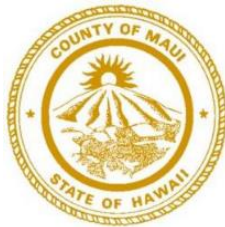


RICHARD T. BISSEN, JR.
Mayor

KATE L. K. BLYSTONE
Director

ANA LILLIS
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAI'I 96793

May 16, 2024

Ms. Mary Alice Evans, Director
State of Hawai'i
Office of Planning and Sustainable Development
Environmental Review Program
235 South Beretania Street, Suite 702
Honolulu, Hawai'i 96813

Dear Ms. Evans:

SUBJECT: ENVIRONMENTAL IMPACT STATEMENT PREPARATION NOTICE FOR THE PROPOSED MĀKENA MAUKA PROJECT AT TMKS (2)2-1-005:108, (2)2-1-006:036 AND 057, (2)2-1-007:068, 092 AND 093, (2)2-1-008:078, 079, 081, AND 090, AND (2)2-1-031:036 (POR.), WAILEA-MĀKENA, MAUI, HAWAI'I; (EIS2024-00001)

With this letter, the County of Maui Department of Planning (Department) hereby transmits the Environmental Impact Statement Preparation Notice (EISPN) for the subject proposed Mākena Mauka project for publication in the next available edition of the Environmental Notice.

The Department has determined that an Environmental Impact Statement (EIS) is required for the above-referenced project. The determination was made in accordance with Hawai'i Revised Statutes Section 343-5(e), and Hawai'i Administrative Rules Section 11-200.1-14(d)(2) which state that an approving agency may authorize an Applicant to prepare an EIS rather than an Environmental Assessment if, through its judgement and experience, it determines that an EIS is likely to be required.

We hereby transmit this determination that an EIS is required for the subject project. We are providing this EISPN electronically via the "Submittal Form for HRS Chapter 343 Publications in the Periodic Bulletin". This submittal includes a searchable pdf file of the EISPN and a zip file containing a shapefile of the action location boundary.

If you have any questions, please contact the Planning Director, Kate Blystone, at planning@mauicounty.gov or at (808) 270-7735.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kate Blystone", with a long horizontal flourish extending to the right.

KATE L.K. BLYSTONE
Planning Director

Ms. Mary Alice Evans
May 16, 2024
Page 2

cc: Danny A. Dias, Planning Program Administrator, Maui County
Kurt Wollenhaupt, Staff Planner, Maui County
Brad Anderson, Mākena Golf & Beach Club
Mark Alexander Roy, Munekiyo Hiraga
Gwendolyn Rivera, Munekiyo Hiraga
Hoku Krueger, Munekiyo Hiraga

K:\WP_DOCS\Planning\EIS\2024\00001_MakenaMaukaProject\EISPN to ERP Trans Letter from County.docx

From: webmaster@hawaii.gov
To: [DBEDT OPSD Environmental Review Program](#)
Subject: New online submission for The Environmental Notice
Date: Monday, June 3, 2024 3:27:27 PM

Action Name

Mākena Mauka

Type of Document/Determination

Environmental impact statement preparation notice (EISPN)

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
- (6) Propose any amendments to existing county general plans where the amendment would result in designations other than agriculture, conservation, or preservation

Judicial district

Makawao, Maui

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

(2)2-1-005:108; (2)2-1-006:036; (2)2-1-006:057; (2)2-1-007:068; (2)2-1-007:092; (2)2-1-007:093; (2)2-1-008:078; (2)2-1-008:079; (2)2-1-008:081; (2)2-1-008:090; (2)2-1-031:036

Action type

Applicant

Other required permits and approvals

See Chapter VI of the EISPN

Discretionary consent required

Special Management Area Use Permit, State Land Use Commission District Boundary Amendment, Community Plan Amendment, and Change of Zoning

Approving agency

Maui Planning Commission

Agency contact name

Kurt Wollenhaupt

Agency contact email (for info about the action)

planning@mauicounty.gov

Email address or URL for receiving comments

www.makenapermitting.com

Agency contact phone

(808) 270-8205

Agency address

2200 Main Street
One Main Plaza, Suite 315
Wailuku, Hawaii 96793
United States
[Map It](#)

Public Scoping Meeting information

July 1, 2024 at 6:00 p.m. Malcolm Center, 1305 N. Holopono Street #5, Kīhei, Hawai'i 96753

Accepting authority

Maui Planning Commission

Applicant

AREG AC Makena Propco LLC doing business as Mākena Golf & Beach Club Owners

Applicant contact name

Brad Anderson

Applicant contact email

eis@makenagbc.com

Applicant contact phone

(808) 568-0147

Applicant address

5415 Mākena Alanui Road
Wailea-Mākena, Hawaii 96753
United States
[Map It](#)

Is there a consultant for this action?

Yes

Consultant

Munekiyo Hiraga

Consultant contact name

Mark Roy

Consultant contact email

planning@munekiyohiraga.com

Consultant contact phone

(808) 244-2015

Consultant address

305 High Street
Suite 104
Wailuku, Hawaii 96793
United States
[Map It](#)

Action summary

The Applicant proposes the development of Mākena Mauka, a low-density master planned residential community within the Mākena area of South Maui. Mākena Mauka will offer market rate housing together with residential workforce housing with a mixture of rural and single-family lots and multi-family residential units all located mauka of Mākena Alanui Road.

Mākena Mauka will include a community gathering place, hiking trails, programs to support connectivity, walking, bicycling, and golf cart paths, beach parking areas for the public, areas reserved for conservation/open space, and areas reserved for public beach access. Access to the project area will be provided from Mākena Alanui Road with an internal roadway network connecting to the individual communities within the land plan.

The preliminary conceptual land plan anticipates a total of 850 to 900 residential units, inclusive of 94 to 100 onsite workforce housing units, located across an approximately 1,041.47-acre area.

Attached documents (signed agency letter & EA/EIS)

- [Makena-Mauka-EISPN-June-2024.pdf](#)
- [Makena_Mauka_EISPN_Agency_Submittal_Letter_05.16.24.pdf](#)

Action location map

- [Makena_Mauka_EISPN_Shapefiles.zip](#)

Authorized individual

Gwendolyn Rivera

Authorization

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

Environmental Impact Statement Preparation Notice

MĀKENA MAUKA

(TMK Nos. (2)2-1-005:108, (2)2-1-006:036 and 057,
(2)2-1-007:068, 092 and 093, (2)2-1-008:078, 079, 081,
and 090, and (2)2-1-031:036(Por.))

Prepared for:

AREG AC Makena Propco LLC doing business as
Mākena Golf & Beach Club Owners

Accepting Authority:

Maui Planning Commission

June 2024

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by Munekiyo Hiraga



MUNEKIYO HIRAGA

Planning. Project Management. Sustainable Solutions.

Environmental Impact Statement Preparation Notice

MĀKENA MAUKA

(TMK Nos. (2)2-1-005:108, (2)2-1-006:036 and 057, (2)2-1-007:068, 092 and 093, (2)2-1-008:078, 079, 081, and 090, and (2)2-1-031:036(Por.))

Prepared for:

**AREG AC Makena Propco LLC doing business as
Mākena Golf & Beach Club Owners**

Accepting Authority:

Maui Planning Commission

June 2024

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List of Acronyms

ALISH	Agricultural Lands of Importance to the State of Hawai'i
AMI	Area Median Income
amsl	Above Mean Sea Level
BMP	Best Management Practices
CIA	Cultural Impact Assessment
CIZ	Change of Zoning
CPA	Community Plan Amendment
CZM	Coastal Zone Management
DA	Department of the Army
DBA	District Boundary Amendment
DOE	Department of Education
DWS	Department of Water Supply
EIS	Environmental Impact Statement
EISPN	Environmental Impact Statement Preparation Notice
ERP	Environmental Review Program
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
GHG	Greenhouse Gases
HAR	Hawai'i Administrative Rules
HCZMP	Hawai'i Coastal Zone Management Program
HRS	Hawai'i Revised Statutes
IAL	Important Agricultural Lands
LSB	Land Study Bureau
MCC	Maui County Code
MIP	Maui Island Plan
MPD	Maui Police Department
MPH	Miles per Hour
MXC	Makena loam stony complex, 3 to 15 percent slopes
NPDES	National Pollutant Discharge Elimination System
OAD	Oanapuka very stony silt loam, 7 to 25 percent slopes
OED	Oanapuka extremely stony silt loam, 7 to 25 percent slopes
OHA	Office of Hawaiian Affairs
PEDR	Preliminary Engineering and Drainage Report
rVS	Very stony land
SHPD	State Historic Preservation Division
SLUC	State Land Use Commission
SMA	Special Management Area
TIAR	Traffic Impact Assessment Report
TMK	Tax Map Key
UGB	Urban Growth Boundary
UHMC	University of Hawai'i Maui College
USACE	U.S. Army Corps of Engineers
WWRF	Wastewater Reclamation Facility

Executive Summary

Project Name:	Mākena Mauka
Type of Document:	Environmental Impact Statement (EIS) Preparation Notice
Legal Authority:	Chapter 343, Hawai'i Revised Statutes (HRS) Title 11, Chapter 200.1, Hawai'i Administrative Rules (HAR)
Applicable Chapter 343, HRS "Triggers":	Use of State/County Lands Community Plan Amendment (as may be required) Use of Shoreline Setback Area (potential)
Location:	Maui Island Mākena (TMK Nos. (2)2-1-005:108, (2)2-1-006:036 and 057, (2)2-1-007:068, 092 and 093, (2)2-1-008:078, 079, 081, and 090, and (2)2-1-031:036(Por.))
Landowners:	ATC Makena N Golf LLC ATC Makena Land AH1 LLC ATC Makena Land B1 LLC ATC Makena Land C1 LLC ATC Makena Land MF1 LLC ATC Makena Land MF2 LLC ATC Makena Land MF3 LLC ATC Makena Land MF4 LLC ATC Makena Land SF1 LLC ATC Makena Land SF2 LLC ATC Makena Land U1 LLC ATC Makena S Golf LLC
Applicant:	AREG AC Makena Propco LLC doing business as Mākena Golf & Beach Club Owners c/o Discovery Land Company 5415 Mākena Alanui Road Wailea-Mākena, Hawai'i 96753 Contact: Brad Anderson, Senior Director of Development Telephone No.: (808) 568-0147 Email: eis@makenagbc.com Website: www.makenapermitting.com

Accepting Authority:

Maui Planning Commission
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku, Hawai'i 96793
Contact: Kurt Wollenhaupt
Telephone No.: (808) 270-8250
Email: planning@mauicounty.gov

Consultant:

Munekiyo Hiraga
305 High Street, Suite 104
Wailuku, Hawai'i 96793
Contact: Mark Alexander Roy, AICP
Phone: (808) 244-2015
Email: planning@munekiyohiraga.com

Project Summary:

The Applicant proposes the development of Mākena Mauka, a low-density master planned residential community within the Mākena area of South Maui (this area is sometimes referred to as Mākena Resort). Mākena Mauka (also referred to herein as “the project”, “the proposed project”, “the proposed action”, or “the land plan”) will offer market rate housing together with residential workforce housing with a mixture of rural and single-family lots and multi-family residential units all located mauka of Mākena Alanui Road.

The project will incorporate the existing 18-hole Mākena North Golf Course and the existing to-be-renovated 18-hole Mākena South Golf Course, with improvements including a new clubhouse and practice range. A small portion of the South Golf Course is adjacent to the shoreline and likely within the shoreline setback area.

Mākena Mauka will include a community gathering place, hiking trails, programs to support connectivity, walking, bicycling, and golf cart paths, beach parking areas for the public, areas reserved for conservation/open space, and areas reserved for public beach access. Access to the project area will be provided from Mākena Alanui Road with an internal roadway network connecting to the individual communities within the land plan. Improvements to existing internal roadways, as well as within the project area to the County-owned and maintained Mākena Alanui Road, are anticipated as part of the proposed project, as well as the incorporation of walking, bicycling, and golf cart paths.

The preliminary conceptual land plan anticipates a total of 850 to 900 residential units, inclusive of 94 to 100

onsite workforce housing units, located across an approximately 1,041.47-acre area including approximately 473 acres that are planned for residential development. In addition to provision of onsite workforce housing units, the project will satisfy its remaining residential workforce housing requirements pursuant to Chapter 2.96, Maui County Code.

Required Permits and Approvals:

In order for the proposed project to be implemented, a Special Management Area (SMA) Use Permit(s) must first be obtained from the Maui Planning Commission for those lands within the County's SMA that are currently designated under State and County land use plans, including County zoning, for development in a manner consistent with the Applicant's proposal. These lands are referred to herein as Phase 1 of the project.

While no new structures are currently proposed within the shoreline setback area, an analysis of the project in the context of the County's Shoreline Setback Rules will be provided as design of the project progresses.

Land use entitlement changes for the remaining lands will then be sought, which are anticipated to include a State Land Use Commission District Boundary Amendment (DBA) requesting Rural District reclassification, a Community Plan Amendment (CPA) (as may be required), and a Change of Zoning (CIZ). These lands are referred to herein as Phase 2 of the project.

A list of anticipated required permits and approvals is provided in Chapter VI.

Determination:

Environmental Impact Statement (EIS) to be prepared.

The Mākena Mauka land plan covers approximately 1,041.47 acres and proposes 850 to 900 new homes in an area long identified for residential/resort residential uses but that is currently largely vacant. Due to the size of the project area, the proposed change to the current baseline conditions of the natural environment of the Mākena area, the range of potential impacts that needs to be assessed, and taking into consideration the established significance criteria, it is anticipated that the proposed action may result in a significant effect on the environment. The County of Maui Department of Planning has determined through its judgment and experience that an EIS is likely to be required, and has authorized the Applicant to initiate its environmental

review through the preparation of an EIS Preparation Notice (EISPN).

