

SUBJECT: Draft Environmental Assessment for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project located at Kahului Harbor, Kahului, Island of Maui; TMK: (2) 3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.) on behalf of **Hawaiian Cement**

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

At this time, enclosed are comments from the (a) Division of Boating & Ocean Recreation, and (b) Engineering Division on the subject matter. Should you have any questions, please feel free to contact Darlene Nakamura at (808) 587-0417 or email: darlene.k.nakamura@hawaii.gov. Thank you.

Sincerely,

Russell Tsuji

Russell Y. Tsuji
Land Administrator

Enclosures
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
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

June 16, 2020

MEMORANDUM

FROM:
~~TO:~~ **DLNR Agencies:**
X Div. of Aquatic Resources (kendall.l.tucker@hawaii.gov)
X Div. of Boating & Ocean Recreation (richard.t.howard@hawaii.gov)
X Engineering Division (DLNR.ENGR@hawaii.gov)
X Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
___Div. of State Parks
X Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
X Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
X Land Division – Maui District (daniel.l.ornellas@hawaii.gov)
X Historic Preservation (DLNR.Intake.SHPD@hawaii.gov)

TO:
~~FROM~~: Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: Draft Environmental Assessment for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project
LOCATION: Kahului Harbor, Kahului, Island of Maui;
TMK: (2) 3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.)
APPLICANT: County of Maui, Department of Planning on behalf of **Hawaiian Cement**

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **July 6, 2020.**

The DEA can be found on-line at: http://health.hawaii.gov/oegc/ (Click on The Environmental Notice in the middle of the page.)

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 Darlene Nakamura at 587-0417or by email at darlene.k.nakamura@hawaii.gov. Thank you.

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

Signed: _____

Print Name: Carty S. Chang, Chief Engineer

Date: _____

Attachments
cc: Central Files

DAVID Y. IGE
GOVERNOR OF HAWAII

SUZANNE D. CASE
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

June 16, 2020

MEMORANDUM

TO: **DLNR Agencies:**
X Div. of Aquatic Resources (kendall.l.tucker@hawaii.gov)
X Div. of Boating & Ocean Recreation (richard.t.howard@hawaii.gov)
X Engineering Division (DLNR.ENGR@hawaii.gov)
X Div. of Forestry & Wildlife (rubyrosa.t.terrago@hawaii.gov)
__ Div. of State Parks
X Commission on Water Resource Management (DLNR.CWRM@hawaii.gov)
X Office of Conservation & Coastal Lands (sharleen.k.kuba@hawaii.gov)
X Land Division – Maui District (daniel.l.ornellas@hawaii.gov)
X Historic Preservation (DLNR.Intake.SHPD@hawaii.gov)

FROM: Russell Y. Tsuji, Land Administrator *Russell Tsuji*
SUBJECT: Draft Environmental Assessment for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project
LOCATION: Kahului Harbor, Kahului, Island of Maui;
TMK: (2) 3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.)
APPLICANT: County of Maui, Department of Planning on behalf of **Hawaiian Cement**

Transmitted for your review and comment is information on the above-referenced subject matter. Please submit any comments by **July 6, 2020.**

The DEA can be found on-line at: http://health.hawaii.gov/oeqc/ (Click on The Environmental Notice in the middle of the page.)

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 Darlene Nakamura at 587-0417or by email at darlene.k.nakamura@hawaii.gov. Thank you.

(X) We have no objections.
(X) We have no comments.
( ) Comments are attached.

Signed: Richard Howard

Print Name: Richard Howard

Date: June 18, 2020

Attachments
cc: Central Files

MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

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

November 3, 2020

Mr. Russell Tsuji, Land Administrator
State of Hawai'i
Department of Land and Natural Resources, Land Division
P.O. Box 621
Honolulu, Hawai'i 96809

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.)

Dear Mr. Tsuji:

Thank you for your transmittal dated July 9, 2020 containing the Department of Land and Natural Resources' comments regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we offer the following responses to comments from the Department on the Draft Environmental Assessment (EA) for the proposed project.

ENGINEERING DIVISION

We acknowledge the Engineering Division's confirmation that it has no additional comments on the Draft EA for the proposed project.

DIVISION OF BOATING AND OCEAN RECREATION

We acknowledge the Division of Boating and Ocean Recreation's confirmation that it has no objections or comments on the Draft EA for the proposed project.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurltizer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Kurt Wollenhaupt, County of Maui, Department of Planning
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DAVID Y. IGE
GOVERNOR

JADE T. BUTAY
DIRECTOR

Deputy Directors
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

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

IN REPLY REFER TO:
DIR 0533
STP 8.2949

July 2, 2020

Ms. Michele Chouteau Mclean, AICP
Director
Department of Planning
County of Maui
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Attention: Mr. Kurt Wollenhaupt

Dear Ms. Mclean:

Subject: Kahului Harbor Hawaiian Cement Facility Relocation Project
Draft Environmental Assessment (EA)
Special Management Area (SMA) Permit, Shoreline Setback Variance (SSV) and Shoreline Setback Assessment (SSA)
Permit Nos.: SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003
Wailuku, Maui, Hawaii
Tax Map Key: (2) 3-7-010: 003 (por), 009 (por), 034 (por), and 035 (por)

The Hawaii Department of Transportation (HDOT) acknowledge that the relocation project is required as part of our Harbors Division (HDOT-H) efforts to implement the *Kahului Harbor Development Plan (2012).* Hawaiian Cement's (HC) proposal is to relocate its trans-shipment cement facility from Pier 34 to a new location approximately 600 feet to the northeast. The proposed project is to include two 90-foot high silos, a 1,750 square foot warehouse including a truck loading area, equipment room, bagging room, and access driveway and parking. Underground pipelines will also be constructed, connecting the new silos to Pier 3.

HDOT has the following comments:

Airports Division (HDOT-A)

The subject Draft EA addresses HDOT-A's prior comments regarding the review of the Technical Assistance Memorandum and Federal Aviation Administration safety clearance.

Harbors Division

1. Prior comments that HDOT-H provided in our letter STP 8.2803 dated December 5, 2019 were considered in the subject Draft EA.

2. All future work should continue to be done in coordination with our HDOT-H Maui District Manager.

3. Please note that a new pipeline easement issued by HDOT-H is needed for the discharge of cement from the barge berthing at Pier 3 to the silos at the proposed cement storage facility.

Highways Division (HDOT-HWY)

HDOT-HWY provided comments on the Pre-assessment Consultation materials. Thank you for including a Traffic Assessment (TA), dated October 28, 2019, in the Draft EA, as requested. The HDOT-HWY has the following comments regarding roadways within HDOT-HWY jurisdiction:

1. The TA assessed the level of service (LOS) at 6 intersections involving State roads in the study area. The analysis assumed a worst-case scenario of 21 round trips generated per day, all occurring within peak hours of traffic. By Future Year 2022 with the project, all study intersections are forecast to operate at LOS similar to Year 2022 without the project. There would be a minor decrease in LOS at the Hana Highway (State Route 36), Kamehameha Avenue and Hobron Avenue intersection from LOS B in Year 2022 without the project to LOS C in Year 2022 with the project during p.m. peak traffic hours. The LOS would remain acceptable and there would be no effect on the intersection mainline through traffic. In addition, the facility is unlikely to generate peak hour traffic. No significant adverse impact to state roadways is anticipated during operations. No mitigation is warranted or proposed.

2. The Final EA traffic impact section should include additional details on the Hobron Avenue driveways to include the following:

    a. Description of non-exclusive access easements or other agreements with A&B that would provide Hawaiian Cement access through the parcel to Hobron Avenue.

    b. Description of the existing A&B parcel driveways on Hobron Avenue and proposed changes associated with the Hawaiian Cement operations. Clarify which existing driveways would be closed or retained and the location of new driveways, if applicable.

    c. Description of potential uses of the remainder of the A&B parcel and associated trip generation.

    d. Confirmation that the Hobron Avenue driveways would be limited to parcel traffic and not provide through access to adjacent parcels.

    e. Description of any proposed access control (e.g., security) at the driveways.

3. For safety reasons, HDOT-HWY seeks opportunities to minimize the number of access points on State roadways. Consult directly with the HDOT-HWY Maui District Engineer

regarding the proposed action details (Comment 2, above). Any existing driveways that are proposed for use would need to meet current standards for the type and volume of anticipated traffic for the entire parcel, not just the lease area.

4. New access driveways would require an Application for Use and Occupancy Agreement and Grant of Access, and construction plans prepared by a Hawaii licensed professional engineer be submitted to the HDOT-HWY Maui District Engineer for review and approval prior to applying for a HDOT-HWY Permit to Perform Work Upon State Highways and a Traffic Management Plan.

5. The property opposite Parcel 9 on Hobron Avenue is to be acquired for the expansion of Kahului Harbor (Final EA for Property Acquisition for Kahului Commercial Harbor, 2019). Parcel 9 was also a candidate for acquisition but will remain A&B property. Driveway locations on both sides of Hobron Avenue would need to be coordinated with the HDOT-HWY Maui District Engineer and may affect the Hawaiian Cement access driveway locations.

6. The Final EA should include a discussion of existing and planned multimodal transportation routes within Kahului Harbor and on Hobron Avenue. Include an assessment of potential project impacts to multimodal transportation.

7. There is potential for construction and demolition phase impacts on State roads and Kahului Harbor interior circulation. The construction and demolition plans provided in the Draft EA do not describe traffic impacts or mitigation. The Final EA should include a description of the construction and demolition traffic, (e.g., trucks and worker routes, trip generation, staging areas, phasing), potential impacts and mitigation measures, if warranted.

8. An HDOT-HWY permit is required to transport oversized equipment and overweight loads on HDOT-HWY roadways.

If there are any questions, please contact Mr. Blayne Nikaido of the HDOT Statewide Transportation Planning Office at (808) 831-7979 or via email at blayne.h.nikaido@hawaii.gov.

Sincerely,

JADE T. BUTAY
Director of Transportation

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CHAIRMAN
Karlynn K. Fukuda
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Tessa Munekiyo Ng
VICE PRESIDENT

November 3, 2020

Jade Butay, Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai'i 96813-5097

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.); SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003 (DIR 0533, STP 8.2949)

Dear Mr. Butay:

Thank you for providing your letter dated July 2, 2020 containing the State Department of Transportation's (DOT) comments regarding the Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we offer the following responses to the Department's comments on the Draft Environmental Assessment (EA) for the proposed project.

AIRPORTS DIVISION (DOT-A)

We appreciate the DOT-A's acknowledgement and confirmation that the Draft EA addressed the Division's comments regarding the review of the Technical Assistance Memorandum and Federal Aviation Administration safety clearance.

HARBORS DIVISION (DOT-H)

Response to Comment No. 1: We appreciate the DOT-H's acknowledgement and confirmation that the Draft EA addressed the Division's comments dated December 5, 2019.

Response to Comment No. 2: The Applicant and its project team will continue to coordinate with the DOT-H Maui District Engineer regarding the proposed project.

Response to Comment No. 3: Thank you for your comment. The Applicant will coordinate with the DOT-H on obtaining a new pipeline easement for the underground pipelines connecting Pier 3 to the relocated facility.

HIGHWAYS DIVISION (DOT-HWY)

Response to Comment No. 1: We appreciate the DOT-HWY's acknowledgement and concurrence with the findings of the Traffic Assessment (TA) report that was included in the Draft EA.

Response to Comment No. 2: The following information is provided to address the DOT-HWY's comments regarding revisions to the TA report:

a. Formal lease documents have not yet been drafted between Hawaiian Cement and A&B. Both parties have discussed the use of existing travel ways at Parcel 9.

b. As shown in the Figure 2 "Site Plan" of the TA report, there is currently one (1) existing access on the south side of Parcel 009 and one (1) existing access on the north side of Parcel 009 along Hobron Avenue. Both existing accesses are currently in use by existing A&B tenants and will remain, with the south access providing entry only and north access providing exit only. No improvements or new accesses will be provided.

c. The existing Hawaiian Cement facility will be relocated to the proposed project site. Hawaiian Cement is not aware of proposed uses for the remainder of Parcel 009 and associated traffic that may be generated. Changes to trip generation from existing tenants is not anticipated.

d. The Applicant confirms that traffic accessing the project site via Hobron Avenue will only be restricted to Hawaiian Cement facility vehicles and there will be no through access to adjacent parcels.

e. There is a gate near the south access of the project site which Hawaiian Cement vehicles will pass through. Unmanned security measures will be employed at the relocated facility and will not affect traffic at existing driveways. The gate is typically open during the day and is locked after hours. No additional security measures will be implemented as part of the proposed project.

Response to Comment No. 3: As requested, the Applicant's traffic engineer has consulted with the DOT-HWY Maui District Engineer who is accepting of the traffic engineer's response that existing accesses will remain as-is with no improvements.

Response to Comment No. 4: Thank you for your comment. The Applicant confirms that no new access driveways will be provided for the proposed project.

Response to Comment No. 5: As requested, the Applicant's engineer has coordinated with the DOT-HWY Maui District Engineer on access to driveway locations to the proposed project site.

Response to Comment No. 6: A revised TA report has been updated to include the requested additional information related to potential project impacts to multimodal transportation. Information from the revised TA has been incorporated into the Final EA.

Response to Comment No. 7: Inasmuch is feasible during this planning stage of the proposed project, the revised TA report in the Final EA has been updated to include additional information related to construction- and demolition-related traffic impacts and mitigation measures.

Response to Comment No. 8: Thank you for your comment. If applicable, the Applicant will apply for and obtain a DOT-HWY permit for the transportation of oversized equipment and overweight loads on DOT-HWY roadways.

We appreciate the Department's review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurltizer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Richard Sato, Sato & Associates, Inc.
Tyler Fujiwara, Austin, Tsutsumi & Associates
Kurt Wollenhaupt, County of Maui, Department of Planning
K:\DATA\HawnCemt\KahuluiHarborReloc\Applications\SMA Use Permit & Shoreline Setback Variance\Response Letters\HDOT Response.ltr.docx

AUG 17 2020

DAVID Y. IGE
GOVERNOR

KENNETH S. HARA
MAJOR GENERAL
ADJUTANT GENERAL

STEPHEN F. LOGAN
COLONEL
DEPUTY ADJUTANT GENERAL

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE ADJUTANT GENERAL
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

August 7, 2020

Munekiyo Hiraga
Attention: Ms. Gwendolyn Rivera
305 High Street, Suite 104
Wailuku, Hawai'i 96793

Dear Ms. Evans:

Subject: Draft Environmental Assessment for Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project, TMK Nos (2)3-7-010:003 (por.), 009 (por.), 034 and 035; Kahului, Maui, Hawai'i

Thank you for the opportunity to comment on the above project. The State of Hawaii Department of Defense has no comments to offer relative to the project.

If you have any questions or concerns, please have your staff contact Mr. Wade Ishii, Acting Chief Engineering Officer at (808) 369-3484.

Sincerely,

Stephen F. Logan
Colonel
Hawaii National Guard
Acting Adjutant General

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

November 3, 2020

Colonel Stephen F. Logan, Acting Adjutant General
Hawai'i National Guard
State of Hawai'i
Department of Defense
3949 Diamond Head Road
Honolulu, Hawai'i 96816-4495

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.)

Dear Colonel Logan:

Thank you for your letter dated August 7, 2020, regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we acknowledge that the Department has no comments on the Draft Environmental Assessment (EA) for the proposed project.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurltizer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Kurt Wollenhaupt, County of Maui, Department of Planning
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Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
www.munekiyohiraga.com

OFFICE OF PLANNING
STATE OF HAWAII

DAVID Y. IGE
GOVERNOR

MARY ALICE EVANS
DIRECTOR
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
Web: http://planning.hawaii.gov/

DTS 202006291226LI

July 9, 2020

Ms. Michele Chouteau McLean, Director
Department of Planning
County of Maui
One Main Plaza Building
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Attention: Mr. Kurt Wollenhaupt

Dear Ms. McLean:

Subject: Draft Environmental Assessment (EA 2020/0003) and Applications for Special Management Area Use Permit (SM1 2020/0008), Shoreline Setback Variance (SSV 2020/0001), and Shoreline Setback Assessment (SSA 2020/0033) for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project, Kahului, Maui; Tax Map Key: (2) 3-7-010: 003 (por.), 009 (por.), 034 and 035 (por.)

Thank you for the opportunity to provide comments on the Draft Environmental Assessment (EA 2020/0003) and Applications for Special Management Area (SMA) Use Permit (SM1 2020/0008), Shoreline Setback Variance (SSV 2020/0001), and Shoreline Setback Assessment (SSA 2020/0033) for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project, transmitted via memorandum received June 9, 2020.

According to the subject applications, Hawaiian Cement proposes to relocate its existing trans-shipment cement facility from its existing location on Parcel 034 to a new location on Parcel 009, approximately 600 feet to the northeast. The relocated facility will include two 90-foot high silos, a 1,750 square foot warehouse building, and related site improvements. The existing Hawaiian Cement facility on Parcel 034 and existing underground pipelines that traverse Parcel 003 will be demolished. Several existing former sugar-related facilities within Parcel 009 will also be demolished prior to construction of the relocated facility. A small portion of the conveyor system to be demolished runs along the boundary of Parcel 009 and partially crosses into Parcel 035.

The shoreline within the Kahului Harbor is a hardened shoreline consisting of the existing pier, pier bulkhead, and seawall. The cement facility will be relocated over 700 feet

from the shoreline, and a portion of the site is located within the far reaches of the projected 3.2 feet sea level rise exposure area.

The proposed project will utilize State lands, and involve the installation of underground pipelines within the shoreline area, which are triggers for the preparation of an environmental assessment pursuant to Hawaii Revised Statutes (HRS) Chapter 343. A Shoreline Setback Variance is required for installation of new underground pipelines within Parcel 003 and Parcel 009. The subject EA will serve as the primary supporting document for the applications for the SMA Use Permit, SSV and SSA.

The cost of the proposed project is estimated at $6,500,000, and it will take approximately one year to complete construction.

The Office of Planning (OP) has reviewed the Draft EA and the subject applications, and has the following comments to offer.

1. It is noted that the majority of Kahului Harbor area, including the existing and relocated facility sites, is located within the coastal hazard Flood Zone VE, which represents areas inundated by 1% annual chance flooding. Hawaiian Cement shall request and receive a variance from flood development standards Chapter 19.62, Maui County Code, to allow relocation of the trans-shipment cement facility in Flood Zone VE.

2. The OP concurs that Hawaii Cement shall consult with the Department of Land and Natural Resources, State Historic Preservation Division (SHPD) to determine the historic preservation requirements for the structures located in the project area, and conduct onsite archaeological monitoring during project-related ground evacuation. Should any archaeological or cultural resources, be discovered during ground excavation, all construction work shall be ceased immediately. Subsequent work shall proceed only upon an archaeological clearance from the SHPD.

3. The OP suggests that site-specific best management practices with erosion and sediment control measures shall be prepared and implemented to confine the proposed demolition and construction activities, and prevent potential soil and polluted runoff from adversely impacting the coastal ecosystem, and State waters as specified in Hawaii Administrative Rules Chapter 11-54.

4. The OP recommends that the exterior lighting and lamp posts associated with the proposed construction and facility shall be cut-off luminaries to provide the necessary shielding to mitigate potential light pollution in the coastal areas, and

lessen possible seabird strikes. No artificial light, except as provided in HRS §§ 205A-30.5(b) and 205A-71(b), shall be directed to travel across property boundaries toward the shoreline and ocean.

5. Given that the subject SSV request is limited to the installation of new underground pipelines within Parcel 003 and Parcel 009 that connect the pier to the relocated facility, no other structures should be constructed within the shoreline area as defined in HRS § 205A-41.

If you have any questions regarding this comment letter, please contact Shichao Li of our office at (808) 587-2841.

Sincerely,

Mary Alice Evans

Mary Alice Evans
Director

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

November 3, 2020

Mary Alice Evans, Director
State of Hawai'i
Office of Planning
P.O. Box 2359
Honolulu, Hawai'i 96804

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.); SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

Dear Ms. Evans:

Thank you for your letter dated July 9, 2020 containing the Office of Planning's comments regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we offer the following response to the Office of Planning's comments on the Draft Environmental Assessment (EA) for the proposed project.

Response to Comment No. 1: Thank you for your comment. The Applicant has applied for a variance from flood development standards in Chapter 19.62, Maui County Code to allow for the proposed action. The Board of Variances and Appeals has received this request and will make its decision upon completion of the EA review process.

Response to Comment No. 2: We acknowledge the Office of Planning's concurrence regarding consultation with the State Historic Preservation Division (SHPD) in determining historic preservation requirements for structures located in the project area, as well as conducting archaeological monitoring during project-related ground excavation. Should any archaeological or cultural resources, be discovered during ground excavation, all construction work shall be ceased immediately. Subsequent work shall proceed only upon an archaeological clearance from the SHPD.

Response to Comment No. 3: Erosion and sediment control best management practices (BMPs) will be conducted during demolition and construction activities related to the proposed project. BMPs will include installation of compost sock filters and filter screens will be installed around the project site to prevent debris and sediment from

leaving the project site during construction. Additional BMPs to be incorporated into building permit plans and implemented as part of the project are provided herein as **Attachment "1"** and have been included in the Final EA as Appendix "A-1", Best Management Practices Checklist.

Response to Comment No. 4: We appreciate the Office of Planning's recommendation regarding exterior lighting and lamp posts. As suggested, the Applicant will ensure that all exterior lighting and lamp posts during construction and those associated with the relocated facility will be cut-off luminaries to provide shielding to mitigate any potential light pollution which may affect the shoreline and ocean areas.

Response to Comment No. 5: We confirm that aside from the installation of the new underground pipelines which will connect to the relocated facility, no other structures will be constructed within the shoreline setback area.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
Attachment
cc: Dane Wurltizer, Hawaiian Cement (w/attachment)
Jim Gomes, Hawaiian Cement (w/attachment)
Kurt Wollenhaupt, County of Maui, Department of Planning (w/attachment)
Richard Sato, Sato and Associates, Inc.
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ATTACHMENT 1

BEST MANAGEMENT PRACTICES CHECKLIST

1. **Perimeter Controls**
   Sediment fences or barriers shall be used at the perimeter of all disturbed areas where there is potential for runoff to flow off the project site, barriers may include gravel bags, sand bags, fiber rolls, silt fences, compost socks, or an equivalent BMP that intercepts runoff.

2. **Dust Control**
   Use one of the following to control dust:
   1) Mulching to a depth of one inch or more
   2) Sprinkling exposed soils with water to maintain moistness
   3) Vertical dust barriers

3. **Concrete Waste Management**
   Conduct washout off-site or perform onsite in a designated area, away from water bodies, channels, or storm drains. Construct and maintain washout to contain all liquid and concrete waste generated.

4. **Stockpile Management**
   Locate stockpiles away from drainage ways or other areas of concentrated flows. Use a barrier around stockpiles and cover if they will not be actively used within seven (7) days.

5. **Vehicle Tracking Control**
   Restrict vehicle traffic to properly designated areas and remove sediment from vehicle tires prior to exiting the project site. All sediments that are tracked or discharged off-site must be swept or vacuumed at the end of each day.

6. **Material Delivery, Storage and Use Management**
   Minimize the storage of potential pollutants onsite, store materials in a designated area, and install secondary containment. Do not store materials in buffer areas, near areas of concentrated flow, or areas abutting the City storm drainage system, receiving waters, or drainage improvement that discharge off-site.

7. **Spill Prevention and Control**
   Keep ample supply of cleanup materials onsite. Clean up spills immediately, using dry clean-up methods where possible, and dispose of used materials properly.

8. **Solid Waste Management**
   Provide designated waste collection areas for solid waste or construction and demolition waste, collect trash daily, and dispose at authorized disposal areas.

9. **Portable Toilets (Sanitary/Septic Waste Management)**
   Temporary and portable sanitary and septic waste systems shall be mounted or staked in well-maintained and scheduled for regular waste disposal and servicing.

10. **Liquid Waste Management BMPs**
    Contain liquid wastes in a holding pit, sediment basin, roll-off bin, or portable tank of sufficient volume to contain the liquid wastes generated.

11. **Vehicle and Equipment Cleaning, Fueling, and Maintenance**
Prevent pollutants in storm water from vehicle and equipment cleaning, fueling and maintenance by using off-site facilities when feasible, performing work in designated areas only, using spill pads under vehicles and equipment, checking for leaks and spills, and containing and cleaning up spills immediately.

12. **Hazardous Waste Management**
Prevent or reduce the discharge of pollutants to storm water from hazardous waste through proper material use and waste disposal.

13. **Contaminated Soil Management**
Not anticipated.

The proposed relocated facility will be located on privately owned-land, outside the shoreline setback area. However, installation of underground pipelines connecting the relocated facility to the pier will cross lands owned by the State of Hawai'i and will occur within the shoreline setback area. A SSV will be requested for the new underground pipelines. Demolition of existing underground pipelines associated with the existing Hawaiian Cement Facility will also occur on State lands and within the shoreline setback. The use of State lands and work within the shoreline area trigger Chapter 343, HRS and the preparation of an EA. The Maui Planning Commission will be the approving agency for the Draft EA, as well as the approving body for the SMA and SSV applications.

We would appreciate your comments on this application. **Please submit comments to me by July 8, 2020, via email or hardcopy**. If no response is received by this date, we may assume your agency has "no comment." If you have any questions, please contact me by email at kurt.wollenhaupt@mauicounty.gov or by phone at (808) 270-1789.