This EISPN has been prepared in accordance with HRS Chapter 343 and HAR Chapter 11-200.1. Pursuant to HAR Section 11-200.1-7(c), the Maui Planning Commission shall have final authority to accept the EIS due to the first discretionary permit/approval being a SMA Use Permit from the Maui Planning Commission.

Once completed, the Final EIS will act as a technical supporting document for the above-referenced SMA Use Permit application(s) and subsequent land use entitlement applications for the project.

EISPN Scoping Meeting:

A public scoping meeting for the project (as required by HAR 11-200.1-23) will be held on July 1, 2024 at 6:00 p.m. at the Malcolm Center located at 1305 North Holopono Street, Suite 5, Kīhei, Hawai'i 96753 (in the Maui Research & Technology Park). See Chapter VII.



PROJECT OVERVIEW



I. PROJECT OVERVIEW

A. BACKGROUND-MĀKENA LAND USE DESIGNATIONS

Mākena Mauka (referred to herein as “Mākena Mauka”, “the project”, “the proposed project”, “the proposed action” or “the land plan”), is located in the Mākena region of south Maui, within the ahupua‘a of Keauhou, Kalihi, Waipao, Pāpa’anui, Kā’eo, Maluaka, Mooiki, Mooloa, and Moomuku, in the moku of Honua‘ula, district of Makawao. The Mākena area currently includes a variety of uses from low-density rural residential lots to multi-family residential units, as well as public/quasi-public and recreational uses. The historic Keawala‘i Church, Mākena Golf & Beach Club, Mākena Landing, Maluaka Beach, and Mākena State Park (Oneloa/Big Beach) are representative of the public/quasi-public and recreational uses in the Mākena area. See **Figure 1** and **Figure 2**.

Mākena Mauka is proposed as a low-density master-planned residential community that incorporates two (2) existing 18-hole golf courses and will offer market rate housing together with residential workforce housing, with a mixture of rural and single-family lots and multi-family residential units, a community gathering place, hiking trails, programs to support connectivity, walking, bicycling, and golf cart paths, beach parking for the public, areas reserved for conservation/open space, and areas reserved for public beach access. The total land area within Mākena Mauka (hereafter referred to as the “project area”) is approximately 1,041.47 acres, which includes the existing Mākena North Golf Course as well as the Mākena South Golf Course, which was closed in 2008. See **Figure 3**.

A brief summary of the past 50 plus years of land use plans for Mākena follows.

Under the 1970 Kihei Civic Development Plan (also known as the Kihei 701 Plan), Mākena was projected to grow into a secondary resort-residential community. The 1970 Kihei Civic Development Plan stressed the importance of archaeological investigation, preservation of significant vistas, and the preservation of shoreline areas for park development. It also identified Mākena as an “ideal vacation-recreation destination for both local residents and tourists[.]” The 1970 Kihei Civic Plan anticipated that Mākena would provide “homesites for those who can afford the best, and recreation for everyone on the beaches and rocky shoreline and in the wilderness preserves.”

In 1979, the Maui Planning Commission granted a Special Management Area (SMA) Use Permit, authorizing the construction of what would become the Maui Prince Hotel. Construction of the hotel was completed in 1986. The residential and resort theme was carried forward into the County’s first Kihei-Makena Community Plan, enacted in 1985 which described Wailea and Mākena as planned resort destination areas. This plan designated areas of Mākena for golf course use surrounded by single-family, multi-family, hotel, public/quasi-public and commercial uses.

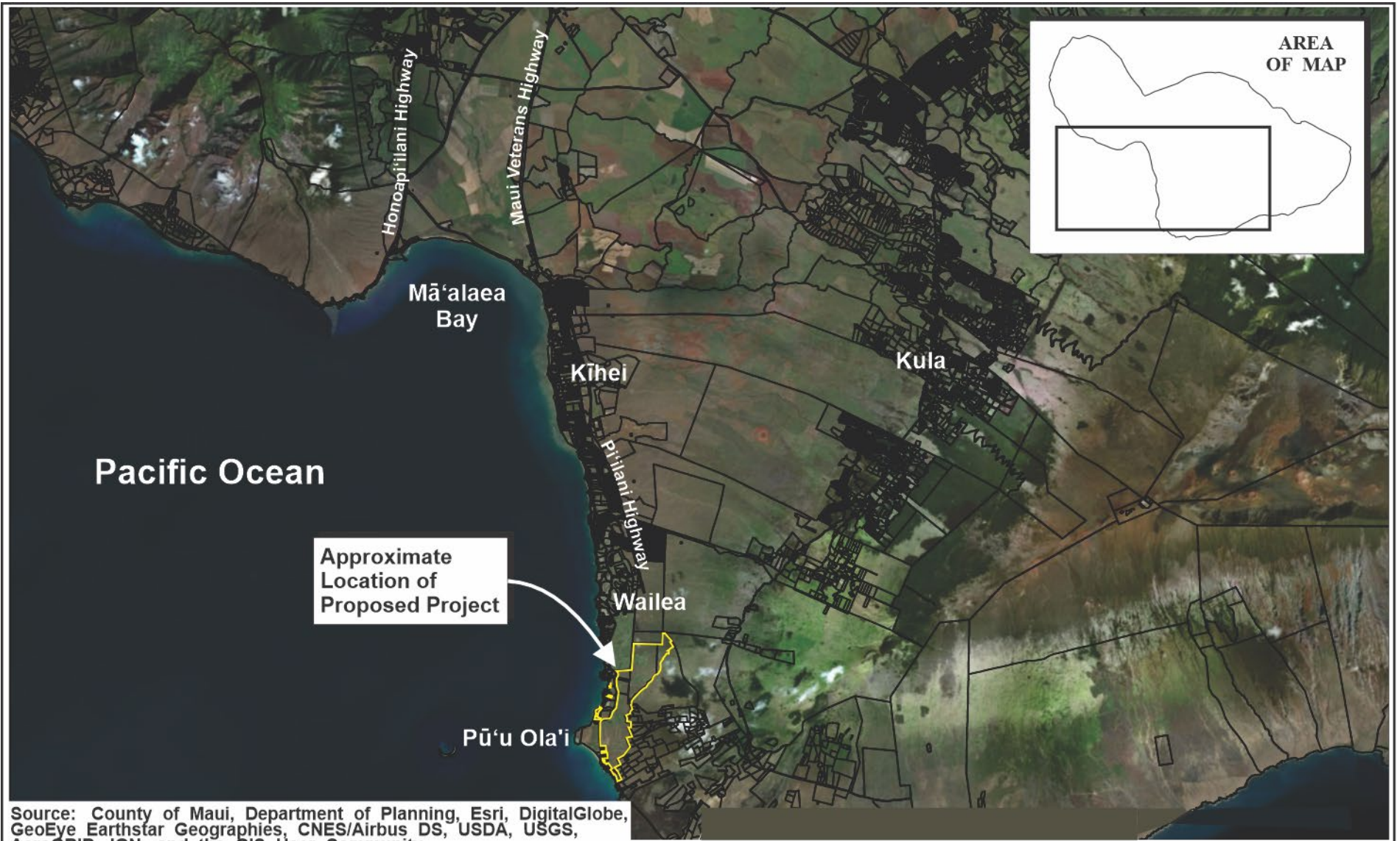
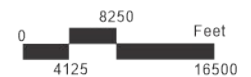


Figure 1

Mākena Mauka
Regional Location Map



Prepared for: Makena Golf & Beach Club Owners



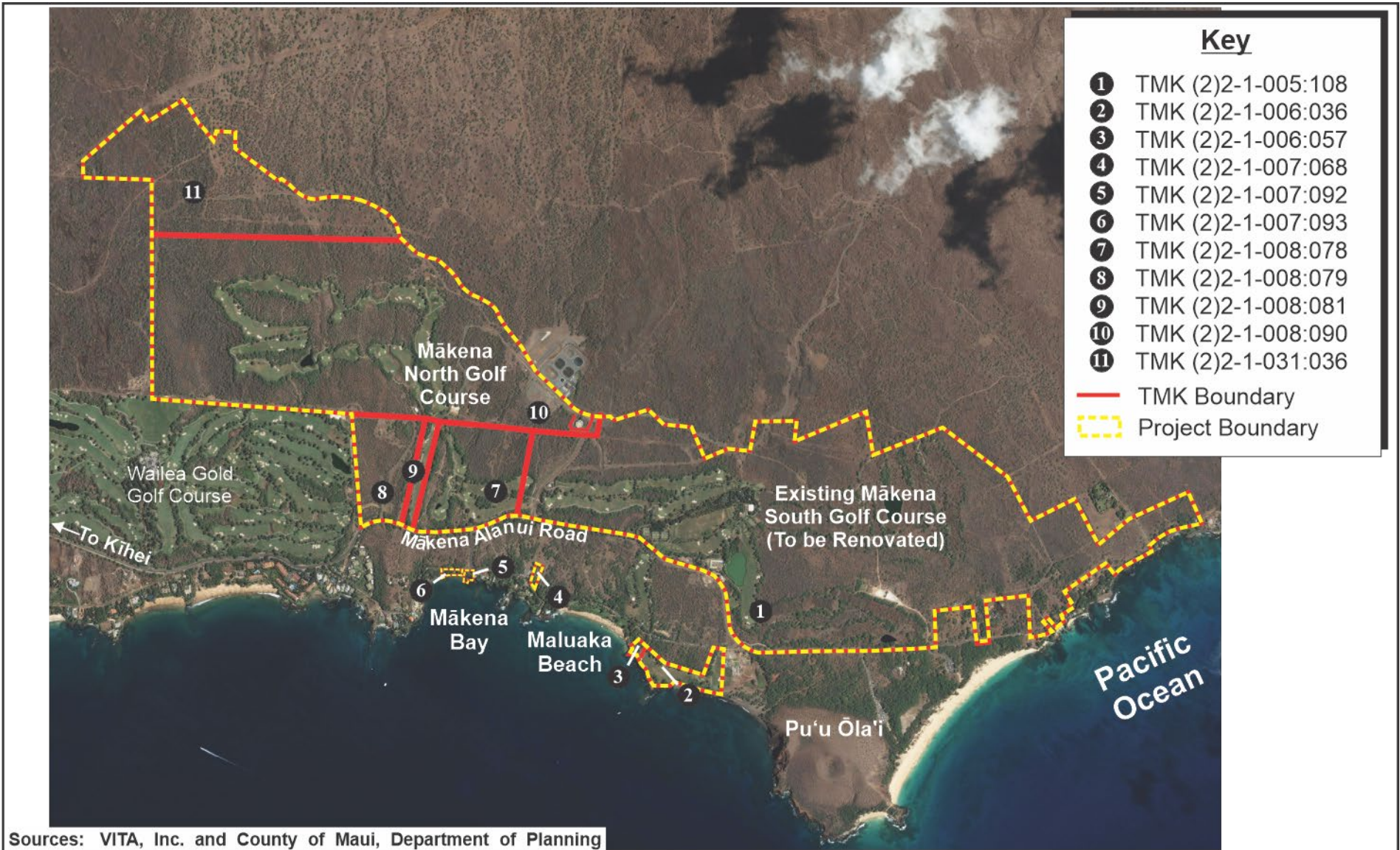


Figure 2

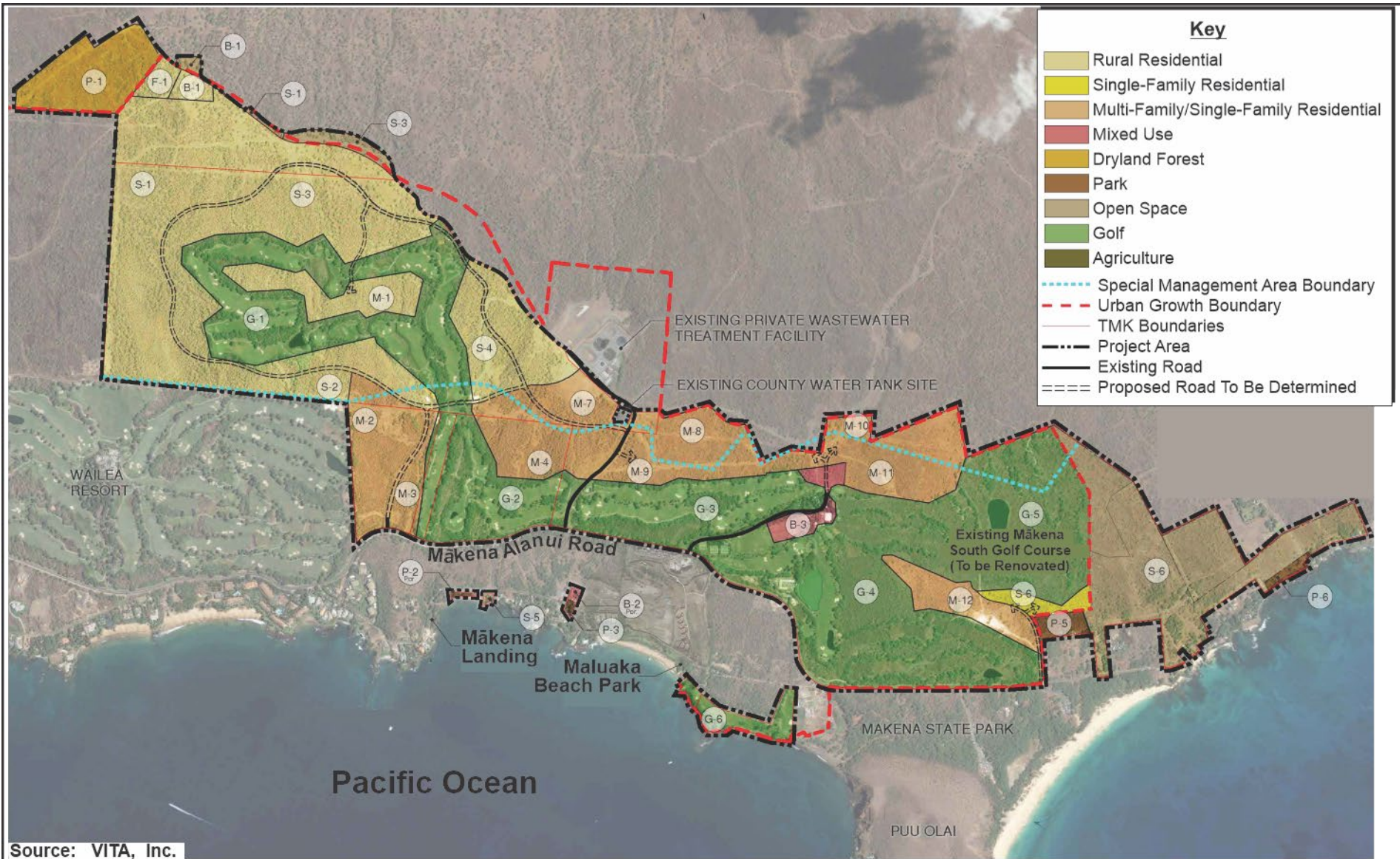
Mākena Mauka Property Location Map

NOT TO SCALE



Prepared for: Makena Golf & Beach Club Owners





Source: VITA, Inc.

Figure 3

Mākena Mauka Conceptual Land Use Plan

NOT TO SCALE



Prepared for: Makena Golf & Beach Club Owners



The more recent Kihei-Makena Community Plan enacted in 1998, maintained the residential, hotel and other land uses in recognition of Mākena as the planned resort destination area. Under the 1998 Kihei-Makena Community Plan, the majority of the Mākena Mauka project area is designated for single-family and multi-family and park/golf course uses with smaller areas identified for supporting public/quasi-public and commercial uses. See **Figure 4**.

Also in 1998, Makena Resort Corp., a subsidiary of Prince Resorts Hawaii, Inc., which was part of the Seibu Group of Companies, petitioned the State Land Use Commission (SLUC) to reclassify 145.943 acres of land in Mākena from the State Land Use Agricultural District to the State Land Use Urban District. The land was proposed for resort-residential and hotel uses, and the reclassification was granted with conditions. Approximately 118-acres of those lands are within the Mākena Mauka project area. The SLUC designations for the Mākena Mauka project area are depicted in **Figure 5**.

The next significant change in land use designations came in January 2009, when the Maui County Council rezoned 603 acres of Mākena land under Ordinance 3613 for apartment, community business, resort commercial, hotel, park, golf course, and residential uses (approximately 575-acres of those lands are within the Mākena Mauka project area). The Council also reaffirmed the apartment, residential, resort commercial, and hotel district uses for 152.386 acres of Mākena land that had been established under Ordinance 832 in 1975. See **Figure 6**.

To date, although the Applicant has not undertaken development of these rezoned lands, it has moved forward in compliance with certain conditions imposed under Ordinance 3613. For example, the Applicant has and continues to maintain Mākena Landing and Maluaka beach parks as public parks and has also funded the renovation of beautification of Mākena Landing, which has included restroom structure upgrades, ongoing building, irrigation, and landscape maintenance, as well as in-progress updates to signage to provide more in-depth information to visitors on the area, history, and culture.

In addition, the Applicant has also, in coordination with the Department of Parks and Recreation (DPR), implemented an expansion to Maluaka Beach Park of approximately 0.66 acres on the south end bringing the total size up to 1.5 acres. The Applicant has made contributions toward additional civil defense sirens for the area, and funds an ongoing program of nearshore water quality monitoring as required under Ordinance 3613. Pursuant to Ordinance 3613, there has also been a master plan development process for Mākena State Park in coordination with the State of Hawaii as well as key stakeholders.

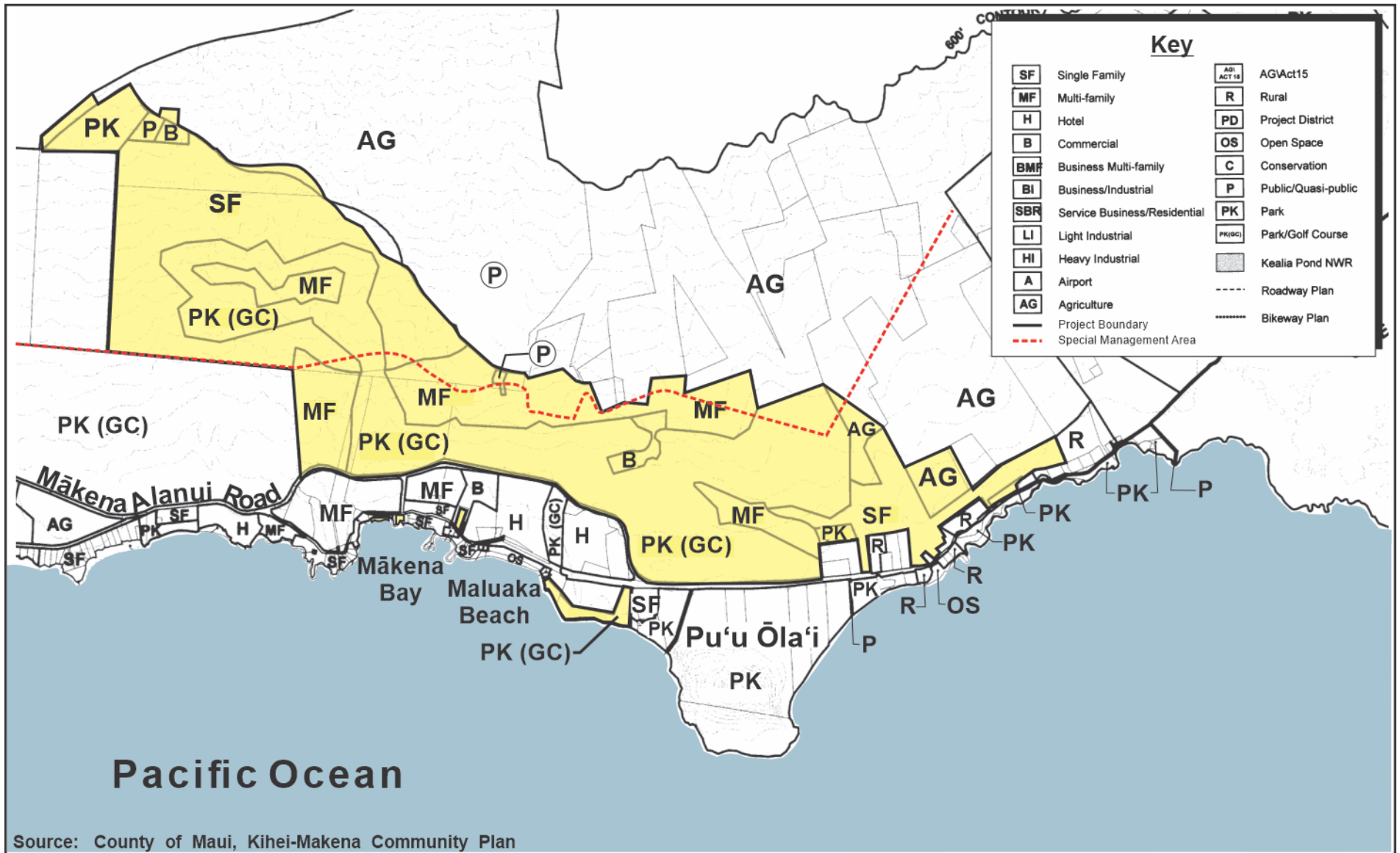


Figure 4

Mākena Mauka
1998 Kihei-Makena Community Plan Map

NOT TO SCALE



Prepared for: Makena Golf & Beach Club Owners



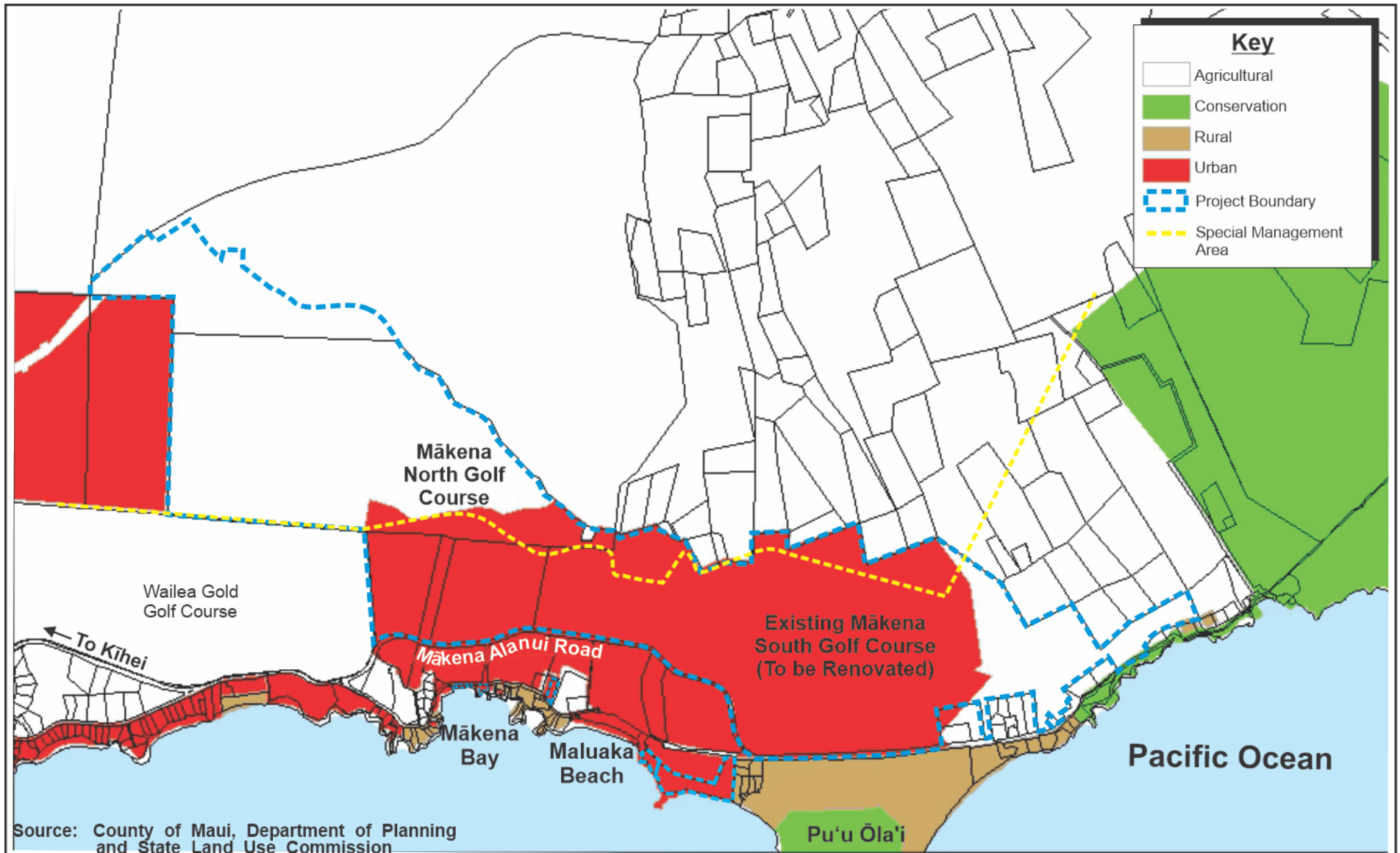
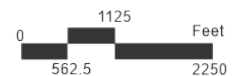