The address for a hard copy response is:

Department of Planning, Current Division
County of Maui (Hawaiian Cement Project)
Attn: Kurt Wollenhaupt
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Sincerely,

Kurt Wollenhaupt

Kurt Wollenhaupt, Staff Planner

( ) We have no objections.
(X) We have no comments.
( ) Comments are attached.

Signed: Elaine Baker
Print: ELAINE BAKER CE IV
Contact: 808-270-7812
Date: 6/25/20

Attachments
xc: Clayton I. Yoshida, AICP, Planning Program Administrator
Kurt Wollenhaupt, Staff Planner
Tessa Munekiyo Ng, Vice President, Munekiyo Hiraga
Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Project File
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Tessa Munekiyo Ng
VICE PRESIDENT

November 3, 2020

Eric Nakagawa, Director
County of Maui
Department of Environmental Management
2200 Main Street, Suite 225
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.); SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

Dear Mr. Nakagawa:

Thank you for your transmittal confirmation dated June 25, 2020 regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we acknowledge that the Department has no comment on the Draft Environmental Assessment (EA) for the proposed project.

We appreciate your review and comment on the document. A copy of your transmittal and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:tn
cc: Dane Wurltizer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Kurt Wollenhaupt, County of Maui, Department of Planning
Elaine Baker, Department of Environmental Management, Solid Waste Division
K:\DATA\HawnCemt\KahuluiHarborReloc\Applications\Draft EA\Responses\DEM SWD Response Ltr.doc

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

20126C0

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

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2020 JUN -9 PM 1:01

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2020 JUN -8 PM 3:21

DHHC-DIRECTOR'S OFFICE
COUNTY OF MAUI

COUNTY OF MAUI DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

TRANSMITTAL **June 5, 2020**

	STATE AGENCIES
x	DBEDT
x	Dept. of Health, Honolulu
x	Dept. of Health, Maui (2)
x	DLNR-Land, Maui
x	DLNR-OCCL
x	DLNR-Planning (5)
x	DLNR-SHPD (with 6E Form)
x	DOT, Statewide Planning Office (4)
x	Office of Planning
	OTHER
x	Maui Electric Company

	COUNTY AGENCIES
x	Dept. of Environmental Management
x	Dept. of Finance – Real Property Division
x	Dept. of Parks & Recreation
x	Dept. of Public Works
x	Dept. of Transportation
x	Dept. of Water Supply
x	Fire & Public Safety
x	Police Department

PROJECT NAME:	**KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT**
APPLICANT:	Hawaiian Cement
PROJECT ADDRESS:	Kahului Harbor, Kahului, Maui, Hawaii
PROJECT DESCRIPTION:	Hawaiian Cement proposes to relocate its trans-shipment cement facility current operating at the Harbor to a new location at the Harbor, approximately 600 feet from the present site. Associated with this relocation will be the installation of underground piping to connect the facility to the pier.
TMK:	(2) 3-7-010:003(por.), 009(por.), 034(por.), and 035(por.)
PERMIT NO.:	SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

TRANSMITTED TO YOU ARE THE FOLLOWING:

x	Draft Environmental Assessment regarding Applications for Special Management Area Use Permit, Shoreline Setback Variance, and Shoreline Setback Assessment.

THESE ARE TRANSMITTED AS CHECKED BELOW:

x	For your Comment and Recommendation

Transmitted for your review and comment is a consolidated Special Management Area (SMA) Use Permit, Shoreline Setback Variance (SSV), and Shoreline Setback Assessment (SSA) application document and Chapter 343, Hawaii Revised Statutes (HRS), Draft Environmental Assessment (EA) for the proposed Kahului Harbor Hawaiian Cement Facility Relocation Project.

DEPT. OF PLANNING
COUNTY OF MAUI
JUN 23 2020
RECEIVED

The proposed relocated facility will be located on privately owned-land, outside the shoreline setback area. However, installation of underground pipelines connecting the relocated facility to the pier will cross lands owned by the State of Hawai'i and will occur within the shoreline setback area. A SSV will be requested for the new underground pipelines. Demolition of existing underground pipelines associated with the existing Hawaiian Cement Facility will also occur on State lands and within the shoreline setback. The use of State lands and work within the shoreline area trigger Chapter 343, HRS and the preparation of an EA. The Maui Planning Commission will be the approving agency for the Draft EA, as well as the approving body for the SMA and SSV applications.

We would appreciate your comments on this application. **Please submit comments to me by July 8, 2020, via email or hardcopy.** If no response is received by this date, we may assume your agency has "no comment." If you have any questions, please contact me by email at kurt.wollenhaupt@mauicounty.gov or by phone at (808) 270-1789.

The address for a hard copy response is:

Department of Planning, Current Division
County of Maui (Hawaiian Cement Project)
Attn: Kurt Wollenhaupt
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Sincerely,

Kurt Wollenhaupt

Kurt Wollenhaupt, Staff Planner

( ) We have no objections.
(x) We have no comments.
( ) Comments are attached.

Signed: _____
Print: Clyde Almeida
Contact: 2065 Main St. Ste. 108 Wailuku,HI 96793
Date: June 16, 2020

Attachments
xc: Clayton I. Yoshida, AICP, Planning Program Administrator
Kurt Wollenhaupt, Staff Planner
Tessa Munekiyo Ng, Vice President, Munekiyo Hiraga
Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Project File
CIY:KTW
K:\WP_DOCS\Planning\SM1\2020\0008_KahuluiHarborHawaiianCementRelocation\Cement Agency Transmittal.doc

MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

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

November 3, 2020

Scott Teruya, Director
Department of Finance
Real Property Division
County of Maui
2065 Main Street, Suite 108
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.); SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

Dear Mr. Teruya:

Thank you for your transmittal confirmation dated June 16, 2020 regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we acknowledge that the Department has no comment on the Draft Environmental Assessment (EA) for the proposed project.

We appreciate your review and comment on the document. A copy of your transmittal and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:tn
cc: Dane Wurltizer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Kurt Wollenhaupt, County of Maui, Department of Planning
Clyde Almeida, Department of Finance
K:\DATA\HawnCemt\KahuluiHarborReloc\Applications\Draft EA\Draft EA Response\Finance Dept..doc

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



RECEIVED
JUN 09 2020
By

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

TRANSMITTAL **June 5, 2020**

	STATE AGENCIES
x	DBEDT
x	Dept. of Health, Honolulu
x	Dept. of Health, Maui (2)
x	DLNR-Land, Maui
x	DLNR-OCCL
x	DLNR-Planning (5)
x	DLNR-SHPD (with 6E Form)
x	DOT, Statewide Planning Office (4)
x	Office of Planning
	OTHER
x	Maui Electric Company

	COUNTY AGENCIES
x	Dept. of Environmental Management
x	Dept. of Finance – Real Property Division
x	Dept. of Parks & Recreation
x	Dept. of Public Works
x	Dept. of Transportation
x	Dept. of Water Supply
x	Fire & Public Safety
x	Police Department

PROJECT NAME:	**KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT**
APPLICANT:	Hawaiian Cement
PROJECT ADDRESS:	Kahului Harbor, Kahului, Maui, Hawaii
PROJECT DESCRIPTION:	Hawaiian Cement proposes to relocate its trans-shipment cement facility current operating at the Harbor to a new location at the Harbor, approximately 600 feet from the present site. Associated with this relocation will be the installation of underground piping to connect the facility to the pier.
TMK:	(2) 3-7-010:003(por.), 009(por.), 034(por.), and 035(por.)
PERMIT NO.:	SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

TRANSMITTED TO YOU ARE THE FOLLOWING:

x	Draft Environmental Assessment regarding Applications for Special Management Area Use Permit, Shoreline Setback Variance, and Shoreline Setback Assessment.

THESE ARE TRANSMITTED AS CHECKED BELOW:

x	For your Comment and Recommendation

Transmitted for your review and comment is a consolidated Special Management Area (SMA) Use Permit, Shoreline Setback Variance (SSV), and Shoreline Setback Assessment (SSA) application document and Chapter 343, Hawaii Revised Statutes (HRS), Draft Environmental Assessment (EA) for the proposed Kahului Harbor Hawaiian Cement Facility Relocation Project.

The proposed relocated facility will be located on privately owned-land, outside the shoreline setback area. However, installation of underground pipelines connecting the relocated facility to the pier will cross lands owned by the State of Hawai'i and will occur within the shoreline setback area. A SSV will be requested for the new underground pipelines. Demolition of existing underground pipelines associated with the existing Hawaiian Cement Facility will also occur on State lands and within the shoreline setback. The use of State lands and work within the shoreline area trigger Chapter 343, HRS and the preparation of an EA. The Maui Planning Commission will be the approving agency for the Draft EA, as well as the approving body for the SMA and SSV applications.

We would appreciate your comments on this application. **Please submit comments to me by July 8, 2020, via email or hardcopy.** If no response is received by this date, we may assume your agency has "no comment." If you have any questions, please contact me by email at kurt.wollenhaupt@mauicounty.gov or by phone at (808) 270-1789.

The address for a hard copy response is:

Department of Planning, Current Division
County of Maui (Hawaiian Cement Project)
Attn: Kurt Wollenhaupt
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Sincerely,

Kurt Wollenhaupt

Kurt Wollenhaupt, Staff Planner

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

Signed: Paul Hoole
Print: Paul Hoole
Contact:
Date: 6/15/20

Attachments
xc: Clayton I. Yoshida, AICP, Planning Program Administrator
Kurt Wollenhaupt, Staff Planner
Tessa Munekiyo Ng, Vice President, Munekiyo Hiraga
Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Project File
CIY:KFW
K:\WP_DOCS\Planning\SM1\2020\0008_KahuluiHarborHawaiianCementRelocation\Cement Agency Transmittal.doc

MICHAEL P. VICTORINO
Mayor

DAVID C. THYNE
Fire Chief

BRADFORD K. VENTURA
Deputy Fire Chief



DEPARTMENT OF FIRE & PUBLIC SAFETY
FIRE PREVENTION BUREAU
COUNTY OF MAUI
313 MANEA PL.
WAILUKU, HI 96793

June 12, 2020

Department of Planning
Attn: Kurt Wollenhaupt, Staff Planner
2200 Main Street, Suite 315
Wailuku, HI 96793

SUBJECT: Draft Environmental Assessment (EA); Applications for Special Management Area Use Permit, Shoreline Setback Variance; Shoreline Setback Assessment
Kahului Harbor Hawaiian Cement Facility Relocation Project
TMK: (2) 3-7-010:003(por.), 009(por.), 034(por.), and 035(por.)

Dear Kurt Wollenhaupt,

Thank you for allowing our office to provide comment on the proposed project. As per your request, comments are provided below:

- There are no comments or objections in regards to the information provided as part of the Draft Environmental Assessment (EA) regarding Applications for Special Management Area Use Permit, Shoreline Setback Variance, and Shoreline Setback Assessment.

- Our office does reserve the right to comment on the proposed project during the building permit review process when detailed plans for this project are routed to our office for review. At that time, fire apparatus access, water supply for fire protection, and life safety requirements associated with the subject project will be formally reviewed.

If there are any questions or comments, please feel free to contact me at (808) 876-4693 or by email at paul.haake@mauicounty.gov.

Sincerely,

Paul Haake

Paul Haake, Captain - Fire Prevention Bureau

MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

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

November 3, 2020

Paul Haake, Captain
County of Maui
Fire Prevention Bureau
313 Manea Place
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.) (SM1 2020/0008; SSV 2020/0001; SSA 2020/0033; EA 2020/0003)

Dear Captain Haake:

Thank you for your letter dated June 12, 2020 regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we acknowledge that the Fire Prevention Bureau has no comment on the Draft Environmental Assessment but does reserve the right to comment on the proposed project during the building permit review process.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:lh
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Kurt Wollenhaupt, County of Maui, Department of Planning
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MICHAEL P. VICTORINO
Mayor

KARLA H. PETERS
Director

JOHN L. BUCK III
Deputy Director



DEPARTMENT OF PARKS AND RECREATION

700 Hali'a Nakoa Street, Unit 2, Wailuku, Hawai'i 96793
Main Line (808) 270-7230 / Facsimile (808) 270-7942

June 18, 2020

Kurt Wollenhaupt, Staff Planner
Department of Planning, Current Division
County of Maui
2200 Main Street, Suite 315
Wailuku, HI 96793

Dear Mr. Wollenhaupt:

SUBJECT: Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawaii; TMKs (2) 3-7-010:003 (por), 009 (por.), 034 (por.) and 035 (por.); Permit No: SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

Thank you for the opportunity to review and comment on the subject project. The Department of Parks and Recreation has no comment at this time.

Should you have any questions, please feel free to contact me or Cheryl Akiona, Acting Chief of Planning and Development, at cheryl.akiona@co.maui.hi.us or (808) 270-7388.

Sincerely,

KARLA H. PETERS
Director of Parks and Recreation

c: Cheryl Akiona, Acting Chief of Planning and Development

KP:CSA

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Planning. Project Management. Sustainable Solutions.

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

November 3, 2020

Karla H. Peters, Director
County of Maui
Department of Parks and Recreation
700 Hali'a Nakoa Street, Unit 2
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.); SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

Dear Ms. Peters:

Thank you for your letter dated June 18, 2020 regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we acknowledge that the Department has no comment on the proposed project.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to call me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:lh
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Kurt Wollenhaupt, County of Maui, Department of Planning
K:\DATA\HawnCemt\KahuluiHarborReloc\Applications\SMA Use Permit & Shoreline Setback Variance\SMA Response\DPR.docx

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

July 13, 2020

Ms. Tessa Munekiyo Ng, AICP, Vice President
Munekiyo Hiraga
305 S. High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Munekiyo Ng:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA) PREPARED FOR THE PROPOSED KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT, LOCATED AT THE KAHULUI HARBOR FACILITY, KAHULUI, MAUI, HAWAII; TMK: (2) 3-7-010:003(POR.), 009(POR.), 034(POR.), AND 035(POR.) (SM1 2020/0008) (SSV 2020/0001) (SSA 2020/0033) (EA 2020/0003)

The Department of Planning (Department) in its review of the Draft EA for the proposed Hawaiian Cement Facility Relocation Project concurs with the comments offered by the Maui Planning Commission at its regular meeting on June 23, 2020, and comments offered by the Maui Cultural Resources Commission at its regular meeting on July 2, 2020.

Furthermore, the Department understands that the Draft EA covers actions anticipated in the consolidated Special Management Area (SMA) Use Permit, Shoreline Setback Variance (SSV), and Shoreline Setback Assessment (SSA) applications.

The Department finds that the Maui Planning Commission is the appropriate approving agency of the EA and that a Findings of No Significant Impact (FONSI) is anticipated. Detailed comments from the Maui Planning Commission and Cultural Resources Commission are sent under separate cover for review and comment by the Applicant.

Should you require further clarification, please contact Staff Planner Kurt Wollenhaupt by email at kurt.wollenhaupt@mauicounty.gov or by phone at (808) 270-1789.

Sincerely,

CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

for MICHELE MCLEAN, AICP
Planning Director

xc: John S. Rapacz, Planning Program Administrator (PDF)
Kurt F. Wollenhaupt, Staff Planner (PDF)
Tessa Munekiyo Ng, AICP, Vice President, Munekiyo Hiraga (PDF)
Malia Molina, Munekiyo Hiraga (PDF)
Project File
MCM:CIY:KFW:lk
K:\WP_DOCS\Planning\SM1\2020\0008_KahuluiHarborHawaiianCementRelocation\ProjectBackground\Planning Comment Letter on Draft EA.DOC

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

November 3, 2020

Michele McLean, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.); SM1 2020/0008; SSV 2020/0001; SSA 2020/0033; EA 2020/0003

Dear Ms. McLean:

Thank you for your letter dated July 13, 2020 containing the Department of Planning's comments regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we offer the following response to the Department's comments on the Draft Environmental Assessment (EA) for the proposed project.

We acknowledge the Department's concurrence with the comments offered by the Maui Planning Commission (MPC) as well as Cultural Resources Commission (CRC). We have responded to both the MPC and CRC and have included their comments and our responses in the Final EA document.

As the Department notes, the proposed project will require a Special Management Area Use Permit, Shoreline Setback Variance, and Shoreline Setback Assessment approvals. Applications for the aforementioned approvals have been submitted to the Department in conjunction with the EA document and are being reviewed concurrently.

Lastly, we note the Department's confirmation that the MPC will be the approving agency of the EA and that a Findings of No Significant Impact is anticipated.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurltizer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Clayton Yoshida, County of Maui, Department of Planning
John Rapacz, County of Maui, Department of Planning
Kurt Wollenhaupt, County of Maui, Department of Planning
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20/2694

POLICE DEPARTMENT

COUNTY OF MAUI

MICHAEL P. VICTORINO
MAYOR

OUR REFERENCE

YOUR REFERENCE

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

TIVOLI S. FAAUMU
CHIEF OF POLICE

DEAN M. RICKARD
DEPUTY CHIEF OF POLICE

June 22, 2020

'20 JUN 24 A10:06

COUNTY OF MAUI
DEPT OF PLANNING
CURRENT DIV. RECEIVED

MEMORANDUM

TO : **KURT WOLLENHAUPT, STAFF PLANNER**
DEPARTMENT OF PLANNING

FROM : **TIVOLI S. FAAUMU, CHIEF OF POLICE**

SUBJECT : **PERMIT NO.:** **SM1 2020/008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003**
TMK : **(2) 3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.)**
Project : **KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT**
Applicant : **Hawaiian Cement**

X No comments or recommendations to offer at this time.

_____ Refer to the below comments and/or recommendations.

Thank you for giving us the opportunity to comment on this project.

AC Jakubczak

Assistant Chief John Jakubczak
For: TIVOLI S. FAAUMU
Chief of Police

MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

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

November 3, 2020

Tivoli S. Faaumu, Chief
Police Department
County of Maui
55 Mahalani Street
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.); SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

Dear Chief Faaumu:

Thank you for your transmittal confirmation dated June 22, 2020 regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we acknowledge that the Department has no comment on the Draft Environmental Assessment (EA) for the proposed project.

We appreciate your review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:tn
cc: Dane Wurltizer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Kurt Wollenhaupt, County of Maui, Department of Planning
K:\DATA\HawnCemt\KahuluiHarborReloc\Applications\Draft EA\Draft EA Response\MPD.doc

2013267

MICHAEL P. VICTORINO
Mayor

ROWENA M. DAGDAG-ANDAYA
Director

JORDAN MOLINA
Deputy Director

GLEN A. UENO, P.E., L.S.
Development Services Administration

RODRIGO "CHICO" RABARA, P.E.
Engineering Division

JOHN R. SMITH, P.E.
Highways Division

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



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET, ROOM 434
WAILUKU, MAUI, HAWAII 96793

July 28, 2020

'20 JUL 31 A10:18

COUNTY OF MAUI
DEPT OF PLANNING
CURRENT DIV-RECEIVED

MEMO TO: MICHELE MCLEAN, PLANNING DIRECTOR

FROM: ROWENA M. DAGDAG-ANDAYA, DIRECTOR OF PUBLIC WORKS
FOR

SUBJECT: **KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT; TMK: (2) 3-7-010:003(POR.), 009(POR.), 034(POR.), AND 035(POR.)**
SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

We reviewed the subject application and have the following comments:

Comments from the Highways Division:

1. The relocation is wholly within the jurisdiction of the State Department of Transportation (DOT) Harbors Division.

2. Hobron Avenue is a State DOT roadway.

3. The relocation is not within the Municipal Separate Storm Sewer System (MS4) jurisdiction of the County, however, we do request implementation of construction and post-construction Best Management Practices (BMPs).

If you have any questions regarding this memorandum, please call Jordan Molina at 270-7845.

RMDA:JM:da
xc: Highways Division
Engineering Division
37010003,009,034,035_kah_harbor_hawn_cement_fac_relocation_sm1_ssv_ssa_ea.rtf

MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

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

November 3, 2020

Rowena Dagdag-Andaya, Director
County of Maui
Department of Public Works
200 South High Street, Room 434
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.); SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

Dear Ms. Dagdag-Andaya:

Thank you for providing your letter dated July 28, 2020 containing the Department of Public Works' comments on the Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we offer the following response to the Department's comments on the Draft Environmental Assessment (EA) for the proposed project.

1. We acknowledge that the proposed relocation is within the jurisdiction of the State Department of Transportation (DOT) Harbors Division.

2. We acknowledge that Hobron Avenue is a State DOT roadway.

3. Construction- and demolition-related Best Management Practices will be implemented as part of the proposed action and are outlined in the Final EA in Appendix "A-1".

We appreciate the Department's review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Oahu: 735 Bishop Street, Suite 321 • Honolulu, Hawaii 96813 • Tel: 808.983.1233
Maui: 305 High Street, Suite 104 • Wailuku, Hawaii 96793 • Tel: 808.244.2015 • Fax: 808.244.8729
www.munekiyohiraga.com

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Richard Sato, Sato & Associates
Jordan Molina, County of Maui, Department of Public Works
Kurt Wollenhaupt, County of Maui, Department of Planning
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MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director

RECEIVED
COUNTY OF MAUI
2020 JUN -9 AM 9:36
DEPT OF TRANSPORTATION

SCANNED

DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

TRANSMITTAL **June 5, 2020**

	STATE AGENCIES
x	DBEDT
x	Dept. of Health, Honolulu
x	Dept. of Health, Maui (2)
x	DLNR-Land, Maui
x	DLNR-OCCL
x	DLNR-Planning (5)
x	DLNR-SHPD (with 6E Form)
x	DOT, Statewide Planning Office (4)
x	Office of Planning
	OTHER
x	Maui Electric Company

	COUNTY AGENCIES
x	Dept. of Environmental Management
x	Dept. of Finance – Real Property Division
x	Dept. of Parks & Recreation
x	Dept. of Public Works
x	Dept. of Transportation
x	Dept. of Water Supply
x	Fire & Public Safety
x	Police Department

PROJECT NAME:	**KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT**
APPLICANT:	Hawaiian Cement
PROJECT ADDRESS:	Kahului Harbor, Kahului, Maui, Hawaii
PROJECT DESCRIPTION:	Hawaiian Cement proposes to relocate its trans-shipment cement facility current operating at the Harbor to a new location at the Harbor, approximately 600 feet from the present site. Associated with this relocation will be the installation of underground piping to connect the facility to the pier.
TMK:	(2) 3-7-010:003(por.), 009(por.), 034(por.), and 035(por.)
PERMIT NO.:	SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

TRANSMITTED TO YOU ARE THE FOLLOWING:

x	Draft Environmental Assessment regarding Applications for Special Management Area Use Permit, Shoreline Setback Variance, and Shoreline Setback Assessment.

THESE ARE TRANSMITTED AS CHECKED BELOW:

x	For your Comment and Recommendation

Transmitted for your review and comment is a consolidated Special Management Area (SMA) Use Permit, Shoreline Setback Variance (SSV), and Shoreline Setback Assessment (SSA) application document and Chapter 343, Hawaii Revised Statutes (HRS), Draft Environmental Assessment (EA) for the proposed Kahului Harbor Hawaiian Cement Facility Relocation Project.

SCANNED

RECEIVED
COUNTY OF MAUI
2020 JUN -5 PM 2:30
DEPT OF PLANNING

The proposed relocated facility will be located on privately owned-land, outside the shoreline setback area. However, installation of underground pipelines connecting the relocated facility to the pier will cross lands owned by the State of Hawai'i and will occur within the shoreline setback area. A SSV will be requested for the new underground pipelines. Demolition of existing underground pipelines associated with the existing Hawaiian Cement Facility will also occur on State lands and within the shoreline setback. The use of State lands and work within the shoreline area trigger Chapter 343, HRS and the preparation of an EA. The Maui Planning Commission will be the approving agency for the Draft EA, as well as the approving body for the SMA and SSV applications.

We would appreciate your comments on this application. **Please submit comments to me by July 8, 2020, via email or hardcopy.** If no response is received by this date, we may assume your agency has "no comment." If you have any questions, please contact me by email at kurt.wollenhaupt@mauicounty.gov or by phone at (808) 270-1789.

The address for a hard copy response is:

Department of Planning, Current Division
County of Maui (Hawaiian Cement Project)
Attn: Kurt Wollenhaupt
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Sincerely,

Kurt Wollenhaupt

Kurt Wollenhaupt, Staff Planner

( ) We have no objections.
(X) We have no comments.
( ) Comments are attached.

Signed: [signature]
Print: Marc Takamori
Contact: 270 7511
Date: 6/24/2020

Attachments
xc: Clayton I. Yoshida, AICP, Planning Program Administrator
Kurt Wollenhaupt, Staff Planner
Tessa Munekiyo Ng, Vice President, Munekiyo Hiraga
Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Project File
CIY:KFW
K:\WP_DOCS\Planning\SM1\2020\0008_KahuluiHarborHawaiianCementRelocation\Cement Agency Transmittal.doc

MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

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

November 3, 2020

Marc Takamori, Director
Department of Transportation
County of Maui
2145 Kaohu Street, Suite 102
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.); SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

Dear Mr. Takamori:

Thank you for your transmittal confirmation dated June 24, 2020 regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we acknowledge that the Department has no comment on the Draft Environmental Assessment (EA) for the proposed project.

We appreciate your review and comment on the document. A copy of your transmittal and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:tn
cc: Dane Wurltizer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Kurt Wollenhaupt, County of Maui, Department of Planning
K:\DATA\HawnCemt\KahuluiHarborReloc\Applications\Draft EA\Draft EA Response\MDOT.doc

MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAI`I 96793
www.mauiwater.org

July 6, 2020

Ms. Tessa Munekiyo Ng
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawai`i 96793

Re: Kahului Harbor Hawaiian Cement Facility Project Relocation Draft Environmental Assessment
TMKs: (2)3-7-010:003(por.), 009(por.), 034, and 035(por.)

Dear Ms. Munekiyo Ng:

Thank you for the opportunity to comment on the Kahului Harbor Hawaiian Cement Facility Relocation Project Draft Environmental Assessment (DEA).

Source and Consumption
The project overlies the Kahului Aquifer with a sustainable yield of 1 million gallons per day (gpd) according to the Commission on Water Resource Management. According to the Water System Standards, 2002, State of Hawai`i, projected water demand for the project is 3,530 gallons per day (gpd): 25,216 square feet [lot area] x [140 gallons/1,000 square feet/day] = 3,530. The project, located in the Central Maui Water System, may be subject to (Title 16, Chapter 202, County of Maui Administrative Rules), "Rules Relating to Water Meter Reservations," as well as the County of Maui's availability policy (Maui County Code, Title 14) and Administrative Rules Relating to Water Service and Large Quantities of Water (Title 16, Chapter 201). Approved backflow preventers will be required, if not already installed on site. The applicant should contact MDWS Engineer Tammy Yeh at 808-270-7835 for information on infrastructure and system improvements required in the building permit process, including water meter adequacy.

Construction Best Management Practices (BMPs) for Pollution Prevention
To protect ground and surface water resources, we recommend that in addition to required BMPs the following measures designed to minimize infiltration and runoff be implemented during construction:

- Dust Control: reclaimed water for dust control is available from the Kahului Wastewater

Treatment Plant at a reasonable cost. If feasible, it should be considered as an alternative source of water for dust control during construction.

- Replanting of denuded areas should include soil amendments and temporary irrigation. Use high seeding rates to ensure rapid establishment of stands of plants.
- Maintain vehicles and equipment to prevent oil or other fluids from leaking. Concrete trucks and tools used for construction should be rinsed off-site.
- Properly install and maintain erosion control barriers such as silt fencing or straw bales.
- Keep runoff on-site.

Conservation BMPs
Indoor

- Use EPA WaterSense labeled plumbing fixtures.
- Install dual flush toilets with high-efficiency models that use 1.28 gallons per flush, or less.
- Install bathroom sink faucets with fixtures that do not exceed 1 gallon per minute at 60 psi.

Outdoor

- Use Smart Approved WaterMark irrigation products. Examples include evapotranspiration irrigation controllers, drip irrigation, and water-saving spray heads.
- After plants are established, in order to avoid stimulating excessive growth, avoid fertilizing and pruning. Time watering to occur in the early morning or evening to limit evaporation. Limit the use of turf.
- Use native Hawaiian climate-adapted plants for landscaping. Native Hawaiian plants adapted to the area conserve water and protect the watershed from degradation due to invasive species.
- We recommend adopting landscape irrigation conservation best management practices endorsed by the Landscape Industry Council of Hawai`i.

We hope you find this information useful. Should you have any questions, please contact staff planner Alex Buttaro at (808) 463-3103 or alex.buttaro@mauicounty.gov.

Sincerely,

Jeffrey T Pearson, P.E.
Director
BAB

Cc: MDWS Engineering
Michele Chouteau McLean, Planning Director, County of Maui

File Location: S:\PLANNING\Permit_Review\Projects Review\planning review\EA-EIS\237010009 Kahului Harbor Hawaiian Cement Facility Relocation Project

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

November 3, 2020

Jeffrey T. Pearson, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.); SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

Dear Mr. Pearson:

Thank you for your letter dated July 6, 2020 containing the Department of Water Supply's comments regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we offer the following responses to comments from the Department on the Draft Environmental Assessment (EA) for the proposed project.

SOURCE AND CONSUMPTION

As recommended, the Applicant's engineer has and will continue to coordinate with the Maui DWS engineer regarding potential infrastructural and system improvements during the building permit process. Water demand will be reevaluated based upon actual floor area of the facility, fixture count, and landscape demand during the building permit application process.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) FOR POLLUTION PREVENTION

Thank you for your comment. The recommended measures for pollution prevention will be considered and applicable measures will be noted on building permit and construction documents and implemented throughout construction of the relocated facility.

CONSERVATION BMPs

Thank you for your comments. The Applicant intends to implement the Department's recommended conservation BMPs for the proposed project. Additionally, Native Hawaiian plants will be integrated into the project's landscaping in conjunction with Smart Approved WaterMark irrigation products.

We appreciate your review and comment on the document. A copy of your letter and this response will be include in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurltizer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Kurt Wollenhaupt, County of Maui, Department of Planning
Alex Buttaro, County of Maui Department of Water Supply
Richard Sato, Sato and Associates, Inc.
K:\DATA\HawnCemt\KahuluiHarborReloc\Applications\SMA Use Permit & Shoreline Setback Variance\SMA Response\DWS.docx

MICHAEL P. VICTORINO
Mayor

JEFFREY T. PEARSON, P.E.
Director

HELENE KAU
Deputy Director



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAI'I 96793
www.mauiwater.org

July 8, 2020

Ms. Tessa Munekiyo Ng, AICP, Vice President
MUNEKIYO HIRAGA
Via email: tessa@munekiyohiraga.com

Dear Ms. Munekiyo Ng:

SUBJECT: DRAFT ENVIRONMENTAL ASSSESSMENT FOR PROPOSED KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT
TMK: 3-7-010:003 (por.), 009 (por.), 034 & 035, Kahului, Maui, Hawaii

Thank you for the opportunity to the comment on the Draft Environmental Assessment (EA) for the proposed Kahului Harbor Hawaiian Cement Facility Relocation Project.

TMK 3-7-010:002

A 1.5-inch water meter and 6-inch double check detector assembly (DCDA) was installed as a part of the State of Hawaii, Department of Transportation, Harbors Division project titled, "New Maintenance Shop Building & Demolition of Pier 1B Shed at Kahului Harbor, Maui". A map showing the meter location is provided as Attachment A. At the time, the water meter was assigned to TMK 3-7-010:009 (portion). Based on property research of TMK 3-7-010:009 and TMK 3-7-010:002, it was found that the existing 1.5-inch water meter actually services TMK 3-7-010:002 (location of the maintenance building. Therefore, the property owner of TMK 3-7-010:002, which is the State of Hawaii shall fill out the attached Application for Water Service form (Attachment B) to ensure the existing 1.5-inch water meter (Account #2632920157, Meter #96998050) is assigned to the correct parcel.

TMK 3-7-010:003

Pier 1 Makai Comfort Station and Waterline Improvements Project involved a 12-inch waterline extension and installation of a 6-inch water meter (Account #5470954958, Meter #18655401). The water system improvements traversed TMK 3-7-010:003 as indicated in the files. According to a letter dated 2/26/2010 from the State of Hawaii, Department of Transportation, Harbors Division, the Department of Land and Natural Resources was working on the easement. A copy of the letter is provided as Attachment C. We were unable to find a copy of the recorded easement, therefore, for the subject project, the easement shall be completed and recorded in the State of Hawaii, Bureau of Conveyances Land Court system.

TMK 3-7-010:009

Remaining Requirements: Subdivision of Lot 4 of the Wharf Industrial Subdivision No. 2 into Lots 5 to 8 known as the Wharf Industrial Subdivision No. 3, LUCA 3.1714, DWS SD 97-046 was approved on 9/10/1997 without the Department's approval. A copy of the final plat map is provided as Attachment D. A letter dated 4/30/1998 was sent to the subdivider, A & B Properties, Inc. indicating that although final subdivision approval was granted, water system requirements would still be required. A subsequent letter dated 8/31/1998 was sent to the subdivider, A & B Properties, Inc. stating that the water system requirements had still not been satisfied. A copy of the 4/30/1998 and 8/31/1998 letters are provided as Attachment E. For the subject project, which involves Lot 8 of the Wharf Industrial Subdivision No. 3 (TMK 3-7-010:009) the following water system requirements discussed in the 4/30/1998 letter shall be completed.

- Provide fire protection in accordance with standards.
- Cut and plug 4-inch waterline which runs from Hobron Avenue and through subdivision and relocate water services.
- Water system development fees will be charged upon application for water meters.

Construction plans stamped and signed by a licensed engineer showing these water system improvements shall be submitted to the Department for review and approval.

Easement Requirement: In addition to the water system improvements, Note 12 on the Wharf Industrial Subdivision No. 3 final plat (Attachment D) indicates an Easement 11 for an existing 6-inch waterline. The Department was unable to find a recorded copy of this referenced easement. If none exists, the easement will need to be completed and recorded in the State of Hawaii, Bureau of Conveyances Land Court system, as part of the subject project.

Meter Information: Section II.D.3. and Appendix F - Preliminary Engineering Report and Drainage Report of the Draft EA stated that 3 water meters service the project parcel, TMK 3-7-010:009: a 3-inch and 2-inch water meter near the south boundary of TMK 3-7-010:009 and a 1-inch water meter across the street on Hobron Avenue. Please note this is incorrect. Department records indicate 2 water meters servicing the project parcel near the south boundary: a 1-inch water meter (Account #7544224728, Meter #190705604) and a 2-inch water meter (Account #9296372312, Meter #190042503). The 1-inch water meter indicated being across the street on Hobron Avenue is actually a 3-inch water meter. A map showing the locations of these 3 water meters is provided as Attachment F. Based on record drawings titled, "KT&S Backflow Preventer", the 3-inch water meter along Hobron Avenue services both TMK 3-7-011:017 and 3-7-010:009. Pursuant to Maui County Code 14.10.010.E, "The penalty for providing water service to lots other than the lot to which the service is assigned is removal of the meter." In this case, the Department recognizes TMK 3-7-011:017 as the property to which the meter is assigned. Therefore, as part of the subject project, construction plans stamped and signed by a licensed engineer showing cut and plug of the piping to TMK 3-7-010:009 shall be submitted to the Department for review and approval.

Water Demand: The Draft EA estimated the water demand for the subject project to be 3,530 gallons per day, which was based on the lease area and the Department's 2002 Water System Standards Table 100-18, Domestic Consumption Guidelines (25,216 square feet lease area x 140 gallons per 1,000 square feet). The 2020 Central Maui water system's estimated 3-year forecast for water usage is 94.2 percent of the maximum reliable capacity. Based on the Administrative Rules (Title 16, Chapter 201) that took effect on 1/29/2018 and amended on 12/12/2019, this means that an applicant may request up to 3,000 gallons per day of new or additional water service for a parcel. Since the estimated water demand for the subject project is greater than the allowed 3,000 gallons per day, the

request for a new water meter cannot be approved. However, if there is an active building permit, the Department shall assess the gallons per day upon the building floor area, irrigation and other water demands rather than the entire lease area, which may amount to a lesser value than the estimated 3,530 gallons per day. In addition, during the building permit process, the size of the water meter required for the project shall be based on the Department's Non-Residential Water Meter Sizing Worksheet. Since the Department's 3-year forecast and percentage of maximum reliable capacity are updated at the beginning of each year, we advise contacting the Department to discuss the availability of water.

Fire Protection: The Draft EA discussed installation of an onsite fire hydrant. Water system improvements may be necessary based upon the Department of Fire and Public Safety's building permit review. If water system improvements are required, submit the required construction plans, signed and stamped by a licensed engineer to our Department for review and approval.

TMK 3-7-010:034

The subject project proposes to relocate its facility from its existing location on TMK 3-7-010:034 to TMK 3-7-010:009. According to the Department's records there is an existing 5/8-inch water meter (Account #5772512475, Meter #94840631) and 2-inch reduced pressure backflow preventer (RPBP) that services TMK 3-7-010:034. A map showing the meter location is provided as Attachment G. If the water meter is to remain, the property owner of TMK 3-7-010:034, which is the State of Hawaii shall fill out the attached Application for Water Service form (Attachment B) to ensure our records remain up-to-date. If the water meter shall be removed, construction plans stamped and signed by a licensed engineer showing cut and plug of the water lateral, removal of the existing 5/8-inch water meter, and removal of the existing 2-inch RPBP shall be submitted to the Department for review and approval.

TMK 3-7-010:035

The subject project proposes to demolish structures on TMK 3-7-010:035. According to the Department's records there is an existing 5/8-inch water meter (Account #4085888993, Meter #45205726) and 1-inch RPBP that services the property. A map showing the meter location is provided as Attachment H. If the water meter shall be removed, construction plans stamped and signed by a licensed engineer showing cut and plug of the water lateral, removal of the existing 5/8-inch water meter, and removal of the existing 1-inch RPBP shall be submitted to the Department for review and approval.

TMK 3-7-010:036

As discussed in the above TMK 3-7-010:009 section, water requirements for the Wharf Industrial Subdivision No. 3, LUCA 3.1714, DWS SD 97-046 still needs to be completed. One such requirement is relocation of water services installed on the existing 4-inch waterline. According to the "101 Kaahumanu Avenue (GTE Mobilnet)" project record drawings, there are 2 existing water meters with RPBPs off the existing 4-inch waterline that service TMK 3-7-010:036: a 1.5-inch water meter (Account #2711480343, Meter #95374410) and 3/4-inch water meter (Account #7313353879, Meter #95500549). A map showing the meter location is provided as Attachment J. These existing two meters and RPBPs will need to be relocated to Kaahumanu Avenue. Construction plans stamped and signed by a licensed engineer showing relocation of water meters and RPBPs shall be submitted to the Department for review and approval.

If you have any questions, please feel free to contact Tammy Yeh of our Engineering Division at (808) 270-7835 or by email at tammy.yeh@mauicounty.gov.

Sincerely,

WENDY TAOMOTO, P.E.
Engineering Program Manager

TY

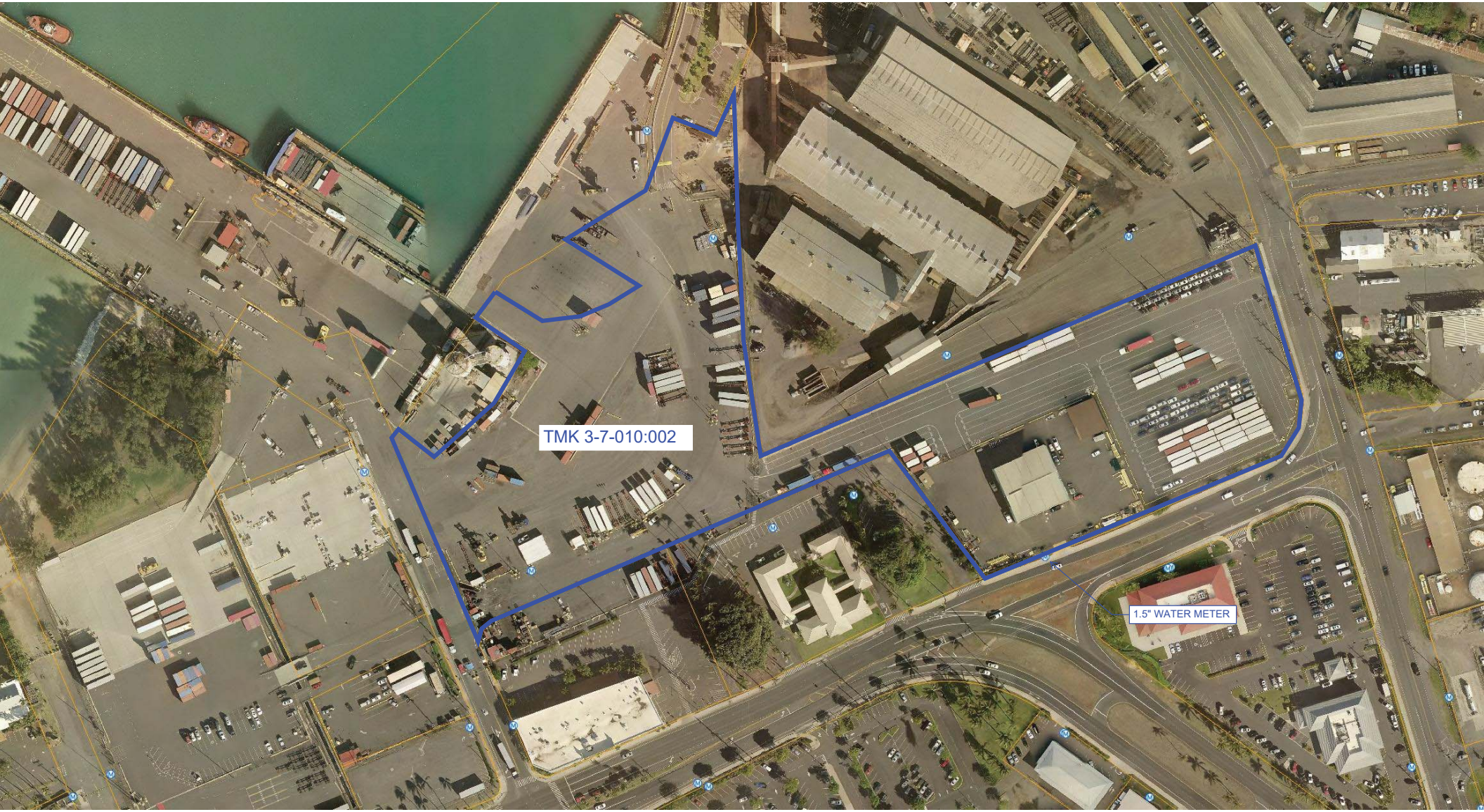
cc: DWS Planning Division

Attachments:

- Attachment A: TMK 3-7-010:002 Meter Location Map
- Attachment B: Application for Water Service form
- Attachment C: State of Hawaii, Department of Transportation, Harbors Division 2/26/2010 letter to the Department
- Attachment D: Wharf Industrial Subdivision No. 3 Final Plat Map
- Attachment E: Department 4/30/1998 and 8/31/1998 letter to A & B Properties, Inc.
- Attachment F: TMK 3-7-010:009 Meter Location Map
- Attachment G: TMK 3-7-010:034 Meter Location Map
- Attachment H: TMK 3-7-010:035 Meter Location Map
- Attachment J: TMK 3-7-010:036 Meter Location Map

ATTACHMENT A:

TMK 3-7-010:002 METER LOCATION MAP


TMK 3-7-010:002
1.5" WATER METER

ATTACHMENT B:

APPLICATION FOR WATER SERVICE FORM

Lot Number ✓ _____

Subdivision ✓ _____

Tax Key ✓ _____ Water Use Code _____ Sewer Code _____

DEPARTMENT OF WATER SUPPLY, COUNTY OF MAUI
APPLICATION FOR WATER SERVICE

CONTRACT NO.

Service Number _____ _____ Folio

✓ _____ Name of Customer

✓ _____ Mailing Address

✓ _____ Mailing Address

_____ Mailing Address

_____ Mailing Address

_____

✓ _____ Service Location Street address

_____ Water Meter Number _____ Make _____ Size _____ Installed By _____ Pressure _____ PSI

_____ Date Meter Installed _____ Reading-M Gallons Yes No Pavement Repair _____ Permit No. _____ Square Feet

_____ Meter Location

Storeroom Requisition # Supervisor

CHARGES

	Receipt No.	Amount
Water System Dev. Fee		
Flat Rate		
Deposit		
TOTAL		

Remarks: _____

COST

Labor	____ Men ____ Man Hours	@	
Transportation	____ Miles	@	
Equipment	____ Hours	@	
Materials			
Pavement	____ Sq. Feet	@	
TOTAL			

Date Issued _____ By _____

Elevation Agreement _____ Date _____ By _____

Allocation No. _____ Date _____ By _____

General _____ Agr _____ Temporary _____ _____ Meter Size

Existing: Lateral _____ Main _____ ____ Size ____ Type None _____

Size of new service _____

Date Approved _____ By _____

Date Processed _____ Job Order No. _____

The undersigned owner (hereafter owner) of the above service location hereby applies to the Department for water service and a meter at said location and agrees to pay all charges incurred for such water service and to abide by the rules and regulations of the Board of Water Supply relating to water service and rates, as they may be amended from time to time. The owner agrees to notify the Department of his intention to discontinue water service. The owner hereby authorizes the Department to provide service to any person (tenant) to whom he may hereafter lease or rent the service location who executes Form No. 113 (New Tenant's Application for Water Service) and hereby waives the necessity to co-sign such application. The owner agrees that, if said tenant fails to pay water bills for such service, that he will pay such bills. The owner further agrees that if he fails to pay any water bill including the tenant's, the Department may refuse to furnish service until such outstanding bills are paid.

	Rec'd from BY	Meter Card	MCR	FRI	Entered	Verified	Meter Count
Date							
By							

Customer's Signature ✓ _____

By ✓ _____ Type or Print

Phone: Residence ✓ _____ Business ✓ _____

_____

Form 45 (Rev. 4/94) WHITE - OFFICE FILE CANARY - BASEYARD PINK - OFFICE FOLLOW-UP GOLDENROD - CUSTOMER

ATTACHMENT C:

STATE OF HAWAII, DEPARTMENT OF TRANSPORTATION,
HARBORS DIVISION 2/26/2010 LETTER TO THE DEPARTMENT

LINDA LINGLE
GOVERNOR

BRENNON T. MORIOKA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRIAN H. SEKIGUCHI
JIRO A. SUMADA

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HARBORS DIVISION
79 SOUTH NIMITZ HIGHWAY
HONOLULU, HAWAII 96813-4898

IN REPLY REFER TO:
HAR-ED
8562.10

February 26, 2010

Mr. Jase Miyabuchi
Department of Water Supply
County of Maui
200 South High Street
Wailuku, Hawaii 96793-2155

Dear Mr. Miyabuchi:

Subject: Pier 1 Makai Comfort Station and Waterline Improvements, Kahului Harbor, Maui, Hawaii – Job H. C. 30051

In response to your letter dated February 23, 2010:

1. All of the water system improvements for the subject project have been completed by BCP Construction of Hawaii, Inc., in accordance with the construction plans that was previously approved by the Maui County Department of Water Supply.

   The Harbors Division hereby agrees to assume financial responsibility for all repair and replacement work, if any, to the project's water supply system for a period of one year after the date of acceptance by the Department of Water Supply.

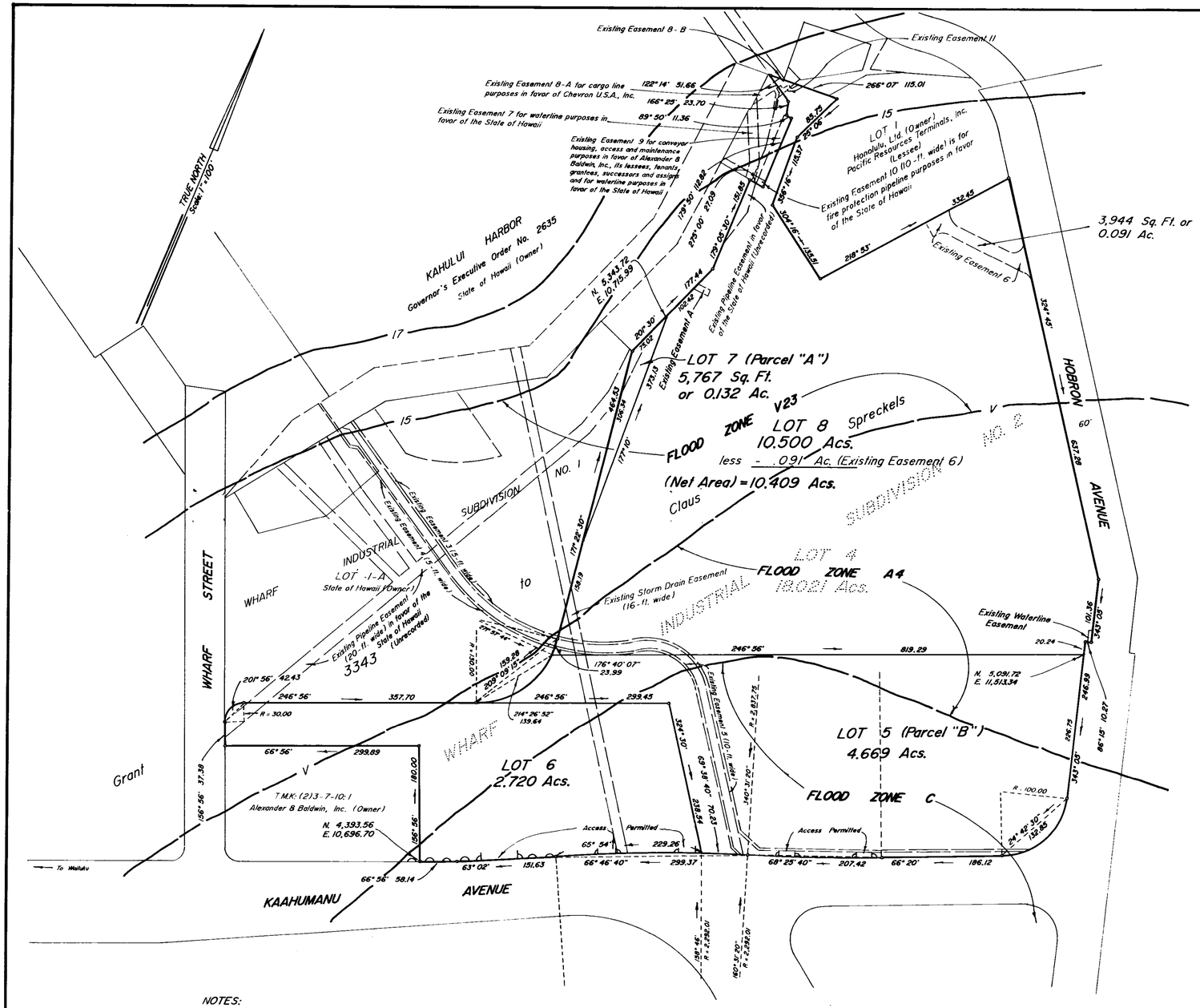
2. Also, we are working with Department of Land and Natural Resources to prepare the Land Board submittal for the waterline easement and Construction and Management Right-of-Entry to Department of Water Supply to be presented at the next Land Board meeting. Although, we cannot guarantee the easement documents will be recorded right away, we will do everything we can to expedite the process.