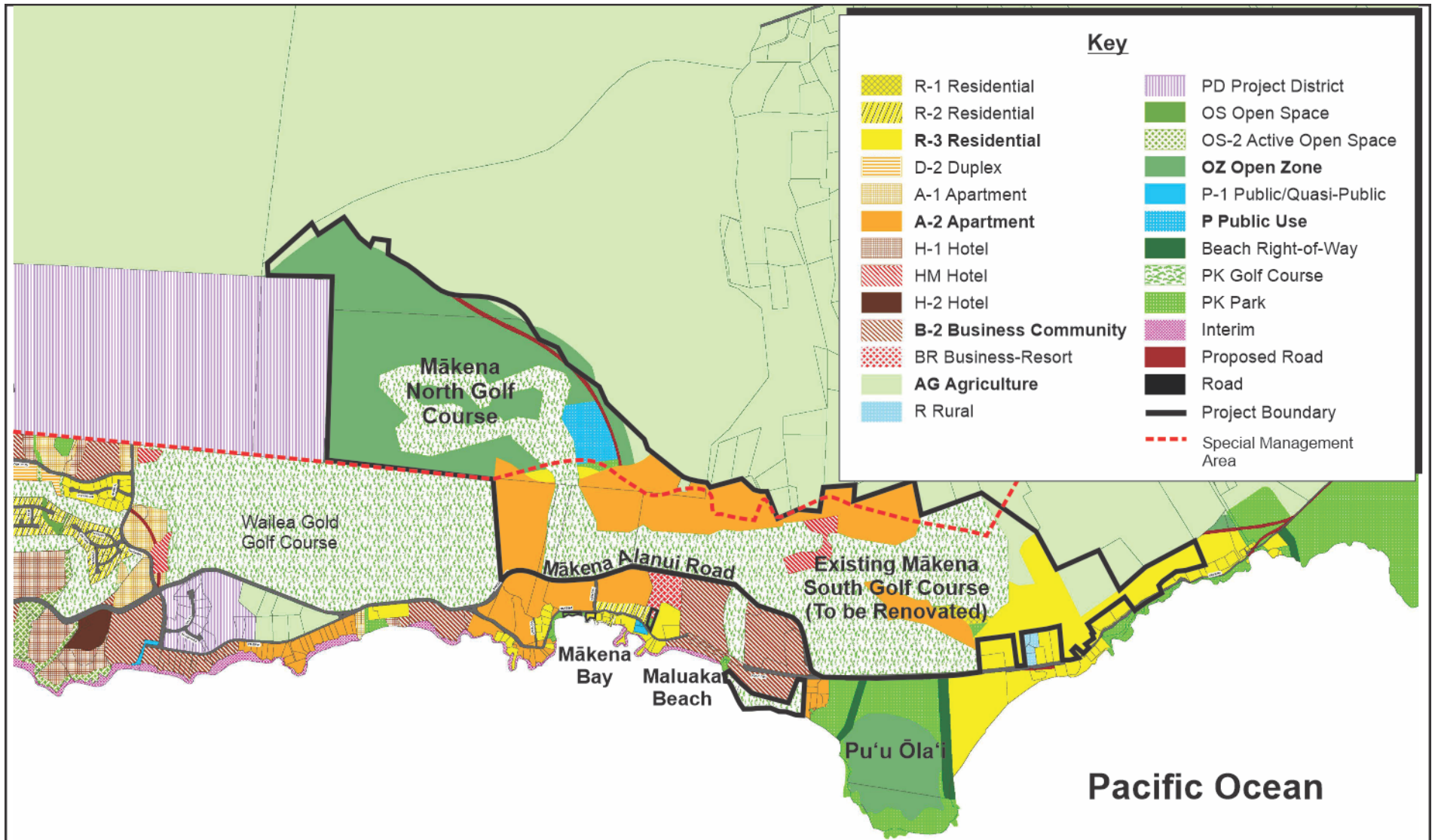
Figure 5

Mākena Mauka State Land Use District Map



Prepared for: Makena Golf & Beach Club Owners





Source: County of Maui, Maui Island Digital Zoning Map 1, Page D2

Figure 6

Mākena Mauka
Maui County Zoning Map

NOT TO SCALE



Prepared for: Makena Golf & Beach Club Owners



The Maui Island Plan (MIP), adopted by the Maui County Council in 2012, continued to acknowledge Mākena as one (1) of the resort destination areas on the Island (the others being Kapalua, Kā'anapali, and nearby Wailea). The MIP placed approximately 903.4 acres of the Mākena Mauka project area into the newly established Urban Growth Boundary (UGB). See **Figure 7**. The UGB denotes areas that support urban-density development that requires a full range of services. The UGB is described as a long-range planning tool to be used to evaluate development proposals. Urban areas are noted as containing a greater variety of land use types, including various housing types and densities, commercial, retail, industrial uses, and resort destination areas.

Much of the Mākena Mauka project area has necessary State and County zoning and planning designations to support the proposed land plan. However, to complete the Mākena Mauka land plan and to ensure consistency with the UGB, land use entitlement changes will be needed for the proposed rural residential community in the most mauka portion of the project area, by the upper reaches of the 18-hole Mākena North Golf Course. Further details on these specific land use entitlement changes to be sought are provided in Section E below.

Under existing State Land Use and County zoning designations, the Mākena Mauka land plan area could be developed with considerable residential and resort density comparable to nearby Wailea resort. However, the Applicant's vision for Mākena Mauka is for a community that has substantially lower density than that of previously-proposed projects.

B. SUMMARY OF PROPOSED ACTION

Mākena Mauka is a low-density master-planned residential community that will offer market rate housing together with residential workforce housing, with a mixture of rural and single-family lots and multi-family residential units, within an area that has largely been planned for such uses for decades. The project will incorporate the existing 18-hole Mākena North Golf Course and the 18-hole Mākena South Golf Course (to be renovated as part of the land plan), together with a community gathering place, hiking trails, programs to support connectivity, walking, bicycling, and golf cart paths, beach parking for the public, areas reserved for conservation/open space, and areas reserved for public beach access.

The Applicant's current vision for the Mākena Mauka land plan is for 850 to 900 housing units, including 94 to 100 onsite residential workforce housing units, within the approximately 1,041.47-acre total project area which includes approximately 473 acres of parcels proposed for residential development. Refer to **Figure 3**.

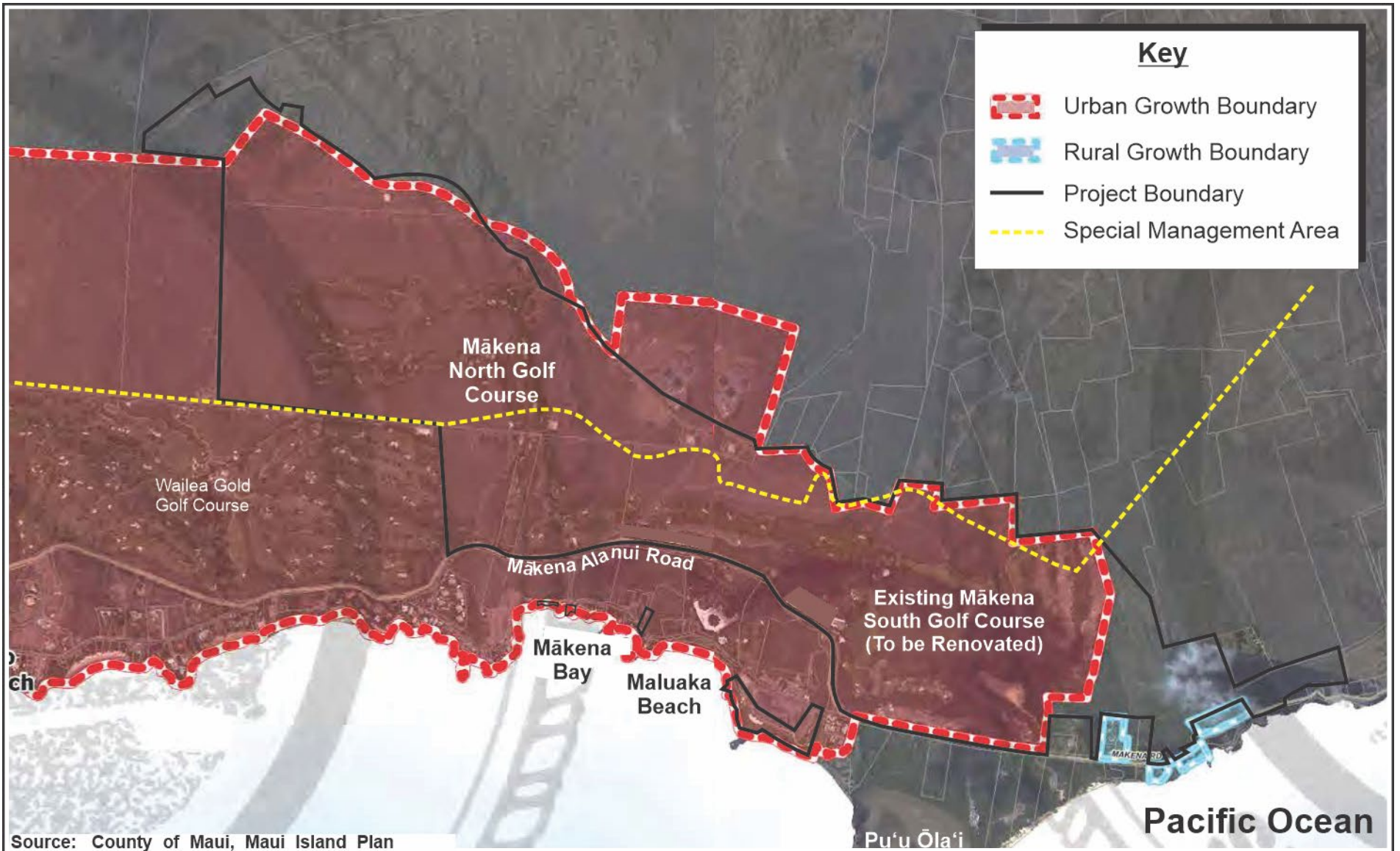


Figure 7

Mākena Mauka
Maui Island Plan Map

NOT TO SCALE



Prepared for: Makena Golf & Beach Club Owners



The purpose of the proposed action is to provide homes and related facilities in compliance with the land use designations established for the Mākena area over the past 50 years as well as to develop the project area in compliance with the directed growth strategy of the MIP, but in a manner that makes it feasible for the Applicant to establish and provide (and continue to maintain) the community benefits required under Ordinance 3613.

C. PROPOSED LAND PLAN DEVELOPMENT COMPONENTS

The proposed conceptual land plan anticipates a total of 850 to 900 residential units, inclusive of 94 to 100 onsite workforce housing units. The proposed action would have a residential density of 0.81 to 0.86 units per acre. Refer to **Figure 3**.

The total area of land within the land plan (hereafter referred to as the “project area”) is approximately 1,041.47 acres, which includes the existing Mākena North Golf Course as well as the Mākena South Golf Course. The proposed project will utilize 18 currently vacant development “parcels” located around the golf courses for the proposed residential components of the land plan.

Table 1 below outlines the residential uses that are planned for each of the 18 development “parcels”:

Table 1. Proposed Residential Use by Development “Parcel”

Development “Parcel”	Proposed Residential Use
B-1	Rural Residential Lots
F-1	Rural Residential Lots
B-3	Mixed-Use Multi-Family Residential Units
M-1	Rural Residential Lots
M-2	Multi-Family/Single-Family Residential
M-3	Multi-Family/Single-Family Residential
M-4	Multi-Family/Single-Family Residential
M-7	Multi-Family/Single-Family Residential
M-8	Multi-Family/Single-Family Residential
M-9	Multi-Family/Single-Family Residential
M-10	Multi-Family/Single-Family Residential
M-11	Multi-Family/Single-Family Residential
M-12	Multi-Family/Single-Family Residential
S-1	Rural Residential Lots
S-2	Rural Residential Lots
S-3	Rural Residential Lots
S-4	Rural Residential Lots
S-6(por.)	Single-Family Residential Lots

The balance of the project area comprises the two (2) existing Mākena golf courses that are spread across six (6) of the development “parcels”: G-1, G-2, G-3, G-4, G-5, and G-6, and makai areas that are planned for uses, including but not limited to, open space and public beach access. The North Golf Course is currently open and operational, whereas the South Golf Course is closed and will be renovated as part of the proposed project. Parcel B-3 contains the existing golf clubhouse, restaurant, and parking which is proposed to be re-purposed to serve the renovated South Golf Course. Mixed-Use multi-family residential units are also proposed for Parcel B-3. Refer to **Figure 3**. The Applicant also proposes to develop a community gathering place, recreational hiking trails, beach parking stalls, and pedestrian, bike, and golf cart trails within the land plan area.

The project area is located primarily east (mauka) of Mākena Alanui Road. Access to the project area will be provided from Mākena Alanui Road with an internal roadway network connecting the individual communities within the community. Improvements to existing internal roadways within the project area, as well as to the County-owned and maintained Mākena Alanui Road, are anticipated as part of the proposed action. Homeowners will be encouraged to use alternative means of transportation throughout the community. As such, walking, bicycling, and golf cart paths are also being planned as part of the project, as are beach shuttle services.

Table 2 below outlines the different Tax Map Keys (TMKs) that comprise the project area:

Table 2. Tax Map Key Summary

TMK	Approximate Acreage
(2)2-1-005:108	489.43 acres
(2)2-1-006:036	9.06 acres
(2)2-1-006:057	1.35 acres
(2)2-1-007:068	1.01 acres
(2)2-1-007:092	0.42 acre
(2)2-1-007:093	0.46 acre
(2)2-1-008:078	55.06 acres
(2)2-1-008:079	36.05 acres
(2)2-1-008:081	7.61 acres
(2)2-1-008:090	350.94 acres
(2)2-1-031:036(Por.)	90.08 acres
Total	1,041.47 acres

The four (4) components of the land plan are described below. Further details on the project components will be included and discussed in the Draft Environmental Impact Statement (Draft EIS).

1. **Rural and Single-Family Residential Lots**

Rural and single-family residential lots will be sold to individual homeowners to construct their own homes. Refer to **Figure 3** and **Table 3**. Mākena Mauka will employ a set of design guidelines that will ensure that these lots, when developed by individual owners, are consistent with the approvals for the project.

2. **Multi-Family Residential Units**

The proposed multi-family residential units will be provided in multi-plex structures. Refer to **Figure 3** and **Table 3**.

3. **Golf Course Improvements**

The Mākena South Golf Course is proposed to be renovated and re-opened for play. A new golf course clubhouse and practice range are also proposed to be developed. The new clubhouse and golf practice range will serve the Mākena North Golf Course, with the existing clubhouse within Parcel B-3 being re-purposed to serve the renovated South Golf Course. Refer to **Figure 3**.

4. **Other Project-Related Improvements**

Implementation of the project will involve development and installation of infrastructure to support the proposed uses, which will include use of non-residential parcels. This will include, but not be limited to, access, utility, and public parking improvements, as well as the potential development of additional water source and treatment facilities. Additional information and analysis of the projected infrastructure demands and system improvements will be discussed in the Draft EIS.

Also, as part of the proposed land plan, the Applicant intends to develop a community gathering place, recreational hiking trails, pedestrian, bike, and golf cart trails, and beach parking stalls, and an expansion to Mākena Landing for public use and enjoyment. Refer to **Figure 3**.