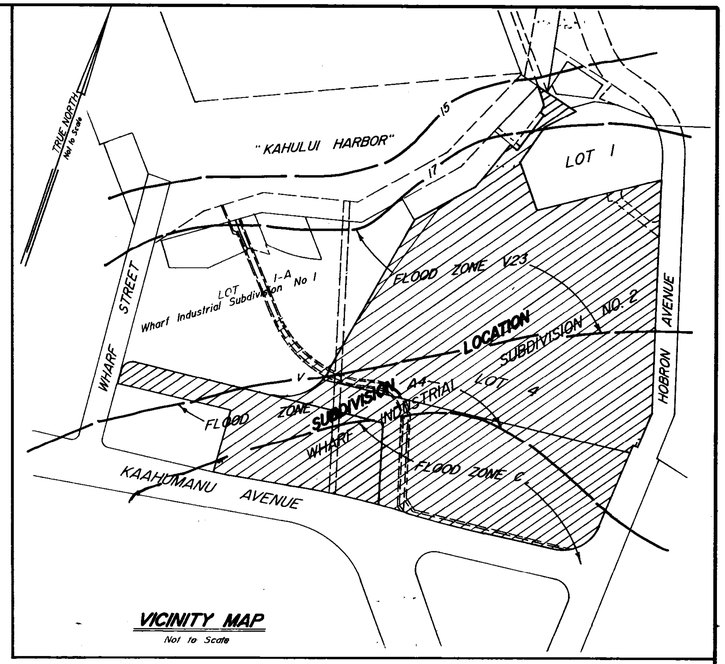
Very truly yours,

DAVIS K. YOGI
Harbors Administrator

ATTACHMENT D:

WHARF INDUSTRIAL SUBDIVISION NO. 3 FINAL PLAT





VICINITY MAP
Not to Scale

WHARF INDUSTRIAL SUBDIVISION NO. 3

SUBDIVISION OF LOT 4 OF THE WHARF INDUSTRIAL SUBDIVISION NO. 2 INTO LOTS 5 TO 8, INCLUSIVE

Being a portion of Grant 3343 to Claus Spreckels

KAHULUI, WAILUKU, MAUI, HAWAII

SCALE: 1 inch = 100 feet

DATE: June 3, 1996
Revised: September 11, 1996
Revised: May 1, 1997

OWNERS: Alexander & Baldwin, Inc. - Parcel 9
State of Hawaii - Parcel 2

Prepared by: A & B Properties, Inc.
Kahului, Maui, Hawaii

FINAL SUBDIVISION APPROVAL
Subdivision Number: LUCA File No. 3.1714
Approved for Recordation with the Bureau of Conveyances and Department of Taxation, State of Hawaii.

Director of Public Works and Waste Management — Date 9/10/97

This work was prepared by me or under my supervision.

Registered Professional Land Surveyor Certificate No. LS-7633

NOTES:

1. Origin of azimuths and record coordinates: "LUKE".
2. Owners of adjacent parcels taken from Tax Map Records.
3. Lot 5 (Parcel "B") and Lot 7 (Parcel "A") were condemned by the State of Hawaii under Civil No. 91-0807 (1) in the Circuit Court of the Second Circuit of the State of Hawaii on December 11, 1991.
4. Existing Easement 3 (5-ft. wide) for petroleum pipeline purposes in favor of Shell Oil Company by instrument dated May 4, 1967 and recorded in Liber 5731, pages 183-195.
5. Existing Easement 4 (5-ft. wide) for gas pipeline purposes in favor of Honolulu Gas Company, Ltd. by instrument dated April 23, 1969 and recorded in Liber 6515, page 213, as amended by instrument dated December 13, 1978 and recorded in Liber 13354, page 666.
6. Existing Easement 5 (10-ft. wide) for petroleum pipeline purposes in favor of Texaco, Inc. by instrument dated November 1, 1960 and recorded in Liber 4018, page 303.
7. Existing Storm Drain Easement (16-ft. wide) in favor of the State of Hawaii by instrument dated January 22, 1947, and recorded in Liber 2013, page 77.
8. Existing Easement 6 (20-ft. wide) is a non-exclusive easement for access purposes in favor of Pacific Resources Terminals, Inc. by an unrecorded instrument dated March 29, 1985.
9. Existing Easement 8-B is for cargo line purposes in favor of Chevron U.S.A. by L.U.C.A File No. 3.1382.
10. Existing Easement A is for water pipeline purposes in favor of the State of Hawaii by instrument dated May 1, 1972 and recorded in Liber 8336, page 83.
11. Existing exclusive easement for waterline purposes in favor of the County of Maui by instrument dated February 8, 1983 and recorded in Liber 16848, page 770.
12. Portion of existing Easement 11 (15-ft. wide) for an existing 6 inch water pipeline in favor of the County of Maui by L.U.C.A. File No. 3.1382.
13. Portion of an existing easement for waterline purposes in favor of the State of Hawaii by L.U.C.A. File No. 3.1382.
14. All lot corners marked with 1/2-inch pipe unless noted otherwise.
15. ⌒⌒⌒⌒⌒ Denotes no vehicular access permitted.
16. ⌒d⌒ b ⌒ Denotes vehicular access permitted.
17. Base Flood Elevation Line referenced to the National Geodetic Vertical Datum of 1929.

Scale in Feet
0 50 100 200 300 400 500 600

Tax Map Key: (2) 3-7-10: 9 & Portion of 2

L.U.C.A. File No. 3.1714

ATTACHMENT E:

DEPARTMENT 4/30/1998 AND 8/31/1998 LETTERS
TO A & B PROPERTIES, INC.

BOARD OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 243-7816 • Fax (808) 243-7833

August 31, 1998

Mr. Hideo Kawahara
A & B Properties, Inc.
P. O. Box 156
Kahului, Hawaii 96732

Dear Mr. Kawahara:

Subject: WHARF INDUSTRIAL SUBDIVISION NO. 3, SD 97-46
TMK: 3-7-10:009 & POR. OF 92, LUCA NO. 3.1714

As of this date, we have not received any action on our requirements as stated in our letter dated April 30, 1998, copy attached. Please comply with these requirements as soon as possible.

If our requirements for the subject subdivision are not satisfied prior to the application for subsequent subdivision and/or development of a parcel created from the subject subdivision, the Department of Water Supply shall not grant any approval for subsequent subdivision and/or development until the original subdivision requirements have been satisfied.

If you should have any questions, please contact our Engineering Division at 243-7835.

Sincerely,

DAVID R. CRADDICK
Director

DMA:rk

xc: LUCA

SEP 0 1 1998

BOARD OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 243-7816 • Fax (808) 243-7833

April 30, 1998

Mr. Hideo Kawahara
A & B Properties, Inc.
P. O. Box 156
Kahului, Hawaii 96732

Dear Mr. Kawahara:

Subject: WHARF INDUSTRIAL SUBDIVISION NO. 3, SD 97-46
TMK: 3-7-10:009 & POR. OF 92, LUCA NO. 3.1714

Final approval of the subject subdivision was granted by the Department of Public Works without approval from the Department of Water Supply. Although final approval has been granted, you are still required to comply with Department of Water Supply subdivision requirements.

Water system requirements are as follows:

1. Provide fire protection in accordance with standards.
2. Cut and plug 4" waterline which runs from Hobron Avenue and through subdivision. Relocate water service to Kaahumanu Avenue and Hobron Avenue.
3. Water system development fees will be charged upon application for water meters.

The applicant should be advised that the department's processing of this subdivision does not in any way imply that water service for the subdivision will be available. Approval of water service to each lot will be subject to rules and regulations of the department at the time water service is applied for.

If you should have any questions, please contact our Engineering Division at 243-7835.

Sincerely,

DAVID R. CRADDICK
Director

APR 3 0 1998

xc: LUCA

ATTACHMENT F:

TMK 3-7-010:009 METER LOCATION MAP


3" WATER METER
TMK 3-7-010:009
2" WATER METER
1" WATER METER

ATTACHMENT G:

TMK 3-7-010:034 METER LOCATION MAP


3-7-010:034
5/8" WATER METER

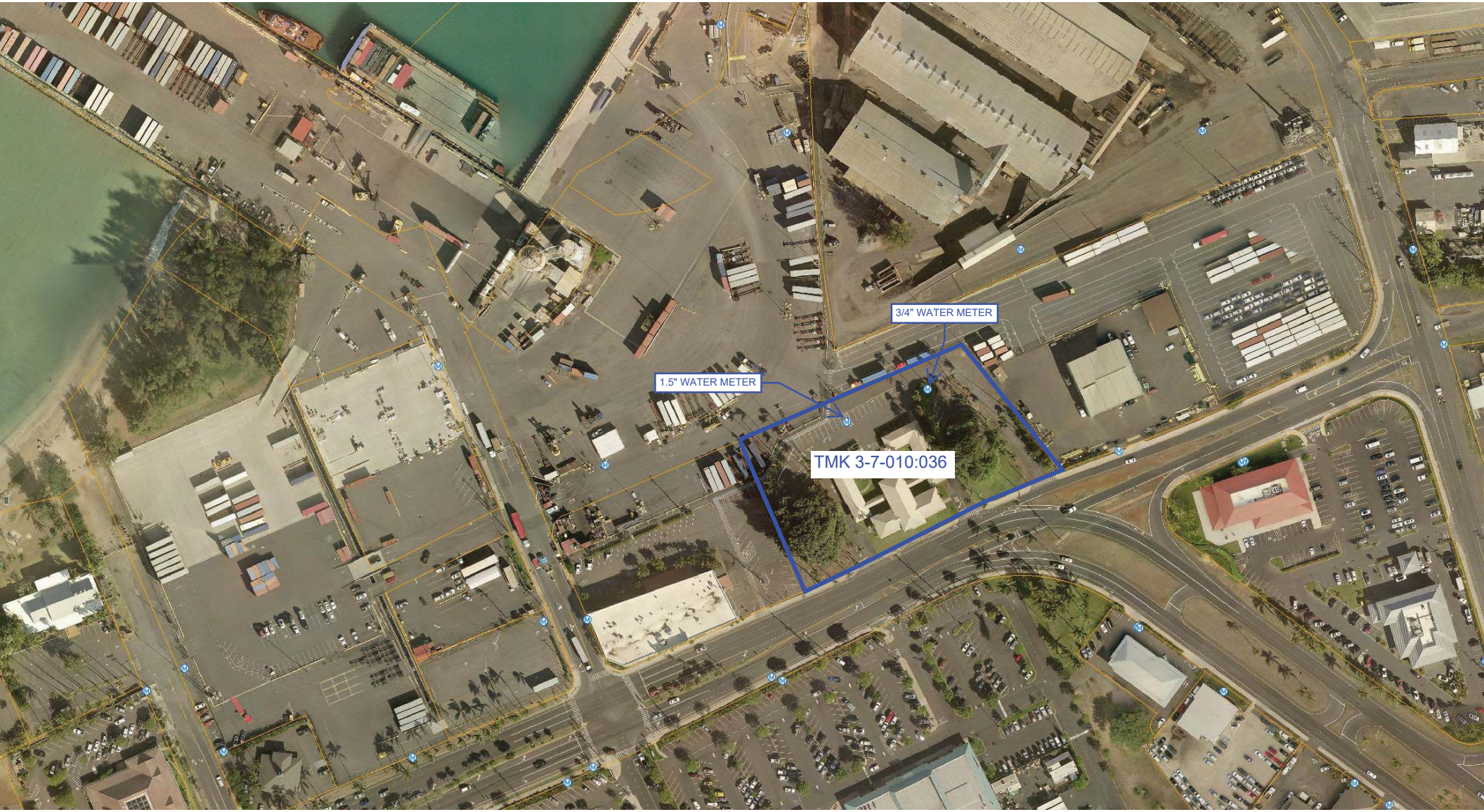
ATTACHMENT H:

TMK 3-7-010:035 METER LOCATION MAP


3-7-010:035
5/8" WATER METER

ATTACHMENT J:

TMK 3-7-010:036 METER LOCATION MAP


3/4" WATER METER
1.5" WATER METER
TMK 3-7-010:036

MUNEKIYO HIRAGA
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Michael T. Munekiyo
CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

November 3, 2020

Wendy Taomoto, P.E.
County of Maui
Department of Water Supply
Engineering Division
200 South High Street
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.)

Dear Ms. Taomoto:

Thank you for your letter dated July 8, 2020 containing the Department of Water Supply, Engineering Division's comments regarding the proposed Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we offer the following responses to comments from the Department on the Draft Environmental Assessment (EA) for the proposed project.

TMK No. (2)3-7-010:002

Thank you for the information regarding the 1.5-inch water meter and 6-inch double check detector assembly installed for the State Department of Transportation (DOT), Harbors Division project for New Maintenance Shop Building and Demolition of Pier 1B Shed. The information regarding steps needed to ensure that the water meter is assigned to the correct parcel has been passed along to DOT, the property owner of TMK (2)3-7-010:002.

TMK No. (2)3-7-010:003

Thank you for the information pertaining to the water system improvements that traverse TMK No. 3-7-010:003 for the DOT's Pier 1 Makai Comfort Station and Waterline Improvements Project. The information on the need for a completed and recorded easement has been shared with the DOT for action.

TMK No. (2)3-7-010:009

Remaining Requirements:

The information regarding the listed remaining water system requirements that were initially required as part of the final Wharf Industrial Subdivision No. 3 has been provided to A&B Properties, Inc., the property owner of Parcel 009, for action.

Easement Requirement:

Thank you for the information regarding Easement 11 for the 6-inch waterline. This information has been shared with A&B Properties, Inc. for action.

Meter Information:

Thank you for the clarifying information regarding existing waterlines on Parcel 009. The Preliminary Engineering Report (PER) has been updated and the information has been updated in the Final EA. Furthermore, the Applicant's engineer will prepare construction plans showing the cut/plug of the piping to Parcel 009 and submit these plans to the Department for review and approval during the building permit process.

Water Demand:

The updated PER states that the 3,500 gpd estimate is based on leased land area. Water demand based on actual fixture count and landscaped area will be submitted to the Department when applying for a building permit. The actual water demand is not expected to exceed 3,000 gallons per day. The required water meter size is anticipated to be no larger than a 3/4-inch meter, which has a flow of 30 gallons per minute.

Fire Protection:

Thank you for your comment. Should water system improvements be required for the installation of an onsite fire hydrant, construction plans for said improvements will be prepared by the Applicant's engineer and submitted to the Department for review and approval during the building permit process.

TMK No. (2)3-7-010:034

We confirm that if the water meter on TMK No. (2)3-7-010:034 is to be removed, construction plans stamped and signed by a licensed engineer shall be submitted to the Department for review and approval.

TMK No. (2)3-7-010:035

Inasmuch as the demolition action is limited to the demolition of a portion of the sugar conveyor system on TMK No. (2)3-7-010:035 (Parcel 035), the Applicant confirms that the existing water meter on this parcel will not be removed.

TMK No. (2)3-7-010:036

Thank you for the information on the water meters on TMK (2)3-7-010:036. This information has been provided to the DOT, owner of the property, for action.

We appreciate the Engineering Division's review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurltizer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Kurt Wollenhaupt, County of Maui, Department of Planning
Tammy Yeh, County of Maui, Department of Water Supply
Richard Sato, Sato and Associates, Inc.
Sean O'Keefe, Alexander & Baldwin, Inc.
Charles Loomis, Alexander & Baldwin, Inc.
Duane Kim, State Department of Transportation, Harbors Division
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JUL 7 2020

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

July 1, 2020

Ms. Tessa Munekiyo Ng, AICP, Vice President
Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Munekiyo Ng:

SUBJECT: DRAFT ENVIRONMENTAL ASSESSMENT (EA) PREPARED FOR THE PROPOSED KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT, LOCATED AT THE KAHULUI HARBOR FACILITY, KAHULUI, MAUI, HAWAII; TMK: (2) 3-7-010:003(POR.), 009(POR.), 034(POR.), AND 035(POR.) (SM1 2020/0008) (SSV 2020/0001) (SSA 2020/0033) (EA 2020/0003)

At a regular meeting held on June 23, 2020, the Maui Planning Commission reviewed the above-referenced draft EA and offers the following comments. The Department of Planning (Department) concurs with the following comments as being important for a review of the Hawaiian Cement Facility Relocation Project.

1. On maps and figures expand the detail of the project site in reference to the purpose of the map or figure; e.g., in Figure 9 of the draft EA provide a "blow up" of the new facility location in relation to the sea level rise exposure area for easier reading.

2. Expand the the discussion in Chapter V, titled: "Summary of Adverse Environmental Effects which cannot be Avoided."

3. Provide more specific information on greenhouse gas impacts related to this specific project. If possible, provide an estimate of GHG emissions for this project.

4. Discuss further the impacts to water quality during construction and what measures will be taken to mitigate potential impacts to near shore waters. Review erosion control practices that will prevent water from leaving the site in more detail.
5. Clarify the discussion on drainage related to the project. Questions to be answered include: Will there be runoff from the project site that flows into the ocean? What will happen to the storm water retained onsite?

6. The analysis of the relationship of the project to the Hawaii State Plan, Countywide Policy Plan, and Maui Island Plan in Chapter III of the draft EA indicates that many of the objectives and policies are not applicable to the project. However it appears that some of the objectives and policies should apply. Revisit this analysis in greater depth.

7. Have there been any spills or adverse environmental impacts from the current Hawaiian Cement facility at Kahului Harbor? If so, how has Hawaiian Cement addressed these impacts?

8. Does Hawaiian Cement already have a lease with A&B for the relocated facility? Elaborate on the status of the lease negotiation.

9. What mitigation measures will be put in place for asbestos abatement and lead paint removal related to demolition activities?

10. What kind of geotechnical soils testing will be done and what is the timing of that testing with regards to project development?

11. Describe and include a map showing where the cruise ship passengers walk in relationship to the proposed project. Indicate if there would be any impacts to cruise ship passengers during construction and upon completion of the project.

12. Further explain what measures and proactive mitigation are being taken to plan for estimated sea level rise and project viability into the future.

13. Provide a cross sectional drawing for the underground pipelines that connect the relocated facility to the pier.

Further, the Department understands that the Maui Planning Commission will be the approving agency for the draft EA.

Should you require further clarification, please contact Staff Planner Kurt Wollenhaupt by email at kurt.wollenhaupt@mauicounty.gov or by phone at (808) 270-1789.

Sincerely,

CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

for MICHELE MCLEAN, AICP
Planning Director

xc: John S. Rapacz, Planning Program Administrator (PDF)
Kurt F. Wollenhaupt, Staff Planner (PDF)
Tessa Munekiyo Ng, AICP, Vice President, Munekiyo Hiraga (PDF)
Malia Molina, Munekiyo Hiraga (PDF)
Project File

MCM:CIY:KFW:rma
K:\WP_DOCS\Planning\SM1\2020\0008_KahuluiHarborHawaiianCementRelocation\ProjectBackground\MPC Comment Letter on Draft EA.DOC

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

November 3, 2020

Lawrence Carnicelli, Chair
County of Maui
Maui Planning Commission
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003(por.), 009(por.), 034(por.), and 035(por.); SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

Dear Chair Carnicelli:

Thank you to the Maui Planning Commission for providing its comments on the Kahului Harbor Hawaiian Cement Facility Relocation project at its regular meeting on June 23, 2020. On behalf of the Applicant, Hawaiian Cement, we offer the following responses to comments provided by the Commission on the Draft Environmental Assessment (EA) for the proposed project.

Response to Comment No. 1: Thank you for your comment. As requested, we have adjusted the scale of the map figures throughout the Final EA for ease of identifying the project site and limits.

Response to Comment No. 2: As requested, we have expanded our discussion in Chapter V of the Final EA to further elaborate on adverse environmental effects which will result from the proposed project.

Response to Comment No. 3: There are no GHG emissions directly resulting from the existing cement facility nor will there be any GHG emissions from the proposed relocated facilities, as both facilities are powered by electricity and do not involve any combustion processes. Self-discharging cement barges powered by diesel generators emit minimal amounts of GHGs. Very little power charge is expected in the barge operations and, as such, there will be no discernable change in GHG emissions per ton of cement delivered. Inasmuch as the proposed action is a relocation of an existing facility, truck operations associated with the facility will remain unchanged and will

correlate with demand for cement. The discussion on GHG emissions in Chapter II of the Final EA has been updated to reflect this information.

Response to Comment No. 4: Best Management Practices (BMPs) to be implemented during construction include installation of compost sock filters and filter screens around the project site to prevent debris and sediment from leaving the project site. A list of BMPs is provided as **Attachment "1"** and have been included in the Final EA as Appendix "A-1". Following completion of construction, the amount of stormwater eventually reaching nearshore water will be reduced from existing conditions. Depressed landscaped areas will be designed to retain any increase in runoff that would be generated by the project. The discussion on Water Quality in Chapter II of the Final EA has been updated to reflect this information.

Response to Comment No. 5: Runoff generated from the relocated facility is estimated to be 1.61 cfs, a decrease of 0.39 cfs when compared to existing conditions. The site will be graded to direct most of the runoff into depressed landscape areas. During heavy storm events, rain water that is not absorbed into the ground and exceeds the volume of the landscaped areas will runoff into the natural existing drainage pattern and eventually drain into the ocean. The amount of stormwater leaving the site will be reduced, compared to existing conditions and filtered in the landscaped area before being discharged. The discussion on Drainage in Chapter II of the Final EA has been updated to reflect this information.

Response to Comment No. 6: Thank your comment. As requested, Chapter III of the Final EA has been revised to reflect the objectives and policies of the Hawaii State Plan, Countywide Policy Plan, and Maui Island Plan that are directly and indirectly applicable to the project.

Response to Comment No. 7: There have been no major spills or environmental incidents on record. There have been minor spills and dust incidents related to operations and maintenance activities. In those cases, the spill response was to immediately stop the source of the spill, clean up the spilled product, and correct the root cause of the spill. The existing facility operates under a Noncovered Source Air Pollution permit from the State Department of Heath Clean Air Branch. The permit requires self-reporting for incidents impacting neighboring properties. Additionally, there is daily oversight from the Department of Transportation Harbors Division (DOT-H) who manages all harbor activities and is the lessor of Parcel 034 (existing facility) to Hawaiian Cement.

Response by Comment No. 8: Preliminary lease terms have been agreed to with Alexander & Baldwin (A&B) Properties, Inc. A&B Properties, Inc. has signed land owner consent for the proposed project. A formal lease is currently being drafted.

Response to Comment No. 9: The discussion of mitigation measures for handling hazardous materials during demolition has been updated in Chapter II of the Final EA. As required by regulation, a hazardous material survey will be conducted prior to demolition of the existing cement facility. A survey was conducted in 2015 and did not identify any asbestos containing materials or lead-based paint. Only five (5) of 16 paint samples identified low concentrations of lead. The demolition work will be performed using proper work procedures and material disposal as regulated by the Department of Health and the Department of Labor. A comprehensive hazardous materials survey of the HC&S Kahului Sugar Terminal structures to be demolished has also been completed to identify areas requiring abatement. All abatement work will be conducted by properly trained and certified environmental professionals and in strict compliance with applicable environmental regulations.

Response to Comment No. 10: Geotechnical soils testing will be required for the proposed project. The geotechnical engineer will collaborate with the structural engineer for the cement silos on the placement of borings in the near future. The field work will be scheduled with the land owner, A&B Properties, Inc., once the boring locations have been determined.

Response to Comment No. 11: We have included a new Figure 11 in the Final EA, which depicts the current walking route that cruise ship passengers use to get to Kaahumanu Avenue and retail stores and restaurants in the Kahului area. The proposed facility will not impact the pedestrian path for cruise ship passengers. However, it is noted that construction of the underground pipeline connecting the facility to the pier may temporarily impact the pedestrian pathway. Hawaiian Cement will coordinate with the DOT-H prior to construction to arrange alternate routes, as may be needed, during the pipeline construction.

Response to Comment No. 12: The DOT-H is planning for impacts related to climate change and sea level rise (SLR). DOT-H acknowledges the 2018 "Hawaii Sea Level Rise Vulnerability and Adaptation Report" anticipates SLR of 3.2 by the year 2020. Discussions have already begun regarding retro-fitting DOT-H piers on pile design and moving toward sheet piling the piers and wharves. There has been an effort made by DOT administrators to the American Association of Port Authorities (AAPA) to initiate the discussion with ports nationwide on what should be implemented as best practices for ports. Both the AAPA and the Hawaii Harbors Users Group (HHUG) are being made aware of SLR and its impact statewide in Hawai'i. Thus, the process to discuss and obtain information has been started and more discussions will occur between users and the harbors.
In an effort to be proactive, DOT-H District Managers for O'ahu, Maui, Hawai'i and Kaua'i Districts have started to collect informal information of the heights of all piers at each respective harbor at King Tide events to start to understand the current effects of

seasonal events as SLR becomes an increasing concern. Addressing SLR is a statewide concern and its being actively discussed and planned holistically to minimize, preferably avoid, unintended consequences of flooding elsewhere.