Table 3 below summarizes the proposed development “parcel” components of the project:

Table 3. Proposed Land Plan Development Summary – Residential Components

Development “Parcel”	Approximate Area of Residential Use (Acres)	Notes
B-1	3.7	
F-1	3.9	
B-3	9.8	
M-1	22.1	
M-2	22.5	Includes 94 to 100 residential workforce housing units at least 60 of which will be affordable to households whose gross family income is not more than 100 percent of the Area Median Income (AMI)*
M-3	19.0	
M-4	18.9	
M-7	27.8	
M-8	12.8	
M-9	22.9	
M-10	24.4	
M-11	14.9	
M-12	18.3	
S-1	93.6	
S-2	7.3	
S-3	107.0	
S-4	38.1	
S-6(por.)	6.0	Portion of S-6 located within Urban Growth Boundary
TOTALS	473	
* Residential workforce housing unit count to be calculated pursuant to Maui County Code, Section 2.96.040 and subject to final market rate unit count.		

D. CHAPTER 343, HAWAII’I REVISED STATUTES COMPLIANCE

The County of Maui Department of Planning has determined through its judgment and experience that an EIS is likely to be required and has authorized the Applicant to initiate its environmental review through the preparation of an EISPN. This EISPN has been prepared in accordance with Chapter 343, Hawaii’i Revised Statutes (HRS) and Chapter 200.1 of Title 11, Department of Health Administrative Rules (HAR), EIS Rules. Pursuant to §11-200.1-7(c), HAR, the Maui Planning Commission has the final authority to accept the EIS due to the first discretionary permit/approval being a Special Management Area (SMA) Use Permit as will be further described below.

This EISPN provides public notification of the proposed project. One of the purposes of this EISPN is to solicit public comments on the scope of impacts to be addressed in the Draft EIS. Community input on the contents of the Draft EIS will be sought through this EISPN and a public scoping meeting. Under HAR §11-200.1-2, the term “EIS public scoping meeting” is defined as “a meeting in which agencies, citizen groups, and the general public assist the proposing agency or applicant in determining the range of actions, alternatives, impacts, and proposed mitigation measures to be considered in the draft EIS and the significant issues to be analyzed in depth in the draft EIS.” The details regarding the public scoping meeting are in Chapter VII.

The Draft EIS will provide a more refined and detailed description of the proposed project, an analysis of the potential environmental consequences of the proposed project, and a discussion of alternatives to the proposed project. The Draft EIS will disclose significant short-term, long-term, and cumulative impacts on the human, natural, and built environment. The following resource categories have been tentatively identified for consideration in the Draft EIS:

- Existing and Surrounding Land Uses
- Climate
- Topography and Soil Characteristics
- Agriculture
- Nearshore Water Quality
- Groundwater Resources
- Streams and Wetlands
- Flood and Tsunami Hazards
- Sea Level Rise
- Flora and Fauna
- Marine Environment
- Air Quality
- Greenhouse Gas Emissions
- Noise
- Scenic and Open Space Resources
- Archaeological and Historic Resources
- Cultural Resources
- Chemical and Fertilizer Use
- Regional Setting
- Population, Demography, and Social Impacts
- Economy and Labor Force
- Police and Fire Protection
- Medical Facilities
- Educational Facilities
- Recreational Facilities
- Solid Waste Collection
- Roadways/Circulation
- Water System
- Wastewater System

- Drainage System
- Electrical, Telephone, and Cable Television/Internet Systems
- Cumulative and Secondary Impacts

At this stage, it is anticipated that the following site-specific environmental studies and analyses for the proposed project will be discussed in and appended to the Draft EIS, as appropriate:

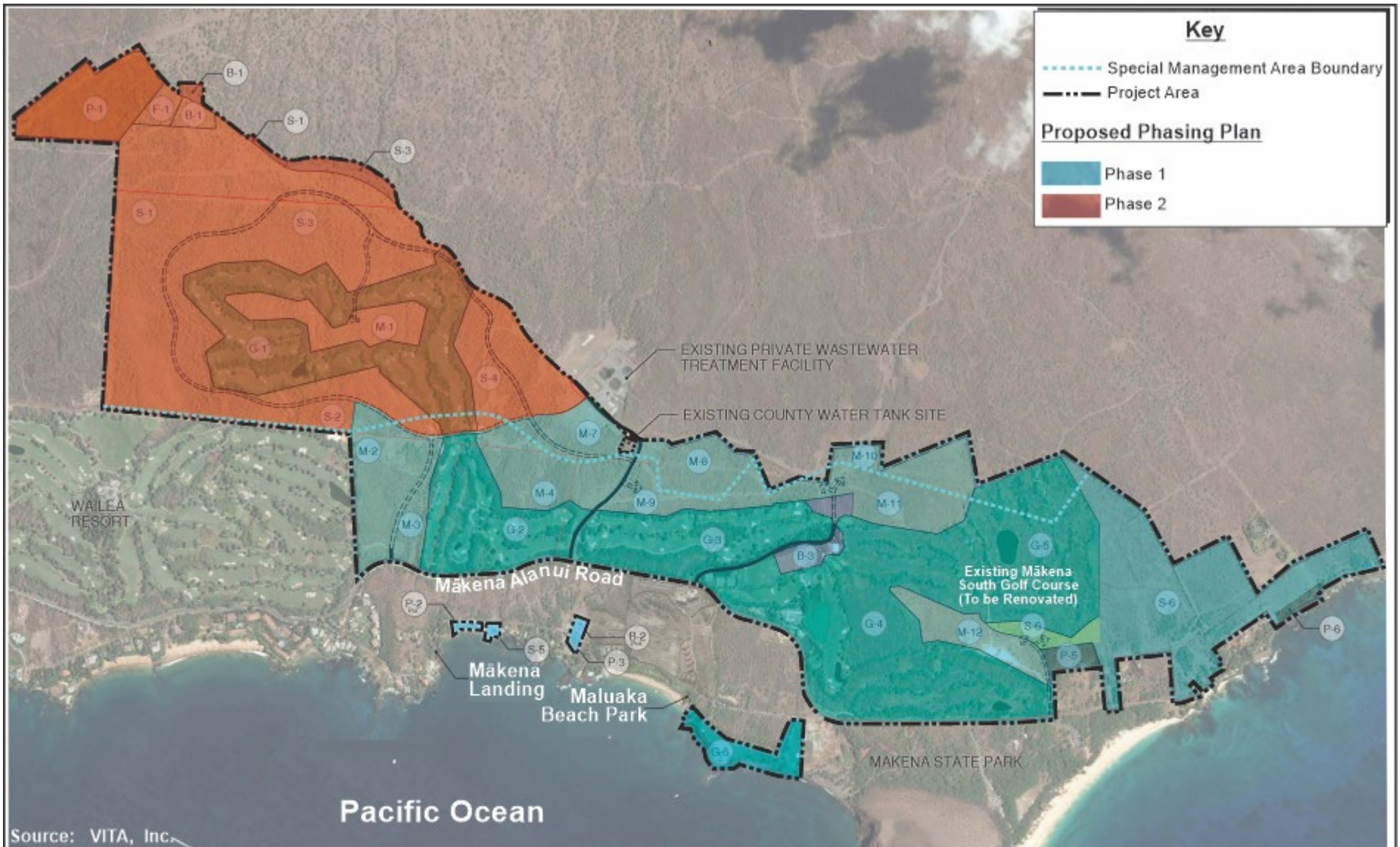
- Air Quality Assessment Report
- Archaeological reports and documentation
- Cultural Impact Assessment
- Design Guidelines
- Economic and Fiscal Impact Analysis Report
- Flora and Fauna Survey
- Groundwater Resources Impact Assessment Report
- Market Study
- Noise Assessment Report
- Preliminary Engineering and Drainage Report
- Sustainability Report
- Traffic Impact Analysis Report
- Transportation Management Plan
- View Analysis
- Water Quality and Marine Biology Assessment Report

Once prepared, the Draft EIS document will be reviewed by the Department of Planning, published in the Office of Planning and Sustainable Development, Environmental Review Program's (ERP) Environmental Notice bulletin and made available for a 45-day public review and comment period. In addition, the Draft EIS will be presented to the Maui Planning Commission (the EIS Accepting Authority) at a public meeting for review. Following this review process, the Applicant will prepare a Final EIS document responding to comments received on the Draft EIS, which will be reviewed by the Maui Planning Commission at a subsequent meeting to determine the acceptability of the document.

E. LAND USE ENTITLEMENTS REQUIRED

1. Special Management Area

A portion of the project area (hereafter referred to as Phase 1) lies within the SMA for the County of Maui. See **Figure 8**. As such, for those lands within the SMA that are currently designated under State and County land use plans, including County zoning, for development in a manner consistent with the Applicant's proposal, a SMA Use Permit application(s) will first be prepared and submitted to the Department of Planning for processing, with final action on said application(s) to be taken by the Maui Planning Commission. SMA Use Permit(s) will be the first discretionary permit/approval sought for the project and will cover Phase 1 of the



Source: VITA, Inc.

Figure 8

Mākena Mauka Project Phases Map

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project. The Final EIS shall serve as the primary technical supporting document for the SMA Use Permit application(s).

2. Shoreline Setback Rules

A majority of the proposed land plan is located inland of Mākena Alanui Road and, as such, is not shoreline-abutting. A small portion of golf course, park and non-residential lands within the land plan is, however, situated adjacent to the coastline. No new vertical development is proposed in these areas of the land plan. A discussion of the proposed project in the context of the County's Shoreline Setback Rules will be provided in the Draft EIS.

3. District Boundary Amendment

The lands proposed for the SMA Use Permit(s) (Phase 1) are entirely within the Urban District. Refer to **Figure 5**. Outside of that area, a portion of lands within the land plan area (hereafter referred to as Phase 2 of the project) is currently located mostly within the State "Agricultural" district. Refer to **Figure 8**. The MIP placed this portion of the Mākena Mauka land plan area into the County's UGB, and the 1998 KMCP designates it for single and multi-family use. The soils in this area are very poorly rated for agricultural purposes (the Land Study Bureau soil rating in this area is "E", which is the lowest productivity level). Although this area is within the UGB, the Applicant would prefer not to seek reclassification to the Urban District. As such, approval from the SLUC of a District Boundary Amendment (DBA) petition will be needed to change these lands in Phase 2 to the "Rural" district. From the Applicant's perspective, the Rural District designation would provide a gradual transition from the more makai Urban District lands and the Agricultural District lands that are mauka and, therefore, be more consistent with the objectives of the proposed action. SLUC classification for Phase 2 of the project will be sought after actions on the SMA Use Permit application(s) for Phase 1. A Community Plan Amendment application (as discussed below) will be needed for Phase 2 prior to processing of the DBA petition to ensure conformity of the County comprehensive land use plans.

4. Community Plan Amendment

As mentioned previously, much of the project area is already designated by the 1998 Kihei-Makena Community Plan for "Single-Family" or "Multi-Family" use. Refer to **Figure 4**. However, it is anticipated that portions of the land area will be redesignated to ensure land use consistency with the proposed State Land Use and County zoning designations. As such, and as noted above, prior to the DBA petition for Phase 2, an application for a Community Plan Amendment (CPA) may be prepared and filed with the Department of Planning for review and action by the Maui County Council. The Final EIS shall serve as the primary technical

supporting document for the CPA application. It is noted that the 1998 Kihei-Makena Community Plan is in the early stages of being updated by the County of Maui-referred to as the South Maui Community Plan process. It is possible that the final updated Community Plan approved by the County Council will establish land use designations that are more consistent with the Applicant's proposed project and, therefore, that the Applicant will not need to pursue a CPA in order to develop the Phase 2 of the proposed project.

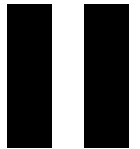
5. Change of Zoning

A majority of the development "parcels" around the North Golf Course were re-zoned for residential use in 2009 by the Maui County Council via Ordinance 3613. Refer to **Figure 6**. Outside of these areas of existing residential zoning, portions of the project area located outside the County's SMA will need to be re-zoned to allow for the uses proposed by the land plan. As such, following the DBA petition (and, if necessary, the CPA application) for Phase 2, an application for Change of Zoning (CIZ) for the Phase 2 lands will be prepared and filed with the Department of Planning for review and action by the Maui County Council.

Further information regarding the proposed land use entitlement changes for the project will be provided in the Draft EIS.



**DESCRIPTION OF THE
EXISTING ENVIRONMENT
AND SCOPING OF POTENTIAL
IMPACTS**



II. DESCRIPTION OF THE EXISTING ENVIRONMENT AND SCOPING OF POTENTIAL IMPACTS

A. PHYSICAL SETTING

1. Existing and Surrounding Land Uses

The project area is located within the Mākena region of South Maui which contains a variety of uses from low density rural residential lots to higher density resort-oriented apartment developments, as well as public/quasi-public and recreational uses. Refer to **Figure 2**. The historic Keawala'i Church, Mākena North Golf Course, Mākena Landing, Maluaka Beach, and Mākena State Park (Big Beach or Oneloa) are representative of the public/quasi-public and recreational uses in the Mākena area.

At a broader regional landscape, Mākena is identified as one (1) of the four (4) resort destination areas on the Island. East (or mauka) of the proposed project are various agricultural/ranch lands that reach up the mountain to the upcountry community. To the south is the Mākena State Park (Big Beach or Oneloa) and various single-family residences – with the 'Āhihi-Kīna'u Natural Preserve Area (La Perouse) lying beyond. Immediately to the north of Mākena is the Wailea Resort, a premier visitor destination featuring a number of resort accommodations, golf courses, commercial ventures (e.g., Shops at Wailea), and resort residential projects. Honua'ula, a master-planned community that is not yet under construction, is located inland (mauka) of Wailea, south of the Maui Meadows residential community.

2. Climate

Maui is characterized by a semi-tropical climate containing a multitude of individual microclimates. The mean annual temperature of the island at all locations near sea level is approximately 75 degrees Fahrenheit. A high proportion of the rainfall that Maui receives each year falls on the northeast facing shores leaving the south and southwest coastal areas relatively dry.

The project area is located within one of these drier areas of the southwest coast. The Kīhei-Mākena coast is generally sunny, warm, and dry throughout the entire year. Annual temperatures in the region average in the mid 70's. July through September are historically the warmer months of the year, while the cooler months are December through February. During the summer months, average daily temperatures in Kīhei typically range from the low 70's to the high 80's (County of Maui, Office of Economic Development, 2019).

Average rainfall distribution in the Kīhei-Mākena region varies from under 10 inches per year along the coastline to more than 20 inches per year in the higher elevations. Rainfall in the Kīhei-Mākena region is highly seasonal, with most of the precipitation occurring in the winter months (County of Maui, Office of Economic Development, 2019).

Northeast tradewinds prevail approximately 80 to 85 percent of the time. Tradewinds originating from the northeast average 10 to 15 miles per hour during afternoons, with slightly lighter winds during mornings and nights. Between October and April, the southerly winds of Kona storms may be experienced (County of Maui, Office of Economic Development, 2019).

From an environmental standpoint, replacement of vegetative surfaces with hardscapes associated with roadways, paved parking areas, and buildings may yield a tendency towards slightly increasing ambient air temperatures. To address this “heat island” effect, proposed landscaping and landscaped buffers will be proposed for integration into the project. A goal of the landscape design and planting plan will be to provide shading opportunities to reduce the “heat island” effect. Additional information regarding the proposed landscaping plan for the project will be included in the Draft EIS.

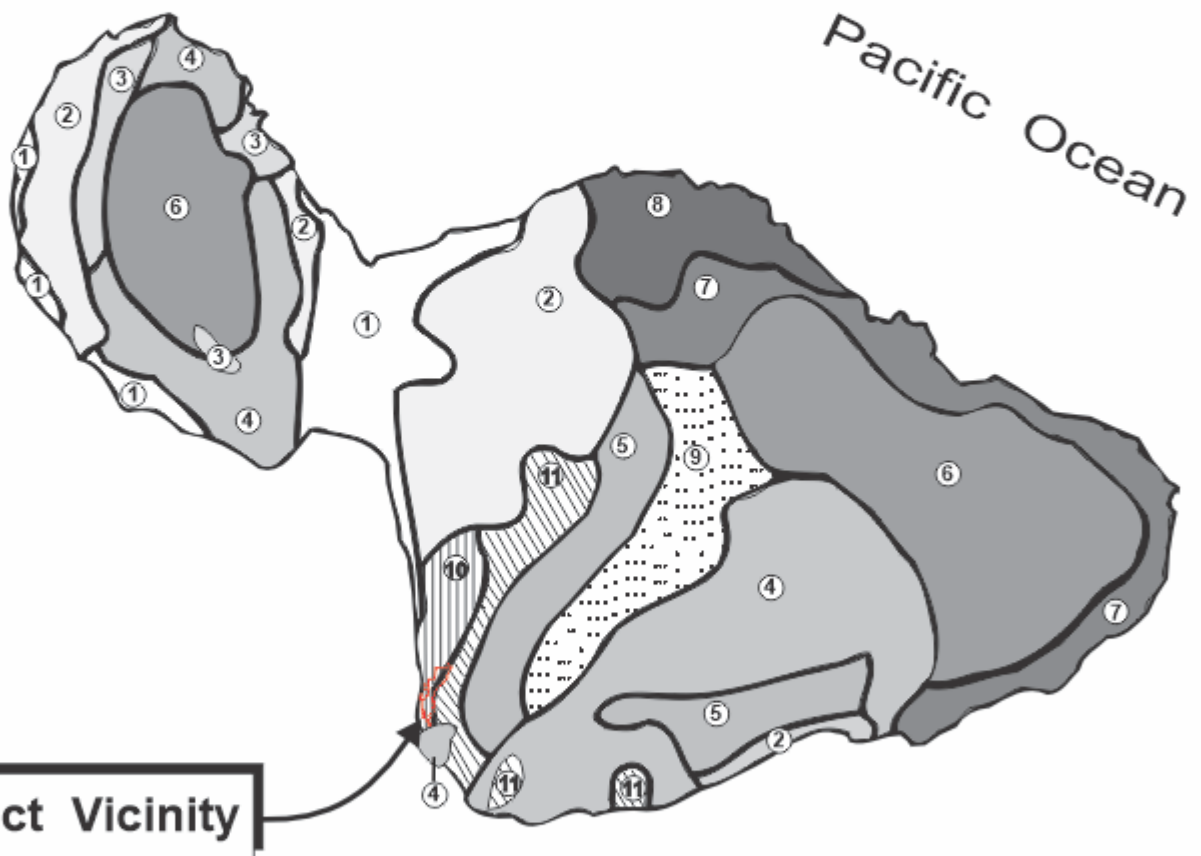
3. Topography and Soil Characteristics

The project area slopes in an east to west direction toward the ocean.

Underlying the project area are the Keawakapu-Mākena and Kamaole-Oanapuka soil associations. See **Figure 9**. The Soil Survey of the Islands of Kaua‘i, O‘ahu, Maui, Moloka‘i and Lāna‘i, State of Hawai‘i characterizes the soils of the Keawakapu-Mākena soil association as gently sloping to moderately steep and well drained. The underlying material is fine-textured to medium-textured subsoil and ranges in depth from shallow to deep and is comprised of fragmental ‘a‘a lava. The soil series underlying the project area is the Mākena series, which consists of well-drained soils on uplands developed in volcanic ash. These soils are gently to moderate sloping and range in elevation from sea level to approximately 500 feet above mean sea level (amsl). The Kamaole-Oanapuka association is also characterized as being gently sloping to moderately steep and well-drained. These soils are extremely stony and are shallow to deep over fragmental lava. The soil series underlying the project area is the Oanapuka series, which has surface and sub-layers of silt loam. The substratum is comprised of fragmental ‘a‘a lava.

LEGEND

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



Source: USDA, Soil Conservation Service

Figure 9

Mākena Mauka
Land Plan
Soil Association Map

NOT TO SCALE



Prepared for: Makena Golf & Beach Club Owners



The specific soil types underlying the project area include Makena loam, stony complex, 3 to 15 percent slopes (MXC), Oanapuka very stony silt loam, 7 to 25 percent slopes (OAD), Oanapuka extremely stony silt loam, 7 to 25 percent slopes (OED), Very stony land (rVS). The Mākena, Oanapuka, and stony soil types are characterized as being well drained, but with low runoff classes. See **Figure 10**.

4. Agriculture

On the island of Maui approximately 235,770 acres have been designated as “Agricultural” by the SLUC, representing just over 50 percent of the island.

In 1977, the State Department of Agriculture developed a classification system to identify Agricultural Lands of Importance to the State of Hawai‘i (ALISH). The classification system is based primarily, though not exclusively, upon the soil characteristics of the lands. The three (3) classes of ALISH lands are: “Prime”, “Unique”, and “Other Important” agricultural land, with all remaining lands termed “Unclassified”.

When utilized with modern farming methods, “Prime” agricultural lands have a soil quality, growing season, and moisture supply necessary to produce sustained crop yields economically. “Unique” agricultural lands possess a combination of soil quality, growing season, and moisture supply to produce sustained high yields of a specific crop. “Other Important” agricultural lands include those that have not been rated as “Prime” or “Unique” but are of state-wide or local importance for agricultural use.

Approximately 62,000 acres, or 26 percent, of Maui’s 235,770 acres of SLUC designated “Agricultural” lands are characterized as “Prime” lands by the ALISH system. The project area is not classified by the ALISH system. See **Figure 11**.

The University of Hawai‘i, Land Study Bureau (LSB) developed the Overall Productivity Rating, which classified soils according to five (5) levels, with “A” representing the class of highest productivity soils and “E” representing the lowest. These letters are followed by numbers which further classify the soil types by conveying such information as texture, drainage, and stoniness. The ratings are based on soil properties, topography, climate, and other factors. On the island of Maui, LSB “A” and “B” designated lands comprise approximately 21 percent of the island’s SLUC “Agricultural” lands. Most of the project area is not within the State Agricultural District and, therefore, is not classified by the LSB. However, for those areas that are within the State Agricultural District, the LSB soil ratings are rated “E”, the lowest productivity level. See **Figure 12**.