Because the unique nature of the Hawaiian Cement's trans-shipment facility requires close proximity to the pier, the structures will be designed to withstand nine (9) foot high tsunami wave force and will be enclosed with solid concrete walls protecting the content of the structures. The proposed structures will be flood-proof, with flood gates provided for exterior openings below the BFE of 15.5 feet.

This discussion on sea level rise has been incorporated into Chapter II of the Final EA.

Response to Comment No. 13: A cross sectional drawing of the underground pipelines that connect the relocated facility to the pier have been included herein as **Attachment "2"** and has been incorporated into the Final EA.

We appreciate the Commission's review and comment on the document. Additionally, we acknowledge the Department's confirmation that the Maui Planning Commission will be the approving agency for the Final EA. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:lh
Attachments
cc: Dane Wurltizer, Hawaiian Cement (w/attachments)
Jim Gomes, Hawaiian Cement (w/attachments)
Richard Sato, Sato & Associates, Inc. (w/attachments)
Kurt Wollenhaupt, County of Maui, Department of Planning (w/attachments)
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ATTACHMENT 1

BEST MANAGEMENT PRACTICES CHECKLIST

1. **Perimeter Controls**
   Sediment fences or barriers shall be used at the perimeter of all disturbed areas where there is potential for runoff to flow off the project site, barriers may include gravel bags, sand bags, fiber rolls, silt fences, compost socks, or an equivalent BMP that intercepts runoff.

2. **Dust Control**
   Use one of the following to control dust:
   1) Mulching to a depth of one inch or more
   2) Sprinkling exposed soils with water to maintain moistness
   3) Vertical dust barriers

3. **Concrete Waste Management**
   Conduct washout off-site or perform onsite in a designated area, away from water bodies, channels, or storm drains. Construct and maintain washout to contain all liquid and concrete waste generated.

4. **Stockpile Management**
   Locate stockpiles away from drainage ways or other areas of concentrated flows. Use a barrier around stockpiles and cover if they will not be actively used within seven (7) days.

5. **Vehicle Tracking Control**
   Restrict vehicle traffic to properly designated areas and remove sediment from vehicle tires prior to exiting the project site. All sediments that are tracked or discharged off-site must be swept or vacuumed at the end of each day.

6. **Material Delivery, Storage and Use Management**
   Minimize the storage of potential pollutants onsite, store materials in a designated area, and install secondary containment. Do not store materials in buffer areas, near areas of concentrated flow, or areas abutting the City storm drainage system, receiving waters, or drainage improvement that discharge off-site.

7. **Spill Prevention and Control**
   Keep ample supply of cleanup materials onsite. Clean up spills immediately, using dry clean-up methods where possible, and dispose of used materials properly.

8. **Solid Waste Management**
   Provide designated waste collection areas for solid waste or construction and demolition waste, collect trash daily, and dispose at authorized disposal areas.

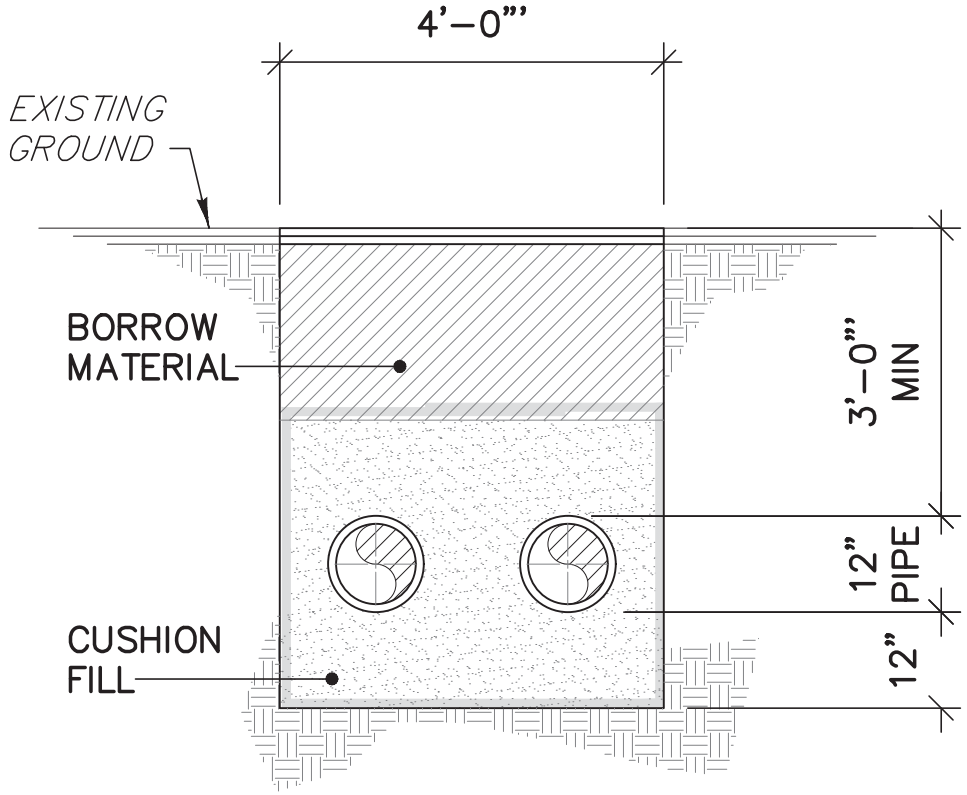
9. **Portable Toilets (Sanitary/Septic Waste Management)**
   Temporary and portable sanitary and septic waste systems shall be mounted or staked in well-maintained and scheduled for regular waste disposal and servicing.

10. **Liquid Waste Management BMPs**
    Contain liquid wastes in a holding pit, sediment basin, roll-off bin, or portable tank of sufficient volume to contain the liquid wastes generated.

11. **Vehicle and Equipment Cleaning, Fueling, and Maintenance**
Prevent pollutants in storm water from vehicle and equipment cleaning, fueling and maintenance by using off-site facilities when feasible, performing work in designated areas only, using spill pads under vehicles and equipment, checking for leaks and spills, and containing and cleaning up spills immediately.

12. **Hazardous Waste Management**
Prevent or reduce the discharge of pollutants to storm water from hazardous waste through proper material use and waste disposal.

13. **Contaminated Soil Management**
Not anticipated.



CROSS SECTION OF PIPELINE

SCALE: NOT TO SCALE

Hawaiian Cement
Kahului, Maui

HAWAIIAN CEMENT
A Subsidiary of Knife River Corporation

Sato & Associates, Inc.
Consulting Engineers
2046 South King Street
Honolulu, Hawaii 96826
Tel: (808) 955-4441
Fax: (808) 942-2027
www.satoandassociates.com

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MUNEKIYO HIRAGA
Planning. Project Management. Sustainable Solutions.

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

November 17, 2020

Lawrence Carnicelli, Chair
County of Maui
Maui Planning Commission
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003(por.), 009(por.), 034(por.), and 035(por.); SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003

Dear Chair Carnicelli:

Thank you to the Maui Planning Commission for providing its comments on the Kahului Harbor Hawaiian Cement Facility Relocation project at its regular meeting on June 23, 2020. On behalf of the Applicant, Hawaiian Cement, we offer the following responses to comments provided by the Commission on the Draft Environmental Assessment (EA) for the proposed project. This revised letter is being provided with a correction to our response to Comment No. 12 in our previously submitted response letter, dated November 3, 2020.

Response to Comment No. 1: Thank you for your comment. As requested, we have adjusted the scale of the map figures throughout the Final EA for ease of identifying the project site and limits.

Response to Comment No. 2: As requested, we have expanded our discussion in Chapter V of the Final EA to further elaborate on adverse environmental effects which will result from the proposed project.

Response to Comment No. 3: There are no GHG emissions directly resulting from the existing cement facility nor will there be any GHG emissions from the proposed relocated facilities, as both facilities are powered by electricity and do not involve any combustion processes. Self-discharging cement barges powered by diesel generators emit minimal amounts of GHGs. Very little power charge is expected in the barge operations and, as such, there will be no discernable change in GHG emissions per ton

of cement delivered. Inasmuch as the proposed action is a relocation of an existing facility, truck operations associated with the facility will remain unchanged and will correlate with demand for cement. The discussion on GHG emissions in Chapter II of the Final EA has been updated to reflect this information.

Response to Comment No. 4: Best Management Practices (BMPs) to be implemented during construction include installation of compost sock filters and filter screens around the project site to prevent debris and sediment from leaving the project site. A list of BMPs is provided as **Attachment "1"** and have been included in the Final EA as Appendix "A-1". Following completion of construction, the amount of stormwater eventually reaching nearshore water will be reduced from existing conditions. Depressed landscaped areas will be designed to retain any increase in runoff that would be generated by the project. The discussion on Water Quality in Chapter II of the Final EA has been updated to reflect this information.

Response to Comment No. 5: Runoff generated from the relocated facility is estimated to be 1.61 cfs, a decrease of 0.39 cfs when compared to existing conditions. The site will be graded to direct most of the runoff into depressed landscape areas. During heavy storm events, rain water that is not absorbed into the ground and exceeds the volume of the landscaped areas will runoff into the natural existing drainage pattern and eventually drain into the ocean. The amount of stormwater leaving the site will be reduced, compared to existing conditions and filtered in the landscaped area before being discharged. The discussion on Drainage in Chapter II of the Final EA has been updated to reflect this information.

Response to Comment No. 6: Thank your comment. As requested, Chapter III of the Final EA has been revised to reflect the objectives and policies of the Hawaii State Plan, Countywide Policy Plan, and Maui Island Plan that are directly and indirectly applicable to the project.

Response to Comment No. 7: There have been no major spills or environmental incidents on record. There have been minor spills and dust incidents related to operations and maintenance activities. In those cases, the spill response was to immediately stop the source of the spill, clean up the spilled product, and correct the root cause of the spill. The existing facility operates under a Noncovered Source Air Pollution permit from the State Department of Heath Clean Air Branch. The permit requires self-reporting for incidents impacting neighboring properties. Additionally, there is daily oversight from the Department of Transportation Harbors Division (DOT-H) who manages all harbor activities and is the lessor of Parcel 034 (existing facility) to Hawaiian Cement.

Response by Comment No. 8: Preliminary lease terms have been agreed to with Alexander & Baldwin (A&B) Properties, Inc. A&B Properties, Inc. has signed land owner consent for the proposed project. A formal lease is currently being drafted.

Response to Comment No. 9: The discussion of mitigation measures for handling hazardous materials during demolition has been updated in Chapter II of the Final EA. As required by regulation, a hazardous material survey will be conducted prior to demolition of the existing cement facility. A survey was conducted in 2015 and did not identify any asbestos containing materials or lead-based paint. Only five (5) of 16 paint samples identified low concentrations of lead. The demolition work will be performed using proper work procedures and material disposal as regulated by the Department of Health and the Department of Labor. A comprehensive hazardous materials survey of the HC&S Kahului Sugar Terminal structures to be demolished has also been completed to identify areas requiring abatement. All abatement work will be conducted by properly trained and certified environmental professionals and in strict compliance with applicable environmental regulations.

Response to Comment No. 10: Geotechnical soils testing will be required for the proposed project. The geotechnical engineer will collaborate with the structural engineer for the cement silos on the placement of borings in the near future. The field work will be scheduled with the land owner, A&B Properties, Inc., once the boring locations have been determined.

Response to Comment No. 11: We have included a new Figure 11 in the Final EA, which depicts the current walking route that cruise ship passengers use to get to Kaahumanu Avenue and retail stores and restaurants in the Kahului area. The proposed facility will not impact the pedestrian path for cruise ship passengers. However, it is noted that construction of the underground pipeline connecting the facility to the pier may temporarily impact the pedestrian pathway. Hawaiian Cement will coordinate with the DOT-H prior to construction to arrange alternate routes, as may be needed, during the pipeline construction.

Response to Comment No. 12: The DOT-H is planning for impacts related to climate change and sea level rise (SLR). DOT-H acknowledges the 2018 "Hawaii Sea Level Rise Vulnerability and Adaptation Report" anticipates SLR of 3.2 by the year 2060. Discussions have already begun regarding retro-fitting DOT-H piers on pile design and moving toward sheet piling the piers and wharves. There has been an effort made by DOT administrators to the American Association of Port Authorities (AAPA) to initiate the discussion with ports nationwide on what should be implemented as best practices for ports. Both the AAPA and the Hawaii Harbors Users Group (HHUG) are being made aware of SLR and its impact statewide in Hawai'i. Thus, the process to discuss and

obtain information has been started and more discussions will occur between users and the harbors.
In an effort to be proactive, DOT-H District Managers for O'ahu, Maui, Hawai'i and Kaua'i Districts have started to collect informal information of the heights of all piers at each respective harbor at King Tide events to start to understand the current effects of seasonal events as SLR becomes an increasing concern. Addressing SLR is a statewide concern and its being actively discussed and planned holistically to minimize, preferably avoid, unintended consequences of flooding elsewhere.

Because the unique nature of the Hawaiian Cement's trans-shipment facility requires close proximity to the pier, the structures will be designed to withstand nine (9) foot high tsunami wave force and will be enclosed with solid concrete walls protecting the content of the structures. The proposed structures will be flood-proof, with flood gates provided for exterior openings below the BFE of 15.5 feet.

This discussion on sea level rise has been incorporated into Chapter II of the Final EA.

Response to Comment No. 13: A cross sectional drawing of the underground pipelines that connect the relocated facility to the pier have been included herein as **Attachment "2"** and has been incorporated into the Final EA.

We appreciate the Commission's review and comment on the document. Additionally, we acknowledge the Department's confirmation that the Maui Planning Commission will be the approving agency for the Final EA. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:lh
Attachments
cc: Dane Wurltizer, Hawaiian Cement (w/attachments)
Jim Gomes, Hawaiian Cement (w/attachments)
Richard Sato, Sato & Associates, Inc. (w/attachments)
Kurt Wollenhaupt, County of Maui, Department of Planning (w/attachments)
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ATTACHMENT 1

BEST MANAGEMENT PRACTICES CHECKLIST

1. **Perimeter Controls**
   Sediment fences or barriers shall be used at the perimeter of all disturbed areas where there is potential for runoff to flow off the project site, barriers may include gravel bags, sand bags, fiber rolls, silt fences, compost socks, or an equivalent BMP that intercepts runoff.

2. **Dust Control**
   Use one of the following to control dust:
   1) Mulching to a depth of one inch or more
   2) Sprinkling exposed soils with water to maintain moistness
   3) Vertical dust barriers

3. **Concrete Waste Management**
   Conduct washout off-site or perform onsite in a designated area, away from water bodies, channels, or storm drains. Construct and maintain washout to contain all liquid and concrete waste generated.

4. **Stockpile Management**
   Locate stockpiles away from drainage ways or other areas of concentrated flows. Use a barrier around stockpiles and cover if they will not be actively used within seven (7) days.

5. **Vehicle Tracking Control**
   Restrict vehicle traffic to properly designated areas and remove sediment from vehicle tires prior to exiting the project site. All sediments that are tracked or discharged off-site must be swept or vacuumed at the end of each day.

6. **Material Delivery, Storage and Use Management**
   Minimize the storage of potential pollutants onsite, store materials in a designated area, and install secondary containment. Do not store materials in buffer areas, near areas of concentrated flow, or areas abutting the City storm drainage system, receiving waters, or drainage improvement that discharge off-site.

7. **Spill Prevention and Control**
   Keep ample supply of cleanup materials onsite. Clean up spills immediately, using dry clean-up methods where possible, and dispose of used materials properly.

8. **Solid Waste Management**
   Provide designated waste collection areas for solid waste or construction and demolition waste, collect trash daily, and dispose at authorized disposal areas.

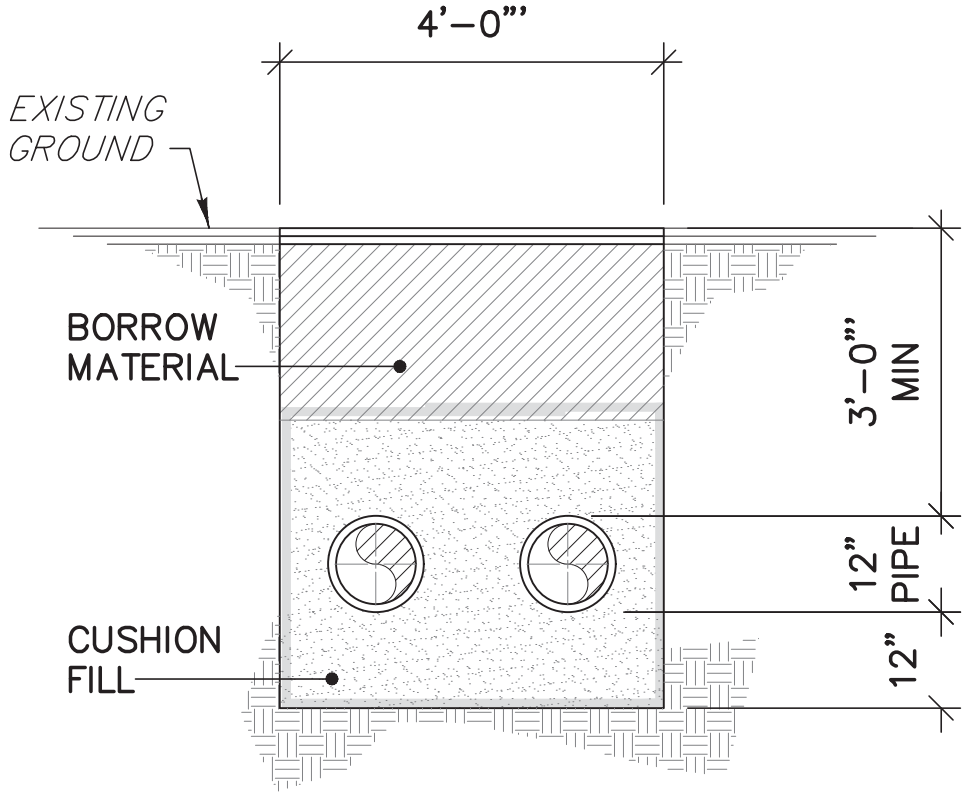
9. **Portable Toilets (Sanitary/Septic Waste Management)**
   Temporary and portable sanitary and septic waste systems shall be mounted or staked in well-maintained and scheduled for regular waste disposal and servicing.

10. **Liquid Waste Management BMPs**
    Contain liquid wastes in a holding pit, sediment basin, roll-off bin, or portable tank of sufficient volume to contain the liquid wastes generated.

11. **Vehicle and Equipment Cleaning, Fueling, and Maintenance**
Prevent pollutants in storm water from vehicle and equipment cleaning, fueling and maintenance by using off-site facilities when feasible, performing work in designated areas only, using spill pads under vehicles and equipment, checking for leaks and spills, and containing and cleaning up spills immediately.

12. **Hazardous Waste Management**
Prevent or reduce the discharge of pollutants to storm water from hazardous waste through proper material use and waste disposal.

13. **Contaminated Soil Management**
Not anticipated.



CROSS SECTION OF PIPELINE

SCALE: NOT TO SCALE

Hawaiian Cement
Kahului, Maui

HAWAIIAN CEMENT
A Subsidiary of Knife River Corporation

Sato & Associates, Inc.
Consulting Engineers
2046 South King Street
Honolulu, Hawaii 96826
Tel: (808) 955-4441
Fax: (808) 942-2027
www.satoandassociates.com

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MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

July 7, 2020

Tessa Munekiyo Ng, AICP
Vice President
Munekiyo Hiraga
Wailuku, Hawai'i 96793

Dear Ms. Munekiyo Ng:

RE: QUESTIONS AND COMMENTS FROM THE MAUI COUNTY CULTURAL RESOURCES COMMISSION ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT; TMKS (2) 3-7-010:003 (POR.), (2) 3-7-010:009 (POR.), AND (2) 3-7-010:034 (POR); SM1 2020/0008; SSV 2020/0001; SSA 2020/0033; EA 2020/0003

At its July 2, 2020 meeting, the Maui County Cultural Resources Commission (Commission) reviewed the Draft Environmental Assessment (DEA) for the Kahului Harbor Hawaiian Cement Facility Relocation Project.

At this meeting, the Commission identified the following comments and questions:

1. What is the footprint of the existing facility and the proposed facility?
2. What is the lifespan of the proposed facility?
3. How will sea level rise affect the proposed facility?
4. Will the proposed facility be able to withstand inundation and still function? The VE flood zone is very vulnerable.
5. Does the DEA seriously consider other locations outside of the floodplain and away from historic resources?
6. Will the proposed facility connect to the State's sewer system?
7. Will the proposed facility need an NPDES permit?

MAIN LINE (808) 270-7735 / FACSIMILE (808) 270-7634
CURRENT DIVISION (808) 270-8205 / LONG RANGE DIVISION (808) 270-7214 / ZONING DIVISION (808) 270-7253

8. When is the deadline to complete community consultation for the Cultural Impact Assessment (CIA)?

9. Are there known burials near the project area?

10. Was a formal Archaeological Inventory Survey (AIS) done for the project?

11. Will the archaeological consultant follow up with Kupuna Waiola Hana'ike to ensure she is interviewed for the CIA?

12. Did the archaeological consultant meet with the Maui/Lāna'i Island Burial Council yet?

13. Did the archaeological consultant get a response from the Office of Hawaiian Affairs yet?

14. Is the project area located within a historic district?

15. Does the State Department of Health consider the waters of Kahului Harbor impaired?

The Commission also adopted the questions and comments identified by staff at the July 2, 2020 meeting, which are outlined below.

1. The DEA appears to provide inconsistent information about ground disturbances related to this project.

   Page 29 says "Grading for the proposed project is limited, as the cement facility will be constructed atop of existing grade and there will be no coring activities related to the proposed project."

   Pg. ii of Appendix C (Archaeological Literature Review and Field Inspection) says "Project-related ground disturbances will likely include coring and drilling for soils exploration; excavations for the installation of the underground pipeline; footing excavations under the silos and warehouse; excavations associated with new sewer lines and septic system; and excavations to install base course under new pavement surfaces."

   The DEA should clearly and consistently describe the extent of all project-related ground disturbances.

2. The DEA states that the scale house, transfer tower, and conveyor system associated with three bulk sugar storage warehouses will have to be demolished to accommodate the proposed cement facility. Additionally, page 1 says "a portion of the conveyor system connecting parcel 9 to Pier 1 has already been demolished and removed, and removal of the remaining portion of this conveyor within the Pier 1 building is in progress."

The DEA goes on to say that A&B Properties (who owns the land where the warehouses and related appurtenances are located) will consult with the State Historic Preservation Division (SHPD) before demolition. There are also several instances where the DEA states that these warehouses are believed to be more than 50 years old.

The DEA should clarify whether A&B Properties applied for and obtained permits before they began demolishing the conveyor system. The demolition work should stop immediately if it is not permitted.

The Port of Kahului has been in constant use since the 1880s and there are standing buildings, structures, and appurtenances that are eligible for the National Register of Historic Places. That includes the sugar warehouses and their related structures, which together, are significant for their history and their engineering. The first warehouse was built in 1941 and designed by J.H. Foss, an engineer and associate professor at Stanford University. This warehouse was the first of its kind for storing and shipping bulk raw sugar in Hawai'i. The second warehouse and conveyor system were built in 1954, and the third warehouse was built around 1970, making it at least 50 years old now. Before the bulk sugar warehouses were built, raw sugar was bagged in jute before it was shipped. These warehouses and related structures allowed large quantities of raw sugar to be stored and shipped. They also eliminated reliance on jute bags, which had to be imported from India.

An architectural inventory survey of historic structures within the project area should be done. That should be used to consult with SHPD and others about appropriate mitigation commitments. Historic American Engineering Record (HAER) documentation is likely warranted and appropriate to mitigate the demolition of the conveyor system, scale house, and transfer tower associated with the historic bulk sugar warehouses.

3. Page 23 of Appendix D (CIA) briefly describes Mau'oni and Kanahā loko i'a. The CIA should clarify whether these are naturally occurring ponds or if they are manmade. Are they brackish? Are they fed by springs? What is the historic extent of these sites? Did either of them extend into the current project area? Have portions or all of these sites been filled or developed? Are historic maps available of these sites? Beginning on page 132, the CIA documents an interview with Dr. Scott Fisher. During the interview, he addresses some of these questions. The information that Dr. Fisher provided about these loko i'a should be included on Page 23. It would help the reader understand more about these important cultural resources that are located near the project area.

4. Page 38 of the CIA says a lack of recorded coastal place names for Kahului may indicate a population that was widely spread out between settlements with denser populations at Wailuku and beginning at Hāmākualoa. Page 40 says that Wailuku Commons, which encompasses the project area, is different from the western portion of the Wailuku

ahupua'a because there were not permanent habitations there until the very late 19th century. However, Dr. Fisher states in his interview that the area along the coastline (near the project area) was "popular place, it was fairly, relatively, densely populated or at least there was early habitation sites along here." Dr. Fisher also says "This area has the potential for having very, very early habitation sites. It had a pond, it had water. There's potential for early habitation sites is high." Perhaps the CIA should reconcile some of the information provided by Dr. Fisher regarding early habitation in and near the project area with the historical background provided on pages 38 and 40.

5. The CIA mentions that the project area sits on fill that was dredged from the harbor. Pages 96-102 of the CIA discuss previous archaeological studies conducted near the project area. Several of these studies indicate that natural beach sand and dune sand exist below several layers of fill. What was there before the area was filled? Was it rocky coastline? Was it sandy beach? Was it marsh land? The CIA should clarify what the land was like in the project area before it was filled.

6. The brief history of the sugar industry on page 50 of the CIA is missing a few important themes and events. Carol MacLennan's book *Sovereign Sugar* could help inform this section.

7. Page 57 of the CIA briefly discusses the plague and the burning of Kahului town. Who burned Kahului? There is documentation indicating that the Territorial Board of Health was responsible for this and they did it in Hilo as well. Who was affected by the Board of Health's actions? There was an Asian (Chinese and Japanese) business district in the vicinity of the project area. What happened to that population after the fires? The CIA would benefit from a deeper discussion on this subject.

8. Page 59 of the CIA briefly discusses the development of Kahului Harbor. There is little discussion about harbor development before 1898. There are historic maps, which predate 1898, showing buildings and infrastructure in place. There are several other historic maps and photographs of the Kahului Harbor area that should be included in the CIA as they give the reader a clearer understanding of the harbor's development. Additionally, there is a ca. 1880 photo of Kahului landing available online that provides important clues about settlement populations during this era. The CIA would benefit from a brief discussion on settlements in and near the harbor at the time of its development in the late 1800s. A discussion on the development of warehouses, depots, terminals, tanks, other Kahului Railroad Company (KRRCo) infrastructure, and the Maui Electric Power Plant would also benefit the CIA.

9. Page 63 of the CIA briefly discusses lands adjacent to the harbor that were previously owned by KRRCo. Dr. Fisher briefly touched on this during his interview. Holly Buland also provided the archaeological consultant with a map of Kahului town from the 1930s. It was a map drawn from memory by a woman who grew up in the area. This map and

its legend provide the reader with a glimpse of life in Kahului during this era, and they should be included in the CIA. Additionally, the CIA would benefit from providing a brief history on the development of nearby camps for KRRCo workers, stevedores, and other laborers.

10. Page 69 of Appendix D discusses Kahului Harbor during World War II. Dr. Fisher briefly touched on this during his interview. This section would benefit from a discussion on the importance of sugar to the war effort (to create smokeless powder), the reasons why a bulk sugar facility was constructed at Kahului Harbor in 1941, and the Imperial Japanese Navy shelling that threatened Kahului Harbor in January 1942.

Should you have any questions or require additional clarification, please contact Annalise Kehler, Cultural Resources Planner, at (808) 270-7506 or email annalise.kehler@mauicounty.gov.

Sincerely,

MICHELE CHOUTEAU MCLEAN, AICP
Planning Director

xc: Tessa Munekiyo Ng, Munekiyo Hiraga, planning@munekiyohiraga.com (PDF)
Kurt Wollenhaupt, Current Planning Division (PDF)

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Tessa Munekiyo Ng
VICE PRESIDENT

November 3, 2020

Yvette Celiz, Chair
County of Maui
Cultural Resources Commission
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003(por.), 009(por.), 034(por.), and 035(por.); EA 2020/0003

Dear Chair Celiz:

Thank you to the Cultural Resources Commission for providing its comments on the Kahului Harbor Hawaiian Cement Facility Relocation project at its regular meeting on July 2, 2020. On behalf of the Applicant, Hawaiian Cement, we offer the following responses to comments provided by the Commission on the Draft Environmental Assessment (EA) for the proposed project.

Response to Comment No. 1: The existing Hawaiian Cement facility has a structural footprint of approximately 6,500 square feet, while the proposed relocated facility is anticipated to cover about 7,100 square feet. In comparison to the existing facility, the relocated facility will be more enclosed and compact and will be able to store nearly twice the amount of cement material. The existing facility sits on 12,000 square foot lot and is mostly paved with very little green space. The relocated facility will have 10,188 square feet of green space. The total lot size for the relocated facility will be 25,200 square feet.

Response to Comment No. 2: The existing Hawaiian Cement facility is made of steel, while the relocated facility will consist of two (2) concrete structures. The Applicant intends to maximize the lifespan of the relocated concrete facility. Hawaiian Cement began cement operations on O'ahu in 1960 and continues to use some of the original facilities to this day, including a set of eight (8) cement silos that are over 60

years old. The term of the initial lease agreement between Hawaiian Cement and the landowner, A&B Properties, Inc., will be 35 years

Response to Comment No. 3: The State Department of Transportation - Harbors Division (DOT-H) is planning for impacts related to climate change and sea level rise (SLR). DOT-H acknowledges the 2018 "Hawaii Sea Level Rise Vulnerability and Adaptation Report" anticipates SLR of 3.2 by the year 2020. Discussions have already begun regarding retro-fitting DOT-H piers on pile design and moving toward sheet piling the piers and wharves. There has been an effort made by DOT administrators to the American Association of Port Authorities (AAPA) to initiate the discussion with ports nationwide on what should be implemented as best practices for ports. Both the AAPA and the Hawaii Harbors Users Group (HHUG) are being made aware of SLR and its impact statewide in Hawaii. Thus, the process to discuss and obtain information has been started and more discussions will occur between users and the harbors.

In an effort to be proactive, DOT-H District Managers for O'ahu, Maui, Hawai'i and Kaua'i Districts have started to collect informal information of the heights of all piers at each respective harbor at King Tide events to start to understand the current effects of seasonal events as SLR becomes an increasing concern. Addressing SLR is a statewide concern and its being actively discussed and planned holistically to minimize, preferably avoid, unintended consequences of flooding elsewhere.

Because the unique nature of the Hawaiian Cement's trans-shipment facility requires close proximity to the pier, the structures will be designed to withstand nine (9) foot high tsunami wave force and will be enclosed with solid concrete walls protecting the content of the structures. The proposed structures will be flood-proof, with flood gates provided for exterior openings below the BFE of 15.5 feet.

Response to Comment No. 4: The proposed structure will be designed to withstand the regulatory flood (tsunami) forces. The silos and attached warehouse will be enclosed with concrete walls. Openings such as doors below the flood level will be equipped with flood gates to prevent water from entering the interior of the structures. Equipment necessary for operation of the facility will be located in an enclosed space above the flood elevation.

Since the equipment, storage and work functions are internal and protected, the facility will be able to function soon after remedial work is done and debris is cleared from the harbor and surrounding area.

Response to Comment No. 5: In 2012, the DOT-H prepared the *Kahului Harbor Development Plan (Development Plan)* which noted the existing Hawaiian Cement facility was in conflict with the Young Brothers' unloading operations. As such, the

Development Plan identified a preferred site for the Hawaiian Cement facility as the site of the former DOT-H Maui District Office. However, when HC&S announced the cessation of sugar operations on Maui, DOT-H suggested that Hawaiian Cement explore the option of relocating to A&B's parcel, TMK (2)3-7-010:009 (Parcel 9). Hawaiian Cement, DOT-H, and A&B conducted a comprehensive site selection analysis and determined that the proposed relocated facility site on Parcel 9, to be the preferred location as it is in close proximity to the original proposed relocation site identified in the *Development Plan* and is consistent with the overall intent of the *Development Plan*. Other sites that are further inland present hardship for cement transportation, as the operational needs for unloading bulk cement from barges requires location of the cement facility to be near existing harbor facilities, particularly the harbor pier(s). The majority of the Kahului Harbor, including the existing cement facility, is located in Flood Zone VE. As such, there are no available sites at the Kahului Harbor for relocation of the cement facility that are outside of Flood Zone VE.

Response to Comment No. 6: There is no sewer service connection to the proposed relocated facility site. Due to the distance from the existing sewerlines to the proposed project site, sewer connection to these lines is impractical. To address this, options include construction a private treatment system for the proposed project, or connecting to the State-owned sewer system located in Ala Luina Street on Parcel 003. Since the project site is in close proximity to the ocean, a private septic system is not desirable, leaving connection to the State-owned system on Parcel 003 as the preferred option. Discussions with engineers from the DOT-H have indicated that connection to the State system would be allowed via an existing lateral that serviced the former Harbor Division's office in the vicinity of the relocated facility site.

Response to Comment No. 7: Construction and demolition-related activities for the proposed project will not exceed one (1) acre, the trigger for a NPDES permit. As such, a NPDES permit will not be necessary.

Response by Comment No. 8: Community consultation was completed in July, 2020 and as such, the Cultural Impact Assessment (CIA) was finalized in August, 2020 and included in the Final EA.

Response to Comment No. 9: Burials and other historic properties identified near the project area are depicted in Figure 52 (Page 67) of the Archaeological Literature Review and Field Inspection (LRFI) report and Figure 57 (Page 106) of the Final CIA report. Only one (1) burial has been identified in the vicinity of the project area and designated Statewide Inventory of Historic Places (SIHP) No. 5773, a historic (post-Contact) burial that was found during excavation in the Pu'unene Container Yard facility and disinterred for curation at the State Historic Preservation Division (SHPD) Maui Office. A

description of the burial is provided in Section 3.2.8 (Page 69) of the LRFI report and Section 5.8 (Page 120) in the Final CIA.

Response to Comment No. 10: An Archaeological Inventory Survey (AIS) has not been completed. A LRFI Report was prepared by Cultural Surveys Hawai'i (CSH) for the subject project and submitted to the SHPD as part of consultation pursuant to Chapter 6E-8, Hawai'i Revised Statutes (HRS). Onsite archaeological monitoring is proposed during project-related ground disturbance to ensure the identification and proper treatment of any inadvertently discovered historic property.

Response to Comment No. 11: Based on recommendations from Al Lagunero, another interviewee for the CIA, CSH reached out to Ms. Crystal Smythe via email on January 31, 2020, in an attempt to consult with Kupuna Waiola Hana'ike regarding the proposed project. Following the March 13, 2020 National COVID-19 Emergency Declaration and statewide social distancing rules, CSH offered to consult with Kupuna Viola via telephone, Zoom video conference, or through written testimony. Ms. Smythe indicated that she would speak with Kupuna Waiola on behalf of CSH and forward her responses. CSH followed-up with Ms. Smythe via email on June 26, 2020, July 17, 2020, August 5, 2020, and August 11, 2020. CSH was not able to consult with Kupuna Waiola Hana'ike before community consultation for this project concluded in July 2020.

Response to Comment No. 12: As no burials were identified or noted in the LRFI report prepared by CSH, it was determined that meeting with the Maui/Lāna'i Burial Council (MLBC) was not necessary at this point in time. However, archaeological monitoring is proposed for ground altering activities related to the project. Should there be any human burials or *iwi kupuna* found at the project site, all construction will cease and proper protocols will be followed.

Response to Comment No. 13: The Office of Hawaiian Affairs did not respond to consultation conducted for the CIA. The Office of Hawaiian Affairs will be consulted in the event that Native Hawaiian historic properties which may have significance under criterion "e" are identified within the project area, in accordance with Hawai'i Administrative Rules (HAR) 13-275-6(c) or HAR 13-284-6(c). At this time, there are no known Native Hawaiian historic properties within the project area.

Response to Comment No. 14: The existing and relocated facility are situated within portions of two (2) historic districts: SIHP Nos. 50-50-04-2953 and 1607. SIHP No. 2953 consists of the piers, wharves, breakwaters, and associated structures that make up the active harbor facility. The entirety of Parcel 003 exists within SIHP No. 2953. SIHP No. 1607 is a noncontiguous district that consists of several buildings located in the central and coastal sections of the town of Kahului, including buildings historically constructed on or near the active harbor facilities. The Kahului Railroad roundhouse and adjoining

annex building are components of SIHP No. 1607 and are located within the proposed project area. The proposed action is not expected to affect SIHP No. 2953 or SIHP No. 1607.

Response to Comment No. 15: The waters of Kahului Harbor are designated as Class A marine waters by Chapter 11-54, HAR. Class A waters are recommended for recreational purposes and aesthetic enjoyment. Other uses are permitted as long as they are compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation. The waters within the harbor have been listed as impaired for nutrients and turbidity by the State Department of Health.

Furthermore, we offer the following comments in response to Planning Department staff comments adopted by the Commission:

Response to Comment No. 1: Thank you for your comment. The EA document has been revised to reflect consistency amongst discussions about ground disturbing activities related to the proposed project.

Response to Comment No. 2: At the onset of the project and prior to the initial 6E project submittal, CSH conducted informal in-person consultation with the SHPD Archaeology Branch that included a review of historic maps, previous archaeological studies, and the natural setting of the project area. The SHPD Archaeology Branch was concerned with the standing architecture in the project area that would require review from the SHPD Architecture Branch. The SHPD Archaeology Branch was concerned with the potential for buried railroad tracks (potential significant contributing component) within the project area given the location of the Kahului Railroad Roundhouse building. The SHPD indicated an initial preference for archaeological monitoring for identification purposes based on a preliminary review of information.

In an effort to address the informal comments provided by the SHPD Archaeology Branch, CSH completed an LRFI study and SHPD HRS 6E submittal packet for the review of the SHPD Archaeology Branch that was submitted on June 5, 2020. The LRFI included a 100 percent pedestrian inspection of the project area, preliminary documentation of the standing architecture, and a ground penetrating radar (GPR) survey to inspect for presence/absence of buried railroad tracks. No buried railroad tracks were identified by GPR. The LRFI study recommended archaeological monitoring for identification purposes for the project and consultation with the SHPD architecture branch to address inventory and mitigation for standing architecture. To date, the project is awaiting SHPD review and comment on the HRS 6E packet and LRFI study.

A&B is currently in the process of preparing a building permit application for the demolition of structures required for this project. Although demolition work is normally

exempt from Special Management Area (SMA) permitting, the demolition has been included in the proposed project scope to avoid preparation of additional SMA Use Permit applications and the perception of project segmentation. A portion of the structures to be demolished (specifically, the scale house) was partially demolished in 2007 to address hazards associated with part of the building blowing off into the Kahului Harbor area during high winds. For that partial demolition, Historic American Engineering Record (HAER) Level 3 documentation was prepared at the request of the SHPD.

A&B has completed exterior demolition of Sugar Conveyor F extending from Parcel 009 to a building at Pier 1 building within the harbor. Per direction from the DOT-H, demolition-related permits were not required for this work. Removal of the portion of the conveyor located within the Pier 1 building has been temporarily deferred due to the COVID-19 pandemic and related budgetary constraints. This demolition action is not related to the proposed Hawaiian Cement facility relocation.

Response to Comment No. 3: Section 3.2.3 Mau'oni and Kanahā Loko I'a on Page 24 of the Final CIA provides a general description of the ponds as wahi pana (storied places). CSH has conducted additional research and updated this section in the Final EA report to include additional information on the formation, extent, and development of the ponds. The discussion incorporates the comments received by Dr. Fisher. CSH is in the process of confirming that the ponds do not extend into the current project area.

Response to Comment No. 4: Section 4.1.1 Habitation and Subsistence on Page 46 of the Final CIA provides a general introduction to pre- and early post-Contact land use in the region. CSH has updated this section in the Final CIA report to reconcile the comments received by Dr. Fisher.

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Response to Comment No. 7: Section 4.4 1900s on Page 66 of the Final CIA provides an overview of key events that shaped Kahului town through the Twentieth Century. CSH has conducted additional research into who burned Kahului during the plague outbreak and what happened to displaced populations as a result of the fire. CSH included the results of this research into the discussion on the plague in Section 4.4 in the Final CIA report.

Response to Comment No. 8:

Section 4.4.1 Kahului Harbor on Page 67 of the Final CIA provides an overview of the early development of the harbor. CSH has conducted additional research and updated this section in the Final CIA report to include additional historic maps that document Kahului Harbor before 1898.

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Response to Comment No. 10: Section 4.4.2 World War II on Page 87 of the Final CIA provides an overview of the role Maui Island and Kahului Harbor played during the war. CSH has conducted additional research and included additional information in the Final CIA report on the importance of sugar to the war effort, the reason why the bulk sugar facility was constructed, and the Japanese shelling that threatened Kahului Harbor.

We appreciate the Commission as well as the Department's review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:lh
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Richard Sato, Sato & Associates, Inc.
Sean O'Keefe, Alexander & Baldwin
Charles Loomis, Alexander & Baldwin
Trevor Yucha, Cultural Surveys Hawai'i
Kellen Tanaka, Cultural Surveys Hawai'i
Kurt Wollenhaupt, County of Maui, Department of Planning
Annalise Kehler, County of Maui, Department of Planning
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Michael T. Munekiyo
CHAIRMAN
Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

November 17, 2020

Yvette Celiz, Chair
County of Maui
Cultural Resources Commission
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003(por.), 009(por.), 034(por.), and 035(por.); EA 2020/0003

Dear Chair Celiz:

Thank you to the Cultural Resources Commission for providing its comments on the Kahului Harbor Hawaiian Cement Facility Relocation project at its regular meeting on July 2, 2020. On behalf of the Applicant, Hawaiian Cement, we offer the following responses to comments provided by the Commission on the Draft Environmental Assessment (EA) for the proposed project. This revised letter is being provided with a correction to our response to Comment No. 3 in our previously submitted response letter, dated November 3, 2020.

Response to Comment No. 1: The existing Hawaiian Cement facility has a structural footprint of approximately 6,500 square feet, while the proposed relocated facility is anticipated to cover about 7,100 square feet. In comparison to the existing facility, the relocated facility will be more enclosed and compact and will be able to store nearly twice the amount of cement material. The existing facility sits on 12,000 square foot lot and is mostly paved with very little green space. The relocated facility will have 10,188 square feet of green space. The total lot size for the relocated facility will be 25,200 square feet.

Response to Comment No. 2: The existing Hawaiian Cement facility is made of steel, while the relocated facility will consist of two (2) concrete structures. The Applicant intends to maximize the lifespan of the relocated concrete facility. Hawaiian

Cement began cement operations on O'ahu in 1960 and continues to use some of the original facilities to this day, including a set of eight (8) cement silos that are over 60 years old. The term of the initial lease agreement between Hawaiian Cement and the landowner, A&B Properties, Inc., will be 35 years.

Response to Comment No. 3: The State Department of Transportation - Harbors Division (DOT-H) is planning for impacts related to climate change and sea level rise (SLR). DOT-H acknowledges the 2018 "Hawaii Sea Level Rise Vulnerability and Adaptation Report" anticipates SLR of 3.2 by the year 2060. Discussions have already begun regarding retro-fitting DOT-H piers on pile design and moving toward sheet piling the piers and wharves. There has been an effort made by DOT administrators to the American Association of Port Authorities (AAPA) to initiate the discussion with ports nationwide on what should be implemented as best practices for ports. Both the AAPA and the Hawaii Harbors Users Group (HHUG) are being made aware of SLR and its impact statewide in Hawaii. Thus, the process to discuss and obtain information has been started and more discussions will occur between users and the harbors.

In an effort to be proactive, DOT-H District Managers for O'ahu, Maui, Hawai'i and Kaua'i Districts have started to collect informal information of the heights of all piers at each respective harbor at King Tide events to start to understand the current effects of seasonal events as SLR becomes an increasing concern. Addressing SLR is a statewide concern and its being actively discussed and planned holistically to minimize, preferably avoid, unintended consequences of flooding elsewhere.

Because the unique nature of the Hawaiian Cement's trans-shipment facility requires close proximity to the pier, the structures will be designed to withstand nine (9) foot high tsunami wave force and will be enclosed with solid concrete walls protecting the content of the structures. The proposed structures will be flood-proof, with flood gates provided for exterior openings below the BFE of 15.5 feet.

Response to Comment No. 4: The proposed structure will be designed to withstand the regulatory flood (tsunami) forces. The silos and attached warehouse will be enclosed with concrete walls. Openings such as doors below the flood level will be equipped with flood gates to prevent water from entering the interior of the structures. Equipment necessary for operation of the facility will be located in an enclosed space above the flood elevation.

Since the equipment, storage and work functions are internal and protected, the facility will be able to function soon after remedial work is done and debris is cleared from the harbor and surrounding area.

Response to Comment No. 5: In 2012, the DOT-H prepared the *Kahului Harbor Development Plan (Development Plan)* which noted the existing Hawaiian Cement facility was in conflict with the Young Brothers' unloading operations. As such, the *Development Plan* identified a preferred site for the Hawaiian Cement facility as the site of the former DOT-H Maui District Office. However, when HC&S announced the cessation of sugar operations on Maui, DOT-H suggested that Hawaiian Cement explore the option of relocating to A&B's parcel, TMK (2)3-7-010:009 (Parcel 9). Hawaiian Cement, DOT-H, and A&B conducted a comprehensive site selection analysis and determined that the proposed relocated facility site on Parcel 9, to be the preferred location as it is in close proximity to the original proposed relocation site identified in the *Development Plan* and is consistent with the overall intent of the *Development Plan*. Other sites that are further inland present hardship for cement transportation, as the operational needs for unloading bulk cement from barges requires location of the cement facility to be near existing harbor facilities, particularly the harbor pier(s). The majority of the Kahului Harbor, including the existing cement facility, is located in Flood Zone VE. As such, there are no available sites at the Kahului Harbor for relocation of the cement facility that are outside of Flood Zone VE.

Response to Comment No. 6: There is no sewer service connection to the proposed relocated facility site. Due to the distance from the existing sewerlines to the proposed project site, sewer connection to these lines is impractical. To address this, options include construction a private treatment system for the proposed project, or connecting to the State-owned sewer system located in Ala Luina Street on Parcel 003. Since the project site is in close proximity to the ocean, a private septic system is not desirable, leaving connection to the State-owned system on Parcel 003 as the preferred option. Discussions with engineers from the DOT-H have indicated that connection to the State system would be allowed via an existing lateral that serviced the former Harbor Division's office in the vicinity of the relocated facility site.

Response to Comment No. 7: Construction and demolition-related activities for the proposed project will not exceed one (1) acre, the trigger for a NPDES permit. As such, a NPDES permit will not be necessary.

Response by Comment No. 8: Community consultation was completed in July, 2020 and as such, the Cultural Impact Assessment (CIA) was finalized in August, 2020 and included in the Final EA.

Response to Comment No. 9: Burials and other historic properties identified near the project area are depicted in Figure 52 (Page 67) of the Archaeological Literature Review and Field Inspection (LRFI) report and Figure 57 (Page 106) of the Final CIA report. Only one (1) burial has been identified in the vicinity of the project area and designated

Statewide Inventory of Historic Places (SIHP) No. 5773, a historic (post-Contact) burial that was found during excavation in the Pu'unene Container Yard facility and disinterred for curation at the State Historic Preservation Division (SHPD) Maui Office. A description of the burial is provided in Section 3.2.8 (Page 69) of the LRFI report and Section 5.8 (Page 120) in the Final CIA.

Response to Comment No. 10: An Archaeological Inventory Survey (AIS) has not been completed. A LRFI Report was prepared by Cultural Surveys Hawai'i (CSH) for the subject project and submitted to the SHPD as part of consultation pursuant to Chapter 6E-8, Hawai'i Revised Statutes (HRS). Onsite archaeological monitoring is proposed during project-related ground disturbance to ensure the identification and proper treatment of any inadvertently discovered historic property.

Response to Comment No. 11: Based on recommendations from Al Lagunero, another interviewee for the CIA, CSH reached out to Ms. Crystal Smythe via email on January 31, 2020, in an attempt to consult with Kupuna Waiola Hana'ike regarding the proposed project. Following the March 13, 2020 National COVID-19 Emergency Declaration and statewide social distancing rules, CSH offered to consult with Kupuna Viola via telephone, Zoom video conference, or through written testimony. Ms. Smythe indicated that she would speak with Kupuna Waiola on behalf of CSH and forward her responses. CSH followed-up with Ms. Smythe via email on June 26, 2020, July 17, 2020, August 5, 2020, and August 11, 2020. CSH was not able to consult with Kupuna Waiola Hana'ike before community consultation for this project concluded in July 2020.

Response to Comment No. 12: As no burials were identified or noted in the LRFI report prepared by CSH, it was determined that meeting with the Maui/Lāna'i Burial Council (MLBC) was not necessary at this point in time. However, archaeological monitoring is proposed for ground altering activities related to the project. Should there be any human burials or *iwi kupuna* found at the project site, all construction will cease and proper protocols will be followed.

Response to Comment No. 13: The Office of Hawaiian Affairs did not respond to consultation conducted for the CIA. The Office of Hawaiian Affairs will be consulted in the event that Native Hawaiian historic properties which may have significance under criterion "e" are identified within the project area, in accordance with Hawai'i Administrative Rules (HAR) 13-275-6(c) or HAR 13-284-6(c). At this time, there are no known Native Hawaiian historic properties within the project area.

Response to Comment No. 14: The existing and relocated facility are situated within portions of two (2) historic districts: SIHP Nos. 50-50-04-2953 and 1607. SIHP No. 2953 consists of the piers, wharves, breakwaters, and associated structures that make up the

active harbor facility. The entirety of Parcel 003 exists within SIHP No. 2953. SIHP No. 1607 is a noncontiguous district that consists of several buildings located in the central and coastal sections of the town of Kahului, including buildings historically constructed on or near the active harbor facilities. The Kahului Railroad roundhouse and adjoining annex building are components of SIHP No. 1607 and are located within the proposed project area. The proposed action is not expected to affect SIHP No. 2953 or SIHP No. 1607.