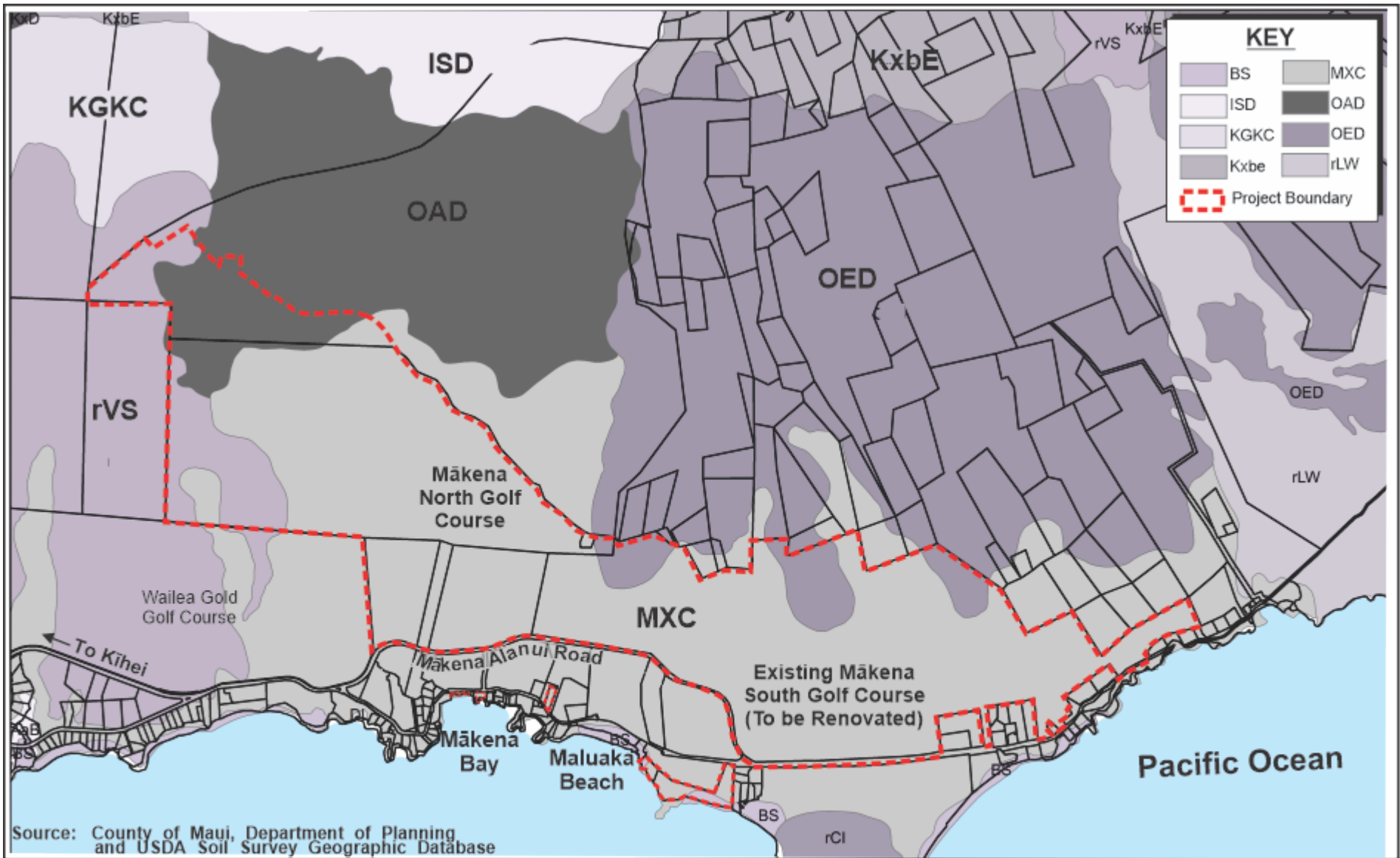


Figure 10

Mākena Mauka Soil Classification Map



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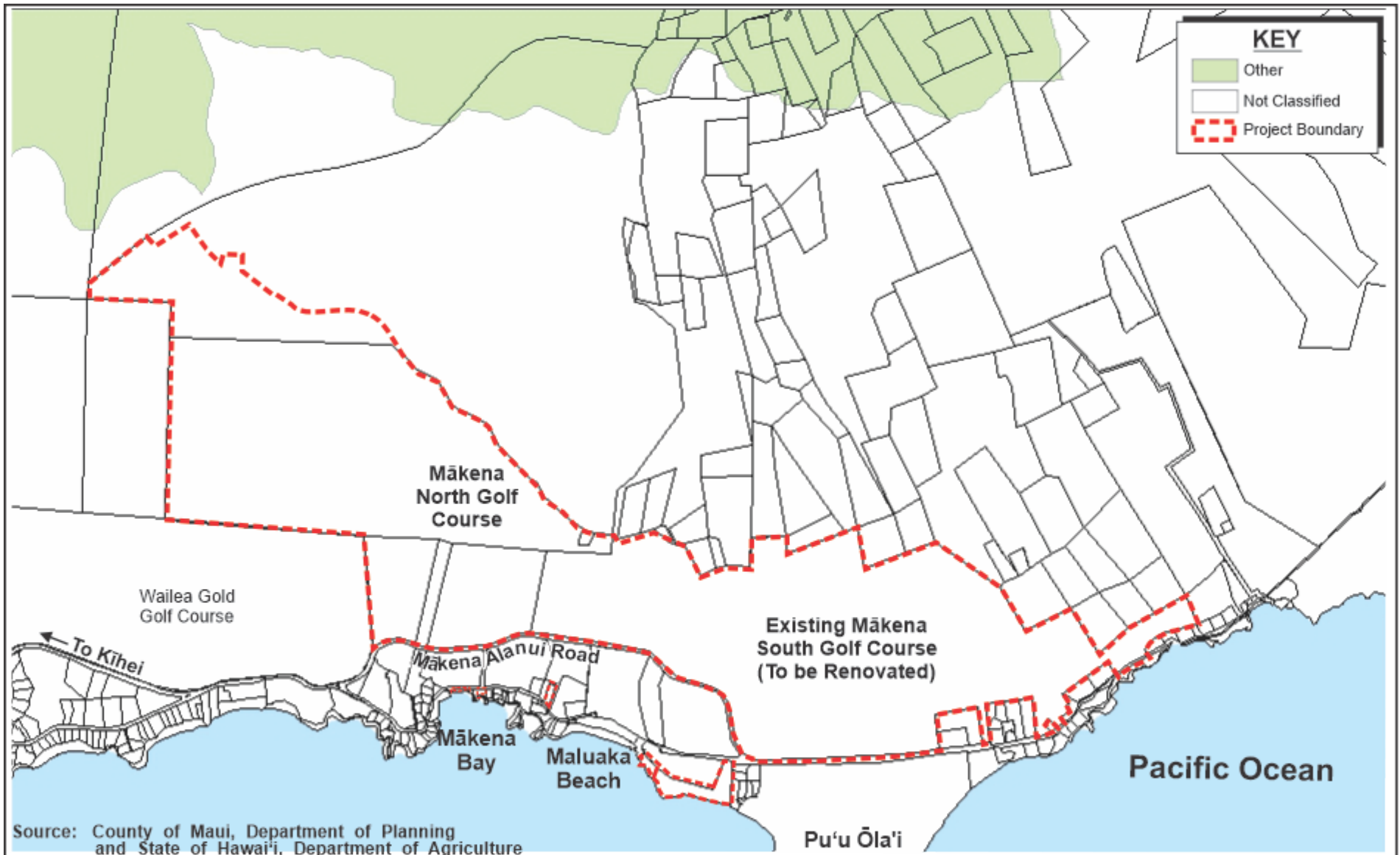


Figure 11

Mākena Mauka
Agricultural Lands of Importance to the State of Hawai'i



Prepared for: Makena Golf & Beach Club Owners





Figure 12

Mākena Mauka
Land Study Bureau Map



Prepared for: Makena Golf & Beach Club Owners



Chapter 205, Hawai'i Revised Statutes (HRS), declared that the people of Hawai'i have a substantial interest in conserving the agricultural resources of the State. The State calls for the identification of Important Agricultural Lands (IAL) to identify and plan for the maintenance of a strategic agricultural land resource base that can support a diversity of agricultural activities and opportunities that expand agricultural income. The project area is not designated as IAL.

An Agricultural Impact Assessment Report will be prepared as part of the EIS process to assess the potential impact of the proposed project on the availability of productive agricultural lands on Maui. A copy of the Agricultural Impact Assessment Report will be included and discussed in the Draft EIS.

5. Nearshore Water Quality

Water chemistry monitoring of the waters off of Mākena has been ongoing since 1995. The goals of the water quality monitoring report are to 1) assess the degree to which nutrient subsidies and materials used on land leach into groundwater and subsequently reach the ocean, and 2) determine the fate of these materials within the nearshore zone.

A Water Quality and Marine Biological Assessment Report will be prepared to assess the effects of the proposed project on nearshore water quality, a copy of which will be included and discussed in the Draft EIS.

6. Marine Environment

The Mākena coastline consists predominantly of a series of basalt outcrops separating wide crescent-shaped beaches. In this regard, protected and listed species may occur within the nearshore area of Mākena.

As mentioned previously, a Water Quality and Marine Biological Assessment Report will be prepared as part of the environmental review process to assess potential impacts of the proposed project on the nearshore marine environment. A copy of this report will be included and discussed in the Draft EIS.

7. Groundwater Resources

A Groundwater Resources Assessment Report will be prepared to evaluate potential effects on groundwater in the area resulting from implementation of the proposed project, including the potential development of a water well(s) and a reverse osmosis facility. A copy of this report will be included and discussed in the Draft EIS.

8. Streams and Wetlands

There are numerous unnamed drainage ways that traverse the project area in an east to west direction. Coordination will be undertaken with the Department of the Army (DA), U.S. Army Corps of Engineers (USACE) to determine if any drainageways are waters of the U.S and, thus, to determine if any DA permitting is required. One (1) non-perennial stream, Kapuaikea Stream, traverses the project area. See **Figure 13**. Implementation of the proposed project will not impact the natural course of this stream.

Furthermore, according to the United States Department of the Interior, Fish and Wildlife Service, National Wetland Inventory Map, there are no wetland features within or in the immediate vicinity of the project area.

A Preliminary Engineering and Drainage Report (PEDR) will be prepared for the project, and will assess hydrological conditions affecting the natural drainage patterns within the project area. A copy of the PEDR will be included and discussed in the Draft EIS.

In addition, information regarding consultation with the USACE will also be included in the Draft EIS.

9. Flood and Tsunami Hazards

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) indicates that the majority of the project area is located within Flood Zone X (unshaded), an area of minimal flooding located outside the 0.2 percent annual chance floodplain, while a small portion of the site along the shoreline lies in Zone VE, which represents an area inundated by one (1) percent annual chance flooding (usually an area of ponding), for which base flood elevations have been determined; flood depths typically range from one (1) to three (3) feet. See **Figure 14**.

The updated County of Maui's Tsunami Evacuation Maps designate three areas: 1) the Safe Zone, illustrated in green on the maps, identifies the area to which people should evacuate in the event of a tsunami; 2) the Extreme Tsunami Evacuation Zone, shown in yellow, designates areas which should be evacuated during an Extreme Tsunami Warning; and 3) the Tsunami Evacuation Zone, shown in orange, identifies areas which should be evacuated in the event of any type of Tsunami Warning. During a Tsunami Warning, destructive waves may inundate all coastlines, while during an Extreme Tsunami Warning waves may move more significantly inland. The Tsunami Evacuation Map for the Mākena area shows the majority of the project area as being within the Safe Zone, with small portions of the project area along the shoreline makai of Mākena Alanui Road being within the Tsunami Evacuation Zone and the Extreme Tsunami Evacuation Zone. See **Figure 15**.

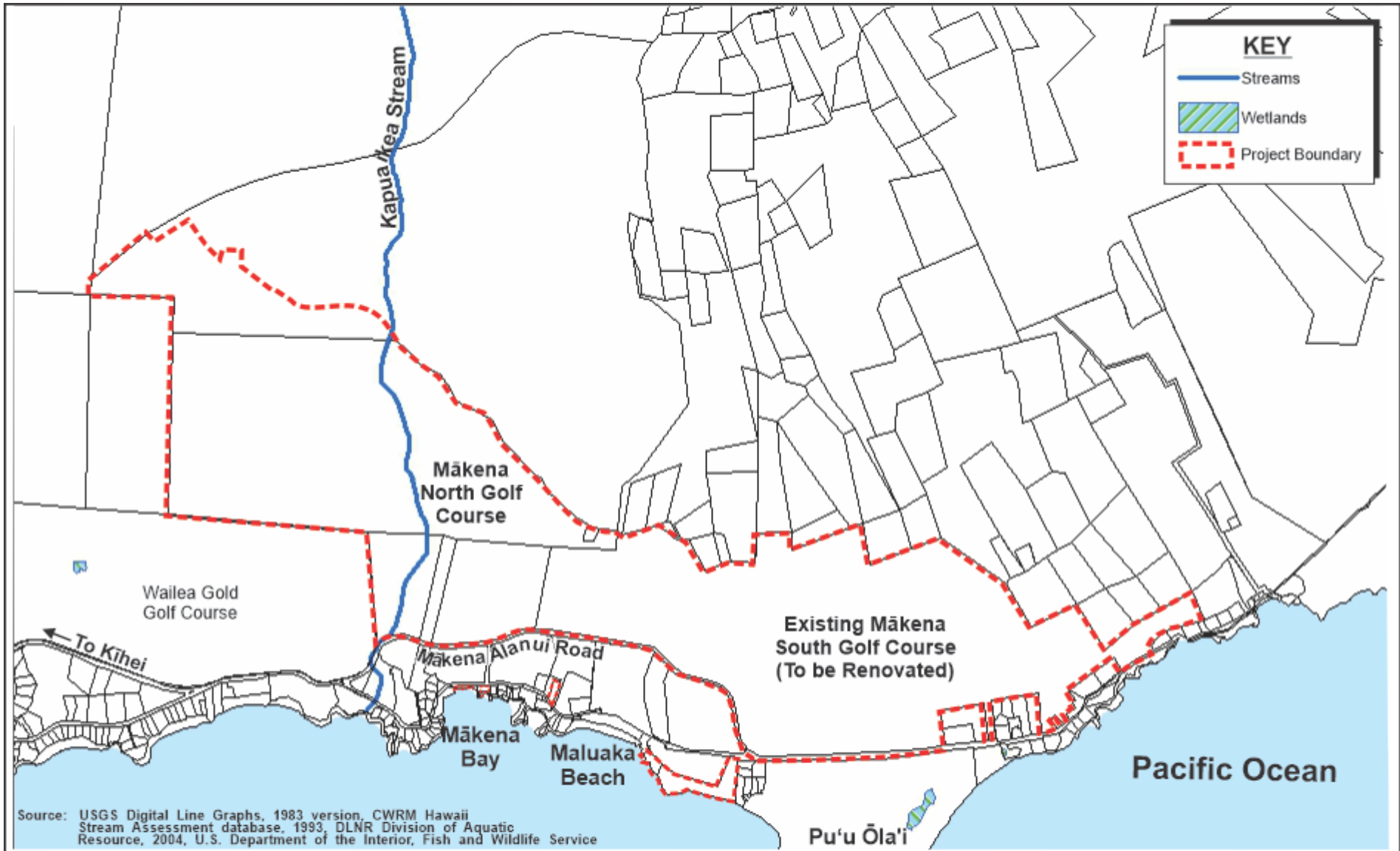


Figure 13

Mākena Mauka Streams and Wetlands Map



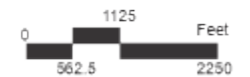
Prepared for: Makena Golf & Beach Club Owners





Figure 14

Mākena Mauka Flood Insurance Rate Map



Prepared for: Makena Golf & Beach Club Owners



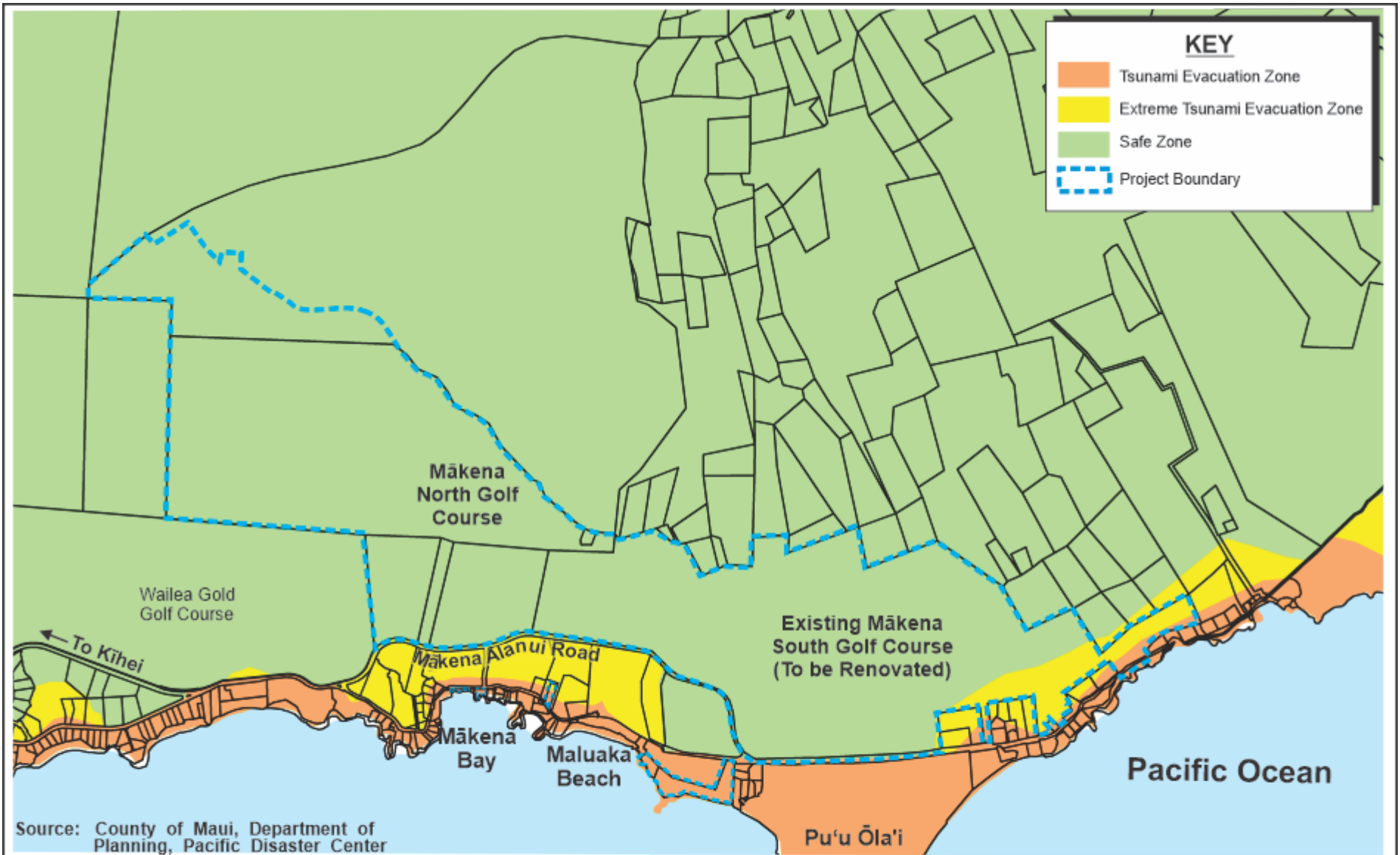


Figure 15

Mākena Mauka Tsunami Evacuation Zone Map



Prepared for: Makena Golf & Beach Club Owners



There are no restrictions on development associated with the Flood Zone X (unshaded) designation and no vertical construction is proposed within Zone VE. Mākena Alanui Road, which forms the western boundary of the entire project area, also forms the boundary between the Safe Zone and the Extreme Tsunami Zone, with the Safe Zone being mauka of the roadway. In addition, no residential structures are proposed within portions of the project area located in the Tsunami Evacuation Zone or the Extreme Tsunami Evacuation Zone.