Response to Comment No. 15: The waters of Kahului Harbor are designated as Class A marine waters by Chapter 11-54, HAR. Class A waters are recommended for recreational purposes and aesthetic enjoyment. Other uses are permitted as long as they are compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation. The waters within the harbor have been listed as impaired for nutrients and turbidity by the State Department of Health.

Furthermore, we offer the following comments in response to Planning Department staff comments adopted by the Commission:

Response to Comment No. 1: Thank you for your comment. The EA document has been revised to reflect consistency amongst discussions about ground disturbing activities related to the proposed project.

Response to Comment No. 2: At the onset of the project and prior to the initial 6E project submittal, CSH conducted informal in-person consultation with the SHPD Archaeology Branch that included a review of historic maps, previous archaeological studies, and the natural setting of the project area. The SHPD Archaeology Branch was concerned with the standing architecture in the project area that would require review from the SHPD Architecture Branch. The SHPD Archaeology Branch was concerned with the potential for buried railroad tracks (potential significant contributing component) within the project area given the location of the Kahului Railroad Roundhouse building. The SHPD indicated an initial preference for archaeological monitoring for identification purposes based on a preliminary review of information.

In an effort to address the informal comments provided by the SHPD Archaeology Branch, CSH completed an LRFI study and SHPD HRS 6E submittal packet for the review of the SHPD Archaeology Branch that was submitted on June 5, 2020. The LRFI included a 100 percent pedestrian inspection of the project area, preliminary documentation of the standing architecture, and a ground penetrating radar (GPR) survey to inspect for presence/absence of buried railroad tracks. No buried railroad tracks were identified by GPR. The LRFI study recommended archaeological monitoring for identification purposes for the project and consultation with the SHPD architecture

branch to address inventory and mitigation for standing architecture. To date, the project is awaiting SHPD review and comment on the HRS 6E packet and LRFI study.

A&B is currently in the process of preparing a building permit application for the demolition of structures required for this project. Although demolition work is normally exempt from Special Management Area (SMA) permitting, the demolition has been included in the proposed project scope to avoid preparation of additional SMA Use Permit applications and the perception of project segmentation. A portion of the structures to be demolished (specifically, the scale house) was partially demolished in 2007 to address hazards associated with part of the building blowing off into the Kahului Harbor area during high winds. For that partial demolition, Historic American Engineering Record (HAER) Level 3 documentation was prepared at the request of the SHPD.

A&B has completed exterior demolition of Sugar Conveyor F extending from Parcel 009 to a building at Pier 1 building within the harbor. Per direction from the DOT-H, demolition-related permits were not required for this work. Removal of the portion of the conveyor located within the Pier 1 building has been temporarily deferred due to the COVID-19 pandemic and related budgetary constraints. This demolition action is not related to the proposed Hawaiian Cement facility relocation.

Response to Comment No. 3: Section 3.2.3 Mau'oni and Kanahā Loko I'a on Page 24 of the Final CIA provides a general description of the ponds as wahi pana (storied places). CSH has conducted additional research and updated this section in the Final EA report to include additional information on the formation, extent, and development of the ponds. The discussion incorporates the comments received by Dr. Fisher. CSH is in the process of confirming that the ponds do not extend into the current project area.

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We appreciate the Commission as well as the Department's review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:lh
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Richard Sato, Sato & Associates, Inc.
Sean O'Keefe, Alexander & Baldwin
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Annalise Kehler, County of Maui, Department of Planning
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MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

September 10, 2020

Mr. Lawrence Carnicelli, Chair
and Members of the Maui Planning Commission
2200 Main Street, Suite 315
Wailuku, Hawaii 96793

Dear Chair Carnicelli and Members:

SUBJECT: DESIGN REVIEW FOR A DRAFT ENVIRONMENTAL ASSESSMENT (EA) AND SPECIAL MANAGEMENT AREA PERMIT PREPARED FOR THE PROPOSED KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT, LOCATED AT THE KAHULUI HARBOR FACILITY, KAHULUI, MAUI, HAWAII; TMKs: (2) 3-7-010:003(POR.), 009(POR.), 034(POR.), AND 035(POR.) (SM1 2020/0008) (SSV 2020/0001) (SSA 2020/0033) (EA 2020/0003)

At a regular meeting held on **September 1, 2020**, the Urban Design Review Board (UDRB) reviewed the above project. The Board was pleased with the overall architectural and landscape design of this admittedly industrial project.

Based upon those discussions and questions to the Applicant and Applicant's representatives, the UDRB by unanimous vote recommended approval of the project to the Maui Planning Commission (Commission) as presented. The UDRB offered the following comment for the Commission's consideration during its upcoming deliberations on the Environmental Assessment and Special Management Area Permit:

1) That the Applicant consider possible design aesthetics that reflect a Hawaiian cultural theme that could be incorporated into the project design and/or be a part of a public art project and that potential design concepts be presented to the Maui Planning Commission during the review of the Special Management Area Permit.

Thank you for your cooperation. Should you require further clarification, please contact Staff Planner Kurt Wollenhaupt by email at kurt.wollenhaupt@mauicounty.gov or by phone at (808) 270-1789.

Sincerely,

Caryl Hitchcock, Chair
Urban Design Review Board

xc: Clayton I. Yoshida, AICP, Planning Program Administrator (PDF)
Kurt Wollenhaupt, Staff Planner (PDF)
Leilani Ramoran-Quemado, Secretary to Boards and Commissions (PDF)
Tessa Munekiyo Ng, Munekiyo Hiraga (PDF)
Malia Molina (PDF)
Project File

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Karlynn K. Fukuda
PRESIDENT
Mark Alexander Roy
VICE PRESIDENT
Tessa Munekiyo Ng
VICE PRESIDENT

November 3, 2020

Carly Hitchcock, Chair
Urban Design Review Board
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.) (SM1 2020/0008; SSV 2020/0001; SSA 2020/0033; EA 2020/0003)

Dear Chair Hitchcock:

Thank you for providing the Urban Design Review Board (UDRB) comments on the Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we offer the following response to the UDRB's comment on the Special Management Area (SMA) Use Permit and Draft Environmental Assessment (EA) for the proposed project.

We acknowledge and appreciate the Board's unanimous vote for recommended approval of the project. The Applicant continues to research and pursue opportunities to incorporate potential design aesthetics which reflect a Hawaiian cultural theme into the cement silo design. The Applicant's Maui employees will form a specific team to develop a graphic design theme and determine placement of the Hawaiian Cement logo in relation to this design. Potential design concepts will be discussed at the Maui Planning Commission (MPC) for their consideration during their review of the SMA Use Permit.

Further, it has been noted in the Final EA that several minor modifications have been incorporated into the project's design since the publication of the Draft EA. These modifications include:

- A single spiral staircase attached to the perimeter of the southern silo will be installed terminating at the walkway which spans across the top of the two (2) cement silos. This modification will eliminate the large stair tower previously depicted.

- The proposed warehouse was made slightly smaller spanning from the center of one silo to the center of the other silo. This adjustment makes the shape of the warehouse more symmetrical and consequently provides additional green and parking space.

- The southern lot line will be offset approximately 18 feet further from the cement silos to provide enough room for the scale ramp. This will result in a slight increase in the overall project square footage; however, the 1,500-square foot increase is considered to be non-substantial and will also increase green space.

We appreciate the UDRB's review and comment on the proposed project. A copy of your letter and this response will be provided to the MPC for their review and reference during their review of the SMA Use Permit and Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:lh
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Richard Sato, Sato & Associates
Kurt Wollenhaupt, County of Maui, Department of Planning
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JUL 20 2020

Par Hawaii

July 14, 2020

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

On behalf of Par Hawaii, LLC, we have reviewed the Environmental Assessment for the proposed Kahului Harbor Hawaiian Cement Facility Relocation Project and prepared a few comments for consideration and inclusion in the document.

1. We are concerned about the traffic pattern for cement trucks at the relocated facility and suggest that they be reviewed for further consideration. Par currently has access rights on portions of the parcel in question. Par is concerned about these access rights once the state acquires the parcel and the potential impacts from the Hawaiian Cement Project. In particular from a safety perspective:
   a. As the cement trucks leave the silo area, the exit route shown on the Site Plan shows them making a very tight left-hand turn immediately next to our newly installed vapor combustion unit (not shown on the Site Plan). The trucks will need a different and/or much wider area to exit.
   b. The cement trucks upon leaving the silo area are shown using the same lane where fuel tank trucks que leading to Par's Maui terminal fuel load racks. This lane leads to the truck loading rack and trucks frequently wait on this lane prior to being able to enter the load rack. There is not enough room for cement trucks to safely navigate around the fuel trucks and will be forced to delay their exit.
2. Par Hawaii has consortium pipelines for off-loading petroleum products from barges at both Piers 1 and 3. The new underground cement lines will be installed at Pier 3. The ability to schedule the delivery of petroleum products to Maui is dependent on many factors. Please address scheduling at the piers. With other barges, cruise ships, and the cement ship (proposed to go to Pier 3), this could be critical at times especially in inclement weather and could jeopardize fuel (transportation and utility) security on the island.
3. There is mention of storm water control during demolition, but nothing for continued operation. Depending on the SIC code used by this facility, the facility may fall under one of the categories where a storm water permit is required. There should be a mention of best management practices used to control dust on the ground and other means of controlling contamination in the storm water runoff.

4. We have concerns regarding fugitive cement dust from the property impacting our adjacent facilities since it can be corrosive. The Hawaiian Cement facility would fall under one of the newer air pollution control standards. There is mention of dust collectors at the top of the silos that will follow best available technology. There should be a mention on what air quality standard they will follow for a new facility and that they will need the appropriate air permits.

Thank you for the chance to comment. If you have any questions, please call me at (203-2341) or Andre Thomas at (547-3842) or Richard Rosen at (721-6450).

Sincerely,



Mark Hepburn
Senior Director, Hawaii Logistics

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

November 3, 2020

Mark Hepburn, Senior Director
Par Hawaii, LLC
1132 Bishop Street, Suite 2500
Honolulu, Hawai'i 96813

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003 (por.), 009 (por.), 034 (por.), and 035 (por.

Dear Mr. Hepburn:

Thank you for providing your letter dated July 14, 2020 containing Par Hawaii's comments regarding the Kahului Harbor Hawaiian Cement Facility Relocation project. Mr. Dane Wurlitzer of Hawaiian Cement had the opportunity to speak with Mr. Andre Thomas at Par Hawaii to discuss the comments provided. On behalf of Hawaiian Cement, we offer the following responses to your comments on the Draft Environmental Assessment (EA), which were also discussed in the conversation between Mr. Wurlitzer and Mr. Thomas.

Response to Comment No. 1: We understand that Par Hawaii has access rights on a portion of TMK No. (2)3-7-010:009. Traffic patterns for the cement trucks exiting the relocated cement facility will be coordinated with A&B Properties, Inc., Par Hawaii, and other tenants in the area to ensure safety for all. While the silos will increase in capacity to allow higher volumes of cement storage, daily traffic is not anticipated to increase beyond existing conditions. It is noted that cement demand, and ultimately project vehicle trips, will be dependent on the level of construction occurring on Maui. Based on historical records, cement demand has ranged from 28,000 tons per year to upwards of 84,000 tons per year, which correlates to a wide range of three (3) to 21 trucks per day. The usual truck volume is less than ten (10) trucks per day.

Response to Comment No. 2: Cement pipelines at the relocated facility will be installed at a safe distance from the existing petroleum pipelines. The installation of underground pipelines require documented easements with the State Department of Transportation, Harbors Division (DOT-H). Petroleum barge deliveries occur approximately every ten (10) days and cement deliveries occur approximately every 14 days. Though the DOT-H controls the pier bookings on a priority basis, conflicting

schedules between Hawaiian Cement and Par Hawaii are not anticipated given historical volumes and storage capacity of both the cement facility and petroleum facility.

Response to Comment No. 3: The SIC codes for the cement facility are 449108, Marine Cargo Handling and 503209, Cement Wholesale. Construction and post-construction permitting requirements will be met following the guidelines of Department of Health, Clean Water Branch (DOH-CAB). Effective Best Management Practices will be employed during construction to address both storm water and air pollutants. A Storm Water Pollution Control Plan will be in effect for post construction operations. The design of the relocated cement facility terminal features improvements from the existing facility which will be better enclosed and provide more green space at the project site.

Response to Comment No. 4: Thank you for your comments regarding fugitive cement dust. The unloading of bulk cement from the barges is done through an enclosed underground pipeline to the cement silo, which minimizes exposure of the cement to the surrounding air and reduces impacts to air quality. Best available control technologies combined with an enclosed structural design will minimize the release of fugitive cement dust. The relocated cement facility will follow Hawai'i Ambient Air Quality Standards, as defined by the State DOH-CAB. Similar to the existing facility, the relocated facility will obtain and operate under a Noncovered Source Air Pollution permit issued by the DOH-CAB. This air pollution permit requires self-reporting for incidents affecting neighboring properties. Additionally, there is daily oversight from the DOT-H, who manages all harbor activities.

We appreciate Par Hawaii's review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Munekiyo Ng, AICP
Vice President

TMN:la
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Richard Sato, Sato & Associates
Kurt Wollenhaupt, County of Maui, Department of Planning
K:\DATA\HawnCemt\KahuluiHarborReloc\Applications\Draft EA\Draft EA Response\ParHawaii.docx

DAVID Y. IGE
GOVERNOR OF
HAWAII

SUZANNE D. CASE
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

ROBERT K. MASUDA
FIRST DEPUTY

M. KALEO MANUEL
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
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KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION
KAKUHIHEWA BUILDING
601 KAMOKILA BLVD., STE 555
KAPOLEI, HI 96707

November 30, 2020

IN REPLY REFER TO:
Log No. 2020.01294
Log No. 2020.01406
Doc. No. 2011IK01
Archaeology, Architecture

Davis K. Yogi – Harbors Administrator
Harbors Division
Department of Transportation
Development Services Administration Division
79 S.Nimitz Highway
Honolulu, Hawai‘i 96813
c/o: Davis.k.yogi@hawaii.gov

Dear Mr. Yogi:

SUBJECT: **HRS Chapter 6E-8 Historic Preservation Review –**
Special Management Area (SMA) permit applications –
SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, and EA 2020/0003
Hawaiian Cement Facilities Relocation Project at Kahului Harbor
Request for Concurrence with "Effect, with proposed mitigation commitments"
Literature Review and Field Inspection
Wailuku Ahupua‘a, Pū‘ali Komohana District, Island of Maui
TMK: (2) 3-7-010:003, 009, and 034

This letter provides the State Historic Preservation Division's (SHPD's) review of the subject draft literature review and field inspection (LRFI) report titled, *Archaeological Literature Review and Field Inspection for the Hawaiian Cement Facilities Relocation Project at Kahului Harbor, Wailuku Ahupua‘a, Wailuku District, Maui Island, TMKs:[2] 3-7-010:003, 009, and 034* (Krause et al., June 2020) and associated permit applications SM1-2020/0008, SSV 2020/0001, SSA 2020/0033, and EA 2020/0003. The SHPD received the initial submittal on June 5, 2020 (Log No. 2020.01294). It included an SHPD HRS 6E Submittal, permit set drawings, a TMK map, a State of Hawai‘i Department of Transportation Harbors Division's (HDOT's) letter requesting concurrence with an HRS 6E-8 project effect determination of "Effect, with proposed mitigation commitments." Proposed mitigation measures are architectural documentation and archaeological monitoring. Subsequently, SHPD received a draft environmental assessment for the subject project on June 17, 2020 (Log No. 2020.01406).

In accordance with the HDOT Harbors Division Kahului Harbor Development Plan and Kahului Commerical Harbor 2025 Master Plan improvements, the Hawaiian Cement company proposes the relocation of their current facility at Kahului Harbor. The relocated facility will consist of two silos, a warehouse building, underground pipelines from the pier to the new silos, and other site improvements. Additionally, the existing Hawaiian Cement facility (Parcel 034) and part of the conveyor system and intake dump bin (Parcel 009 and Parcel 035) will be demolished. In March 2020, a portion of the conveyor system that extends from the KT&S property to Pier 1 (described as Sugar Conveyor F) was demolished. Project-related ground disturbances will include coring and drilling for soils exploration; excavations for installing the underground pipeline; footing excavations under the silos and warehouse; excavations associated with new sewer lines and septic system; and excavations to install base course under new pavement surfaces.

A review of our records indicates that an archaeological inventory survey has not been conducted for the proposed Hawaiian Cement Facilities Relocation project. Previous archaeological studies conducted in the immediate vicinity of the project area identified components of the Historic Kahului District (SIHP 50-50-04-01607), the Kahului Commercial Harbor (SIHP 50-50-04-02953), traditional and historical artifacts and midden materials (elements of SIHP 50-50-04-01607), paving and foundation features (SIHP 50-50-04-04753 and 50-50-04-03504), and one historic burial (SIHP 50-50-04-05773). The current project area is situated within the Historic Kahului District (SIHP 50-50-04-01607) and the Kahului Commercial Harbor historic district (SIHP 50-50-04-02935) boundaries. The Kahului Railroad roundhouse building, a feature component of the Historic Kahului District (SIHP 50-50-04-01607), was identified within the northern corner of the project area. The Kahului Railroad machine shop annex was identified outside the project area.

Cultural Surveys Hawai‘i, Inc. (CSH) prepared the literature review and field inspection (LRFI) report for the current project area (Krause et al., June 2020). The field inspection consisted of a pedestrian survey of the project area. The field inspection identified one previously documented feature component of the Historic Kahului District (SIHP 50-50-04-01607) and newly identified four historic properties (CSH 1 through CSH 4), see Table 1. These historic properties include storage warehouses and a conveyor system with an associated dump bin. The LRFI report indicates these structure are associated with the Kahului Railroad Company and early efforts by A&B to modernize the process of transporting and exporting unrefined sugar. Documentation included background research, photographs, and GPS data collection. The LFRI report indicates portions of the current project area is within the Kahului Commercial Harbor (SIHP 50-50-04-02953), but identified no historic properties within SIHP 50-50-04-02953. The LRFI report indicates CSH also conducted GPR surveys in four locations and completed six GPR survey grids (Grids 1 through 6). The purpose of the GPR surveys was to locate potential buried railroad tracks within the property. However, while no buried railroad tracks were identified, the GPR survey indicated changes in stratigraphy, a filled trench, and a metal utility line. Based on the LRFI results, CSH recommends on-site archaeological monitoring during project-related ground disturbances.

Table 1. Documented historic properties within the current project area.

Site Number	Formal Type	Function	Description
SIHP 50-50-04-01607	Kahului Historic Dstrict	Business & Industry; Transportions	Feature component: Kahului Railroad roundhouse building
CSH 1	Building	Storage	1970 Bulk Sugar Warehouse
CSH 2	Building	Storage	1941 Bulk Sugar Warehouse
CSH 3	Building	Storage	1955 Bulk Sugar Warehouse
CSH 4	Structure	Commerical (Transportation of Goods)	1941-1942 Conveyor System

Although the LRFI report does not fulfill the requirements of an archaeological inventory survey as specified in HAR §13-276, it serves to facilitate project planning and supports the historic preservation review process. Please send two hard copies of the document, clearly marked FINAL, along with a copy of this review letter to the Kapolei SHPD office, attention SHPD Library. Additionally, please send a pdf copy of the final LRFI report (Krause et al., June 2020) to SHPD via HICRIS and a second PDF copy to lehua.k.soares@hawaii.gov.

In a letter dated June 2, 2020, the HDOT requested SHPD’s concurrence with a project effect determination of “*effect, with proposed mitigation commitments*” for the proposed subject project. HDOT proposes mitigation in the form of architectural recordation for any portions of standing architecture that may be impacted by the proposed project and to consult with the SHPD Architecture Branch to determine the appropriate level of assessment and recordation. Additionally, HDOT proposes on-site archaeological monitoring for identification purposes during project-related ground disturbances.

At this time, the **SHPD does not concur** with the HDOT's HRS 6E-8 effect determination of "*effect, with proposed mitigation commitments."* Based on the available information, the SHPD has insufficient information to determine the potential for the current project to adversely impact historic properties. **SHPD agrees** with archaeological monitoring for identification purposes, and we request an archaeological monitoring plan meeting the requirements of HAR §13-279-4 be submitted to SHPD for review and acceptance prior to issuance of the permits.

SHPD shall notify the County of Maui that the permit issuance process for SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, and EA 2020/0003 should not proceed until the following are completed:

1. HDOT provides additional information to determine what historic properties will be impacted and if the CRC was consulted.
2. HDOT provide SHPD Architectural Branch the CRC's comments and recommendations regarding the appropriate level of documentation, assessment, and appropriate mitigation measures for significant architectural historic properties and, if necessary, SHPD's review and acceptance of any requested architectural documentation; and
3. SHPD's review and acceptance of an archaeological monitoring plan meeting the requirements of HAR §13-279-4.

Please contact Tanya Gumapac-McGuire, Architecture Branch Chief, at Tanya.Gumapac-mcguire@hawaii.gov or at (808) 692-8022, for any matters regarding architectural resources, and 'Iolani Kauhane, Historic Preservation Archaeologist III, at Iolani.Kauhane@hawaii.gov, for any questions regarding architectural resources or this letter.

Aloha,

Alan Downer

Alan S. Downer, PhD
Administrator, State Historic Preservation Division
Deputy State Historic Preservation Officer

cc: Davis K. Yogi, Davis.k.yogi@hawaii.gov
Trevor Yucha, tyucha@culturalsurveys.com
Noelani Hessler, nhessler@culturalsurveys.com
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Malia Molina, malia@munekiyohiraga.com

CULTURAL SURVEYS HAWAI'I
ARCHAEOLOGICAL, CULTURAL, AND HISTORICAL DOCUMENTATION SERVICES - SINCE 1982



December 17, 2020

Dr. Alan S. Downer, SHPD Administrator
DLNR—State Historic Preservation Division
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Branch Offices:
Hilo, Hawai'i
Kona, Hawai'i
Lāwai, Kaua'i

Subject: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003(por.), 009(por.), 034(por.), and 035(por.); SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, EA 2020/0003 (Log No. 2020.01294, Log No. 2020.01406, Doc. No.

CSH Job Code: WAILUKU 39

Dear Dr. Downer:

Thank you to the State Historic Preservation Division (SHPD) for providing its comments on the Kahului Harbor Hawaiian Cement Facility Relocation project. On behalf of the Applicant, Hawaiian Cement, we offer the following information in response to comments provided by the SHPD on the Draft Environmental Assessment (EA) for the proposed project:

The Applicant acknowledges the SHPD's determination that the Literature Review and Field Inspection Report (LRFI) does not fulfill the requirements of an archaeological inventory survey, but does facilitate project planning and supports the historic preservation review process. As requested, the Applicant's archaeological consultant, Cultural Surveys Hawai'i, will send two (2) hard copies of the Final LRFI as well as a copy of the SHPD's comment letter to the Kapolei SHPD office. Additionally, a PDF copy of the Final LRFI will also be submitted to SHPD via HICRIS and a second PDF copy to Ms. Lehua Soares.

It is noted that the SHPD does not concur with the State Department of Transportation's (HDOT) effect determination of "*effect, with proposed mitigation commitments*". The Applicant and its

team are currently in the process of preparing an archaeological monitoring plan (AMP) to submit to the SHPD for review and acceptance.

Furthermore, the SHPD states in its comment letter:

> *"That the permit issuance process for SM1 2020/0008, SSV 2020/0001, SSA 2020/0033, and EA 2020/0003 should not proceed until the following are completed:*
>
> 1. *HDOT provides additional information to determine what historic properties will be impacted and if the CRC was consulted.*
> 2. *HDOT provide SHPD Architectural Branch the CRC's comments and recommendations regarding the appropriate level of documentation, assessment, and appropriate mitigation measures for significant architectural historic properties and, if necessary, SHPD's review and acceptance of any requested architectural documentation; and*
> 3. *SHPD's review and acceptance of an archaeological monitoring plan meeting the requirements of HAR §13-279-4."*

In response to these three (3) requirements for permit issuance, the Applicant offers the following information:

Response to Requirement No. 1

At the request of the County of Maui's Department of Planning, the proposed project was presented to the Cultural Resources Commission (CRC) at its regular meeting on July 2, 2020. During this meeting, the CRC and Department of Planning staff provided its comments on the Draft EA for the proposed project and the formal letter containing their comments is transmitted herein as **Exhibit "A"**. The Applicant and its project team provided a response to the CRC, addressing each of the Commission's comments on the project, including identification of potential historic properties that would be impacted by the proposed action. See **Exhibit "A-1"**.

Response to Requirement No. 2

As requested, a copy of the CRC's comments are being transmitted herein to the SHPD Architectural Branch for its review. Refer to **Exhibit "A"**. In Comment No. 2 of the Department of Planning's staff comments section of the letter, it is requested that an architectural inventory survey of historic structures within the project area be prepared. As such, the Applicant is in the process of contracting a local architectural firm to perform a historical architectural assessment and prepare an architectural inventory survey for the SHPD Architectural Branch's review and acceptance.

Response to Requirements No. 3

As previously mentioned, the Applicant and its project team are currently in the process of preparing an AMP for submittal to the SHPD for review and acceptance.

We appreciate the SHPD's review and comment on the document. A copy of your letter and this response will be included in the Final EA.

If you have any questions or comments, please feel free to call me at (808) 262-9972 or toll free at 1-800-599-9962. You may also reach me by e-mail at tyucha@culturalsurveys.com.

Sincerely,



Trevor Yucha
Cultural Surveys Hawai‘i, Inc.

Attachments

cc: Dane Wurlitzer, Hawaiian Cement (w/attachments)
Jim Gomes, Hawaiian Cement (w/attachments)
Richard Sato, Sato & Associates, Inc. (w/attachments)
Tessa Munekiyo Ng, Munekiyo Hiraga (w/attachments)
Glenn Mason, MASON (w/attachments)
Kurt Wollenhaupt, County of Maui, Department of Planning (w/attachments)
Annalise Kehler, County of Maui, Department of Planning (w/attachments)
Tanya Gumapac-McGuire, State Historic Preservation Division, Architectural Branch (w/attachments)
‘Iolani Kauhane, State Historic Preservation Division, Archaeological Branch (w/attachments)

EXHIBIT A.

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

July 7, 2020

Tessa Munekiyo Ng, AICP
Vice President
Munekiyo Hiraga
Wailuku, Hawai'i 96793

Dear Ms. Munekiyo Ng:

RE: QUESTIONS AND COMMENTS FROM THE MAUI COUNTY CULTURAL RESOURCES COMMISSION ON THE DRAFT ENVIRONMENTAL ASSESSMENT FOR THE KAHULUI HARBOR HAWAIIAN CEMENT FACILITY RELOCATION PROJECT; TMKS (2) 3-7-010:003 (POR.), (2) 3-7-010:009 (POR.), AND (2) 3-7-010:034 (POR); SM1 2020/0008; SSV 2020/0001; SSA 2020/0033; EA 2020/0003

At its July 2, 2020 meeting, the Maui County Cultural Resources Commission (Commission) reviewed the Draft Environmental Assessment (DEA) for the Kahului Harbor Hawaiian Cement Facility Relocation Project.

At this meeting, the Commission identified the following comments and questions:

1. What is the footprint of the existing facility and the proposed facility?
2. What is the lifespan of the proposed facility?
3. How will sea level rise affect the proposed facility?
4. Will the proposed facility be able to withstand inundation and still function? The VE flood zone is very vulnerable.
5. Does the DEA seriously consider other locations outside of the floodplain and away from historic resources?
6. Will the proposed facility connect to the State's sewer system?
7. Will the proposed facility need an NPDES permit?

MAIN LINE (808) 270-7735 / FACSIMILE (808) 270-7634
CURRENT DIVISION (808) 270-8205 / LONG RANGE DIVISION (808) 270-7214 / ZONING DIVISION (808) 270-7253

8. When is the deadline to complete community consultation for the Cultural Impact Assessment (CIA)?

9. Are there known burials near the project area?

10. Was a formal Archaeological Inventory Survey (AIS) done for the project?

11. Will the archaeological consultant follow up with Kupuna Waiola Hana'ike to ensure she is interviewed for the CIA?

12. Did the archaeological consultant meet with the Maui/Lāna'i Island Burial Council yet?

13. Did the archaeological consultant get a response from the Office of Hawaiian Affairs yet?

14. Is the project area located within a historic district?

15. Does the State Department of Health consider the waters of Kahului Harbor impaired?

The Commission also adopted the questions and comments identified by staff at the July 2, 2020 meeting, which are outlined below.

1. The DEA appears to provide inconsistent information about ground disturbances related to this project.

   Page 29 says "Grading for the proposed project is limited, as the cement facility will be constructed atop of existing grade and there will be no coring activities related to the proposed project."

   Pg. ii of Appendix C (Archaeological Literature Review and Field Inspection) says "Project-related ground disturbances will likely include coring and drilling for soils exploration; excavations for the installation of the underground pipeline; footing excavations under the silos and warehouse; excavations associated with new sewer lines and septic system; and excavations to install base course under new pavement surfaces."

   The DEA should clearly and consistently describe the extent of all project-related ground disturbances.

2. The DEA states that the scale house, transfer tower, and conveyor system associated with three bulk sugar storage warehouses will have to be demolished to accommodate the proposed cement facility. Additionally, page 1 says "a portion of the conveyor system connecting parcel 9 to Pier 1 has already been demolished and removed, and removal of the remaining portion of this conveyor within the Pier 1 building is in progress."

The DEA goes on to say that A&B Properties (who owns the land where the warehouses and related appurtenances are located) will consult with the State Historic Preservation Division (SHPD) before demolition. There are also several instances where the DEA states that these warehouses are believed to be more than 50 years old.

The DEA should clarify whether A&B Properties applied for and obtained permits before they began demolishing the conveyor system. The demolition work should stop immediately if it is not permitted.

The Port of Kahului has been in constant use since the 1880s and there are standing buildings, structures, and appurtenances that are eligible for the National Register of Historic Places. That includes the sugar warehouses and their related structures, which together, are significant for their history and their engineering. The first warehouse was built in 1941 and designed by J.H. Foss, an engineer and associate professor at Stanford University. This warehouse was the first of its kind for storing and shipping bulk raw sugar in Hawai'i. The second warehouse and conveyor system were built in 1954, and the third warehouse was built around 1970, making it at least 50 years old now. Before the bulk sugar warehouses were built, raw sugar was bagged in jute before it was shipped. These warehouses and related structures allowed large quantities of raw sugar to be stored and shipped. They also eliminated reliance on jute bags, which had to be imported from India.

An architectural inventory survey of historic structures within the project area should be done. That should be used to consult with SHPD and others about appropriate mitigation commitments. Historic American Engineering Record (HAER) documentation is likely warranted and appropriate to mitigate the demolition of the conveyor system, scale house, and transfer tower associated with the historic bulk sugar warehouses.

3. Page 23 of Appendix D (CIA) briefly describes Mau'oni and Kanahā loko i'a. The CIA should clarify whether these are naturally occurring ponds or if they are manmade. Are they brackish? Are they fed by springs? What is the historic extent of these sites? Did either of them extend into the current project area? Have portions or all of these sites been filled or developed? Are historic maps available of these sites? Beginning on page 132, the CIA documents an interview with Dr. Scott Fisher. During the interview, he addresses some of these questions. The information that Dr. Fisher provided about these loko i'a should be included on Page 23. It would help the reader understand more about these important cultural resources that are located near the project area.

4. Page 38 of the CIA says a lack of recorded coastal place names for Kahului may indicate a population that was widely spread out between settlements with denser populations at Wailuku and beginning at Hāmākualoa. Page 40 says that Wailuku Commons, which encompasses the project area, is different from the western portion of the Wailuku

ahupua'a because there were not permanent habitations there until the very late 19th century. However, Dr. Fisher states in his interview that the area along the coastline (near the project area) was "popular place, it was fairly, relatively, densely populated or at least there was early habitation sites along here." Dr. Fisher also says "This area has the potential for having very, very early habitation sites. It had a pond, it had water. There's potential for early habitation sites is high." Perhaps the CIA should reconcile some of the information provided by Dr. Fisher regarding early habitation in and near the project area with the historical background provided on pages 38 and 40.

5. The CIA mentions that the project area sits on fill that was dredged from the harbor. Pages 96-102 of the CIA discuss previous archaeological studies conducted near the project area. Several of these studies indicate that natural beach sand and dune sand exist below several layers of fill. What was there before the area was filled? Was it rocky coastline? Was it sandy beach? Was it marsh land? The CIA should clarify what the land was like in the project area before it was filled.

6. The brief history of the sugar industry on page 50 of the CIA is missing a few important themes and events. Carol MacLennan's book *Sovereign Sugar* could help inform this section.

7. Page 57 of the CIA briefly discusses the plague and the burning of Kahului town. Who burned Kahului? There is documentation indicating that the Territorial Board of Health was responsible for this and they did it in Hilo as well. Who was affected by the Board of Health's actions? There was an Asian (Chinese and Japanese) business district in the vicinity of the project area. What happened to that population after the fires? The CIA would benefit from a deeper discussion on this subject.

8. Page 59 of the CIA briefly discusses the development of Kahului Harbor. There is little discussion about harbor development before 1898. There are historic maps, which predate 1898, showing buildings and infrastructure in place. There are several other historic maps and photographs of the Kahului Harbor area that should be included in the CIA as they give the reader a clearer understanding of the harbor's development. Additionally, there is a ca. 1880 photo of Kahului landing available online that provides important clues about settlement populations during this era. The CIA would benefit from a brief discussion on settlements in and near the harbor at the time of its development in the late 1800s. A discussion on the development of warehouses, depots, terminals, tanks, other Kahului Railroad Company (KRRCo) infrastructure, and the Maui Electric Power Plant would also benefit the CIA.

9. Page 63 of the CIA briefly discusses lands adjacent to the harbor that were previously owned by KRRCo. Dr. Fisher briefly touched on this during his interview. Holly Buland also provided the archaeological consultant with a map of Kahului town from the 1930s. It was a map drawn from memory by a woman who grew up in the area. This map and

its legend provide the reader with a glimpse of life in Kahului during this era, and they should be included in the CIA. Additionally, the CIA would benefit from providing a brief history on the development of nearby camps for KRRCo workers, stevedores, and other laborers.

10. Page 69 of Appendix D discusses Kahului Harbor during World War II. Dr. Fisher briefly touched on this during his interview. This section would benefit from a discussion on the importance of sugar to the war effort (to create smokeless powder), the reasons why a bulk sugar facility was constructed at Kahului Harbor in 1941, and the Imperial Japanese Navy shelling that threatened Kahului Harbor in January 1942.

Should you have any questions or require additional clarification, please contact Annalise Kehler, Cultural Resources Planner, at (808) 270-7506 or email annalise.kehler@mauicounty.gov.

Sincerely,

MICHELE CHOUTEAU MCLEAN, AICP
Planning Director

xc: Tessa Munekiyo Ng, Munekiyo Hiraga, planning@munekiyohiraga.com (PDF)
Kurt Wollenhaupt, Current Planning Division (PDF)

MCM:AAK:rhl

K:\WP_DOCS\Planning\CRC\2020\EAs\Kahului - Hawaiian Cement Facility Relocation at Harbor\Comment Letter to Munekiyo Hiraga co Tessa Munekiyo Ng - Hawaiian Cement Facility Relocation EA.doc

EXHIBIT A-1.

MUNEKIYO HIRAGA
Planning, Project Management, Sustainability Solutions

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

November 17, 2020

Yvette Celiz, Chair
County of Maui
Cultural Resources Commission
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793

SUBJECT: Response to Agency Review for the Proposed Kahului Harbor Hawaiian Cement Facility Relocation Project; Kahului, Maui, Hawai'i; TMK Nos. (2)3-7-010:003(por.), 009(por.), 034(por.), and 035(por.); EA 2020/0003

Dear Chair Celiz:

Thank you to the Cultural Resources Commission for providing its comments on the Kahului Harbor Hawaiian Cement Facility Relocation project at its regular meeting on July 2, 2020. On behalf of the Applicant, Hawaiian Cement, we offer the following responses to comments provided by the Commission on the Draft Environmental Assessment (EA) for the proposed project. This revised letter is being provided with a correction to our response to Comment No. 3 in our previously submitted response letter, dated November 3, 2020.

Response to Comment No. 1: The existing Hawaiian Cement facility has a structural footprint of approximately 6,500 square feet, while the proposed relocated facility is anticipated to cover about 7,100 square feet. In comparison to the existing facility, the relocated facility will be more enclosed and compact and will be able to store nearly twice the amount of cement material. The existing facility sits on 12,000 square foot lot and is mostly paved with very little green space. The relocated facility will have 10,188 square feet of green space. The total lot size for the relocated facility will be 25,200 square feet.

Response to Comment No. 2: The existing Hawaiian Cement facility is made of steel, while the relocated facility will consist of two (2) concrete structures. The Applicant intends to maximize the lifespan of the relocated concrete facility. Hawaiian

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

Cement began cement operations on O'ahu in 1960 and continues to use some of the original facilities to this day, including a set of eight (8) cement silos that are over 60 years old. The term of the initial lease agreement between Hawaiian Cement and the landowner, A&B Properties, Inc., will be 35 years.

Response to Comment No. 3: The State Department of Transportation - Harbors Division (DOT-H) is planning for impacts related to climate change and sea level rise (SLR). DOT-H acknowledges the 2018 "Hawaii Sea Level Rise Vulnerability and Adaptation Report" anticipates SLR of 3.2 by the year 2060. Discussions have already begun regarding retro-fitting DOT-H piers on pile design and moving toward sheet piling the piers and wharves. There has been an effort made by DOT administrators to the American Association of Port Authorities (AAPA) to initiate the discussion with ports nationwide on what should be implemented as best practices for ports. Both the AAPA and the Hawaii Harbors Users Group (HHUG) are being made aware of SLR and its impact statewide in Hawaii. Thus, the process to discuss and obtain information has been started and more discussions will occur between users and the harbors.

In an effort to be proactive, DOT-H District Managers for O'ahu, Maui, Hawai'i and Kaua'i Districts have started to collect informal information of the heights of all piers at each respective harbor at King Tide events to start to understand the current effects of seasonal events as SLR becomes an increasing concern. Addressing SLR is a statewide concern and its being actively discussed and planned holistically to minimize, preferably avoid, unintended consequences of flooding elsewhere.

Because the unique nature of the Hawaiian Cement's trans-shipment facility requires close proximity to the pier, the structures will be designed to withstand nine (9) foot high tsunami wave force and will be enclosed with solid concrete walls protecting the content of the structures. The proposed structures will be flood-proof, with flood gates provided for exterior openings below the BFE of 15.5 feet.

Response to Comment No. 4: The proposed structure will be designed to withstand the regulatory flood (tsunami) forces. The silos and attached warehouse will be enclosed with concrete walls. Openings such as doors below the flood level will be equipped with flood gates to prevent water from entering the interior of the structures. Equipment necessary for operation of the facility will be located in an enclosed space above the flood elevation.

Since the equipment, storage and work functions are internal and protected, the facility will be able to function soon after remedial work is done and debris is cleared from the harbor and surrounding area.

Response to Comment No. 5: In 2012, the DOT-H prepared the *Kahului Harbor Development Plan (Development Plan)* which noted the existing Hawaiian Cement facility was in conflict with the Young Brothers' unloading operations. As such, the *Development Plan* identified a preferred site for the Hawaiian Cement facility as the site of the former DOT-H Maui District Office. However, when HC&S announced the cessation of sugar operations on Maui, DOT-H suggested that Hawaiian Cement explore the option of relocating to A&B's parcel, TMK (2)3-7-010:009 (Parcel 9). Hawaiian Cement, DOT-H, and A&B conducted a comprehensive site selection analysis and determined that the proposed relocated facility site on Parcel 9, to be the preferred location as it is in close proximity to the original proposed relocation site identified in the *Development Plan* and is consistent with the overall intent of the *Development Plan*. Other sites that are further inland present hardship for cement transportation, as the operational needs for unloading bulk cement from barges requires location of the cement facility to be near existing harbor facilities, particularly the harbor pier(s). The majority of the Kahului Harbor, including the existing cement facility, is located in Flood Zone VE. As such, there are no available sites at the Kahului Harbor for relocation of the cement facility that are outside of Flood Zone VE.

Response to Comment No. 6: There is no sewer service connection to the proposed relocated facility site. Due to the distance from the existing sewerlines to the proposed project site, sewer connection to these lines is impractical. To address this, options include construction a private treatment system for the proposed project, or connecting to the State-owned sewer system located in Ala Luina Street on Parcel 003. Since the project site is in close proximity to the ocean, a private septic system is not desirable, leaving connection to the State-owned system on Parcel 003 as the preferred option. Discussions with engineers from the DOT-H have indicated that connection to the State system would be allowed via an existing lateral that serviced the former Harbor Division's office in the vicinity of the relocated facility site.

Response to Comment No. 7: Construction and demolition-related activities for the proposed project will not exceed one (1) acre, the trigger for a NPDES permit. As such, a NPDES permit will not be necessary.

Response by Comment No. 8: Community consultation was completed in July, 2020 and as such, the Cultural Impact Assessment (CIA) was finalized in August, 2020 and included in the Final EA.

Response to Comment No. 9: Burials and other historic properties identified near the project area are depicted in Figure 52 (Page 67) of the Archaeological Literature Review and Field Inspection (LRFI) report and Figure 57 (Page 106) of the Final CIA report. Only one (1) burial has been identified in the vicinity of the project area and designated

Statewide Inventory of Historic Places (SIHP) No. 5773, a historic (post-Contact) burial that was found during excavation in the Pu'unene Container Yard facility and disinterred for curation at the State Historic Preservation Division (SHPD) Maui Office. A description of the burial is provided in Section 3.2.8 (Page 69) of the LRFI report and Section 5.8 (Page 120) in the Final CIA.

Response to Comment No. 10: An Archaeological Inventory Survey (AIS) has not been completed. A LRFI Report was prepared by Cultural Surveys Hawai'i (CSH) for the subject project and submitted to the SHPD as part of consultation pursuant to Chapter 6E-8, Hawai'i Revised Statutes (HRS). Onsite archaeological monitoring is proposed during project-related ground disturbance to ensure the identification and proper treatment of any inadvertently discovered historic property.

Response to Comment No. 11: Based on recommendations from Al Lagunero, another interviewee for the CIA, CSH reached out to Ms. Crystal Smythe via email on January 31, 2020, in an attempt to consult with Kupuna Waiola Hana'ike regarding the proposed project. Following the March 13, 2020 National COVID-19 Emergency Declaration and statewide social distancing rules, CSH offered to consult with Kupuna Viola via telephone, Zoom video conference, or through written testimony. Ms. Smythe indicated that she would speak with Kupuna Waiola on behalf of CSH and forward her responses. CSH followed-up with Ms. Smythe via email on June 26, 2020, July 17, 2020, August 5, 2020, and August 11, 2020. CSH was not able to consult with Kupuna Waiola Hana'ike before community consultation for this project concluded in July 2020.

Response to Comment No. 12: As no burials were identified or noted in the LRFI report prepared by CSH, it was determined that meeting with the Maui/Lāna'i Burial Council (MLBC) was not necessary at this point in time. However, archaeological monitoring is proposed for ground altering activities related to the project. Should there be any human burials or *iwi kupuna* found at the project site, all construction will cease and proper protocols will be followed.

Response to Comment No. 13: The Office of Hawaiian Affairs did not respond to consultation conducted for the CIA. The Office of Hawaiian Affairs will be consulted in the event that Native Hawaiian historic properties which may have significance under criterion "e" are identified within the project area, in accordance with Hawai'i Administrative Rules (HAR) 13-275-6(c) or HAR 13-284-6(c). At this time, there are no known Native Hawaiian historic properties within the project area.

Response to Comment No. 14: The existing and relocated facility are situated within portions of two (2) historic districts: SIHP Nos. 50-50-04-2953 and 1607. SIHP No. 2953 consists of the piers, wharves, breakwaters, and associated structures that make up the

active harbor facility. The entirety of Parcel 003 exists within SIHP No. 2953. SIHP No. 1607 is a noncontiguous district that consists of several buildings located in the central and coastal sections of the town of Kahului, including buildings historically constructed on or near the active harbor facilities. The Kahului Railroad roundhouse and adjoining annex building are components of SIHP No. 1607 and are located within the proposed project area. The proposed action is not expected to affect SIHP No. 2953 or SIHP No. 1607.

Response to Comment No. 15: The waters of Kahului Harbor are designated as Class A marine waters by Chapter 11-54, HAR. Class A waters are recommended for recreational purposes and aesthetic enjoyment. Other uses are permitted as long as they are compatible with the protection and propagation of fish, shellfish, and wildlife, and with recreation. The waters within the harbor have been listed as impaired for nutrients and turbidity by the State Department of Health.

Furthermore, we offer the following comments in response to Planning Department staff comments adopted by the Commission:

Response to Comment No. 1: Thank you for your comment. The EA document has been revised to reflect consistency amongst discussions about ground disturbing activities related to the proposed project.

Response to Comment No. 2: At the onset of the project and prior to the initial 6E project submittal, CSH conducted informal in-person consultation with the SHPD Archaeology Branch that included a review of historic maps, previous archaeological studies, and the natural setting of the project area. The SHPD Archaeology Branch was concerned with the standing architecture in the project area that would require review from the SHPD Architecture Branch. The SHPD Archaeology Branch was concerned with the potential for buried railroad tracks (potential significant contributing component) within the project area given the location of the Kahului Railroad Roundhouse building. The SHPD indicated an initial preference for archaeological monitoring for identification purposes based on a preliminary review of information.

In an effort to address the informal comments provided by the SHPD Archaeology Branch, CSH completed an LRFI study and SHPD HRS 6E submittal packet for the review of the SHPD Archaeology Branch that was submitted on June 5, 2020. The LRFI included a 100 percent pedestrian inspection of the project area, preliminary documentation of the standing architecture, and a ground penetrating radar (GPR) survey to inspect for presence/absence of buried railroad tracks. No buried railroad tracks were identified by GPR. The LRFI study recommended archaeological monitoring for identification purposes for the project and consultation with the SHPD architecture

branch to address inventory and mitigation for standing architecture. To date, the project is awaiting SHPD review and comment on the HRS 6E packet and LRFI study.

A&B is currently in the process of preparing a building permit application for the demolition of structures required for this project. Although demolition work is normally exempt from Special Management Area (SMA) permitting, the demolition has been included in the proposed project scope to avoid preparation of additional SMA Use Permit applications and the perception of project segmentation. A portion of the structures to be demolished (specifically, the scale house) was partially demolished in 2007 to address hazards associated with part of the building blowing off into the Kahului Harbor area during high winds. For that partial demolition, Historic American Engineering Record (HAER) Level 3 documentation was prepared at the request of the SHPD.

A&B has completed exterior demolition of Sugar Conveyor F extending from Parcel 009 to a building at Pier 1 building within the harbor. Per direction from the DOT-H, demolition-related permits were not required for this work. Removal of the portion of the conveyor located within the Pier 1 building has been temporarily deferred due to the COVID-19 pandemic and related budgetary constraints. This demolition action is not related to the proposed Hawaiian Cement facility relocation.

Response to Comment No. 3: Section 3.2.3 Mauʻoni and Kanahā Loko Iʻa on Page 24 of the Final CIA provides a general description of the ponds as wahi pana (storied places). CSH has conducted additional research and updated this section in the Final EA report to include additional information on the formation, extent, and development of the ponds. The discussion incorporates the comments received by Dr. Fisher. CSH is in the process of confirming that the ponds do not extend into the current project area.

Response to Comment No. 4: Section 4.1.1 Habitation and Subsistence on Page 46 of the Final CIA provides a general introduction to pre- and early post-Contact land use in the region. CSH has updated this section in the Final CIA report to reconcile the comments received by Dr. Fisher.

Response to Comment No. 5: Section 1.4 Environmental Setting on Page 5 to 13 of the Final CIA provides an overview of the natural environment of the project area including a description of soils (Section 1.4.2). Soils within the project area are noted by the U.S. Department of Agriculture (USDA) Soil Survey Geographic (SSURGO) database as Fill land (Fd) and include areas of reclaimed land (former ocean) that was created during the construction of the piers. Historic maps and photographs (Final CIA on Pages 50, 72, 77, 81) indicate that the southern portion of Parcel 009 may have included a portion of the original shoreline. This dynamic shoreline environment would

likely have included shifting coralline sands at and near the water table overlying a basalt substrate. It should be noted that no ground disturbance is planned for the southern portion of Parcel 009. Proposed project-related ground disturbance will occur in Fill (primarily land reclamation fill) that has been deposited and compacted over a shallow water harbor environment.

Response to Comment No. 6: Section 4.3.1 The Sugar Industry on Page 58 of the Final CIA provides an overview of the advent and growth of the commercial sugar industry on Maui. CSH has updated this section in the Final CIA report to include information from Sovereign Sugar by Carol Maclennan as an additional resource.

Response to Comment No. 7: Section 4.4 1900s on Page 66 of the Final CIA provides an overview of key events that shaped Kahului town through the Twentieth Century. CSH has conducted additional research into who burned Kahului during the plague outbreak and what happened to displaced populations as a result of the fire. CSH included the results of this research into the discussion on the plague in Section 4.4 in the Final CIA report.

Response to Comment No. 8:

Section 4.4.1 Kahului Harbor on Page 67 of the Final CIA provides an overview of the early development of the harbor. CSH has conducted additional research and updated this section in the Final CIA report to include additional historic maps that document Kahului Harbor before 1898.

Response to Comment No. 9: Section 4.4.1 Kahului Harbor on Page 67 of the Final CIA provides an overview of the early development of the harbor. CSH has conducted additional research and updated this section in the Final CIA report to include additional information on nearby camps as well as information received from community consultation.

Response to Comment No. 10: Section 4.4.2 World War II on Page 87 of the Final CIA provides an overview of the role Maui Island and Kahului Harbor played during the war. CSH has conducted additional research and included additional information in the Final CIA report on the importance of sugar to the war effort, the reason why the bulk sugar facility was constructed, and the Japanese shelling that threatened Kahului Harbor.

We appreciate the Commission as well as the Department's review and comment on the document. A copy of your letter and this response will be included in the Final EA.

Should you have any questions or require additional information regarding the proposed project, please do not hesitate to contact me at (808) 983-1233.

Very truly yours,

Tessa Ng

Tessa Munekiyo Ng, AICP
Vice President

TMN:lh
cc: Dane Wurlitzer, Hawaiian Cement
Jim Gomes, Hawaiian Cement
Richard Sato, Sato & Associates, Inc.
Sean O'Keefe, Alexander & Baldwin
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Trevor Yucha, Cultural Surveys Hawai'i
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Kurt Wollenhaupt, County of Maui, Department of Planning
Annalise Kehler, County of Maui, Department of Planning
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