10. Sea Level Rise

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 Hawai'i Sea Level Rise Vulnerability and Adaptation Report that was prepared in 2017 by the Hawai'i Climate Change Mitigation and Adaptation Commission that projects a 3.2-foot rise in sea level for the Hawaiian Islands by the mid-to-latter half of the 21st century. It is noted that the vast majority of the project area is located inland and outside of the projected 3.2-foot sea level rise exposure area while small portions of land along the shoreline (including areas of the Mākena South Golf Course as well as the Mākena Landing beach park expansion lands) are within the projected inundation area (Hawai'i Climate Change Mitigation and Adaptation Commission, 2017). See **Figure 16**.

11. Flora and Fauna

Previous flora and fauna studies done in the Mākena region describe the area as a lowland dry forest with an undergrowth of grasses and brush species. Most abundant were kiawe trees (*Prosopis pallida*), sourgrass (*Digitaria insularia*), and keeled goosefoot (*Chenopodium carinatum*). Also common were buffelgrass (*Cenchrus ciliaris*), Guinea grass (*Megathyrsus maximum*), Santa Maria (*Parthenium hysterophorus*), golden crown-beard (*Verbesina encelioides*), hairy abutilon (*Abutilon grandifolium*), false mallow (*Malvastrum coromandelianum*), prickly sida (*Sida spinosa*), and maile hohono (*Ageratum conyzoides*). Two (2) were indigenous native plants that have also been documented in the area: the 'uhaloa (*Waltheria indica*) and the 'Ilima (*Sida fallax*). Both species are widespread throughout Hawai'i and found on other Pacific islands as well. None of these species are considered threatened or endangered (Munekiyo Hiraga, 2017).

Mammals that have been documented in the Mākena area include axis deer (*Axis axis*), feral cats (*Felis catus*), house mice (*Mus domesticus*), Mongoose (*Herpestes auropunctatus*), and roof rats (*Rattus rattus*). Common avifauna include myna (*Acridotheres tristis*), zebra dove (*Geopelia striata*), and the African silverbill (*Lonchura cantans*).

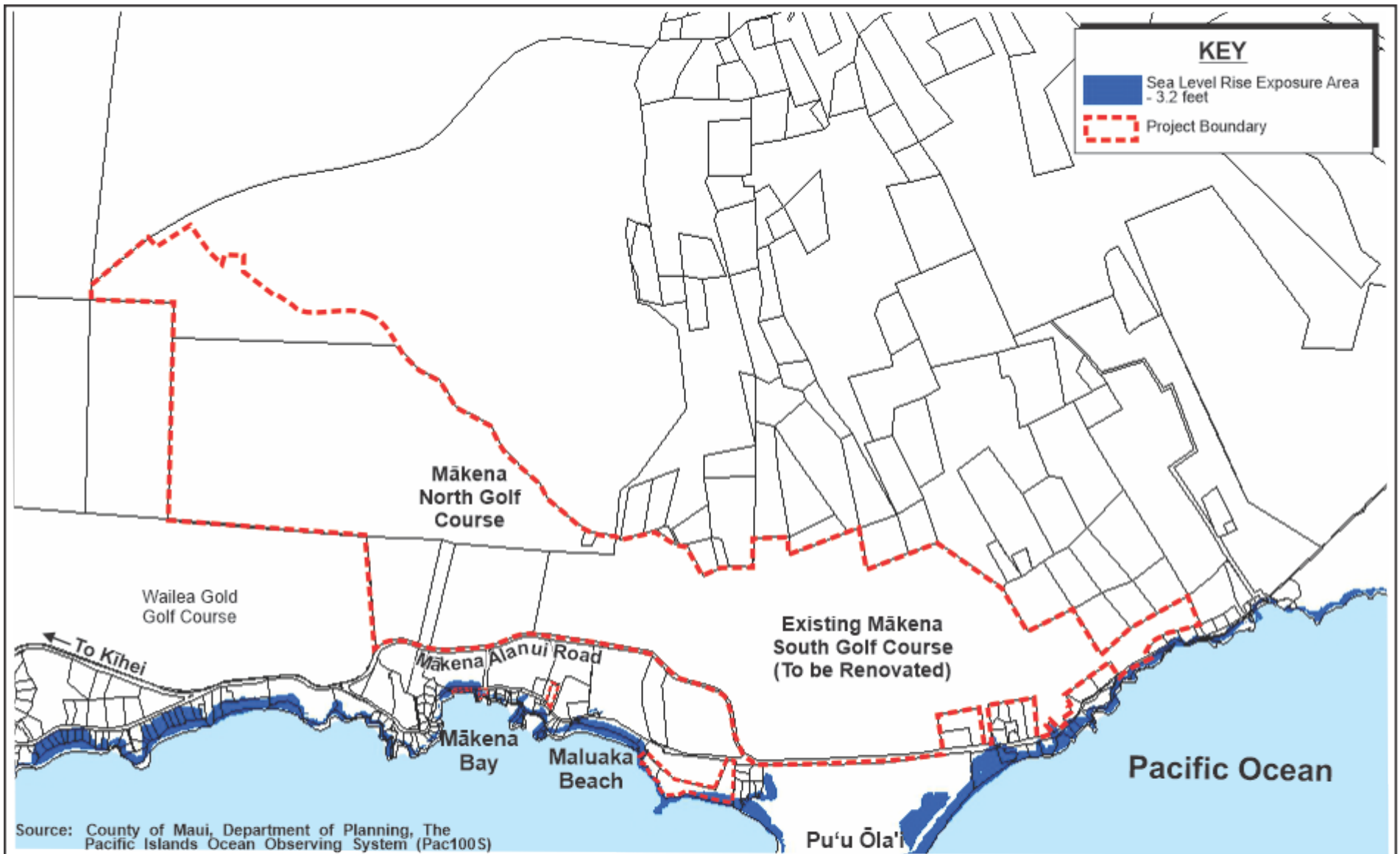


Figure 16

Mākena Mauka Sea Level Rise Map



Prepared for: Makena Golf & Beach Club Owners



A site-specific Flora/Fauna Survey will be carried out as part of the environmental review process for the project. A copy of the Flora/Fauna Survey will be included and discussed in the Draft EIS.

A preliminary landscape plan will be prepared and also included in the Draft EIS identifying the plant palette that will be utilized in the proposed project.

12. Air Quality

The area in general does not experience adverse air quality conditions. Notable point sources of air contaminants in the local area can be attributed to vehicle exhaust, as well as periodic events such as Hawai'i Island volcanic eruptions and Central Maui range fires. The above-noted sources are relatively intermittent, however, and the prevailing tradewinds disperse suspended particulates to maintain a relatively high level of air quality in and around the project area.

Implementation of the project would result in impacts from dust generated by short-term construction-related activities. Site work, such as clearing, grubbing, grading, and utilities/roadway improvements, for example, will generate wind-blown particulates. A comprehensive Best Management Practices (BMP) plan will be developed and implemented for the construction phase of the project. Examples of mitigation measures that may be included in the BMP program include the use of dust control measures, such as regular watering and sprinkling, installation of dust screens, and timely revegetation of graded areas.

Once construction is completed, project-related vehicular traffic will generate automotive emissions. Homeowners will be encouraged by the Homeowners' Association to use alternative means of transportation to move throughout the community. Walking, bicycle, and golf cart paths are being planned as part of the project to provide alternative transportation modes for short trips that do not produce airborne emissions. A public beach shuttle will also be provided to transport users from two (2) designated parking areas within Mākena to public beach parks within the Mākena Mauka property and to Mākena State Park.

An Air Quality Assessment Report will be prepared as part of the environmental review process, a copy which will be included and discussed in the Draft EIS.

13. Greenhouse Gas Emissions

The Mākena area is characterized by low-density residential uses, golf course and recreational land uses and is not considered to be a substantial contributor of Greenhouse Gas (GHG) emissions.

As discussed above, an Air Quality Assessment Report will be prepared as part of the environmental review process for the project, which will also include a discussion relating to GHG emissions. A copy of this report will be included and discussed in the Draft EIS.

14. Noise

Existing background noise in the vicinity of the project area is principally attributed to vehicular traffic traversing through the area.

Ambient noise conditions will be temporarily impacted by construction activities. Heavy construction equipment and construction activities would be the dominant source of noise during construction. Equipment mufflers or other noise attenuating equipment, as well as proper equipment maintenance, will be used during construction activities in order to mitigate potential impacts to ambient noise conditions in the vicinity. Also, construction activities are anticipated to be limited to daylight working hours. Contractors will be required to avoid sensitive areas and comply with the maximum allowable noise levels for stationary equipment established by Hawai'i Administrative Rules (HAR), Chapter 11-46, "Community Noise Control". Should a community noise permit be required, said permit will be obtained prior to the commencement of construction.

A Noise Study will be prepared as part of the environmental review process, a copy of which will be included and discussed in the Draft EIS.

15. Scenic and Open Space Resources

Potential effects on scenic and open space resources and scenic view corridors resulting from the proposed project will be evaluated and discussed in the Draft EIS.

16. Archaeological and Historic Resources

Previous archaeological work in the overall Mākena area has revealed the presence of archaeological resources. As such, archaeological resources are anticipated to be present within the project area. Archaeological documentation will be prepared for the project area in coordination with the State Historic Preservation Division (SHPD).

17. Cultural Resources

In terms of traditional Hawaiian perspectives of the island, the project area is situated within the moku (traditional land district) of Honua'ula. Honua'ula encompasses the southwestern corner of Haleakalā, a leeward and relatively arid region of Maui. Here, abundant fishing grounds supported coastal settlements, and the seafood diet was

supplemented by 'uala, sweet potato, which was widely cultivated (Munekiyo Hiraga, 2017).

Following Western settlement in the islands, land uses in Honua'ula underwent a transition away from subsistence cultivation. The Great Māhele of 1848 precipitated the acquisition of substantial tracts of land by mainland businessmen for the establishment of plantations and ranches. As the cattle industry boomed, Mākena Landing became a key stop for boats traveling between Maui and O'ahu. Yet, although land use and settlement patterns changed at this point, upland 'ohana continued to trade with 'ohana living on the coast (Munekiyo Hiraga, 2017).

A Cultural Impact Assessment (CIA) study for the project area will be prepared as part of the environmental review process. A copy of the CIA report will be included and its findings discussed in the Draft EIS.

18. Use of Chemicals and Fertilizers

With the exception of the existing golf course lands, the project area is currently largely vacant and undeveloped and is vegetated with introduced species, such as kiawe and buffelgrass and instances of native 'ilima and 'uhaloa. In pre-contact times, the area would likely have supported a diverse, native dry forest and grassland habitat. The diversity has been drastically reduced by over a century of grazing by feral and domestic herbivores, including axis deer. The project area has not been cultivated in plantation crops and, therefore, there has been minimal use of chemicals and fertilizers in recent years apart from areas utilized for golf course use.

A landscape design for the project will be based upon a sustainable concept that reduces the use of chemical herbicides, pesticides, and fertilizers. The main objective will be to create a low maintenance, aesthetically pleasing landscape that limits impacts to the site and surrounding natural resources. While fertilizers may be used to help establish new plantings, and herbicides and pesticides may be used for landscape maintenance, the intent is to limit the use of fertilizers, herbicides, and pesticides to the extent practicable.

A comprehensive drainage system will be implemented as part of the proposed project to retain stormwater increases due to the development and also provide water quality treatment to prevent impacts to downstream properties, including Mākena Bay. A more detailed discussion of the project's drainage system in relation to this resource parameter will be included in the Draft EIS.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Regional Setting

From a regional standpoint, the project area is located within the Kihei-Makena Community Plan region which stretches from Ma'ālaea in the north to La Perouse Bay in the south. The region contains a diverse range of physical and socio-economic environments. With this region's dry, mild climate, and proximity to recreation-oriented shoreline resources, the visitor-based economy has grown steadily over the years. The town of Kīhei serves as the commercial and residential center of the region. In addition to Kīhei, the master-planned communities of Wailea and Mākena also serve as popular destinations for visitor activities. A number of internationally recognized hotels are located along the coastline at Wailea, with well renowned golf courses situated in both Wailea and Mākena.

The proposed project will be designed to be a low-density community that is compatible with the surrounding resort-related and residential land uses. Project design parameters will take into consideration architectural and landscape thematic concepts which will advance consistency with the area's built environment.

2. Population, Demography, and Social Impacts

The population of the County of Maui has exhibited moderate growth over the past ten (10) or so years. According to the Decennial Census data for 2010 and 2020, the resident population of the County of Maui was 154,834 in 2010 and 164,754 in 2020. This represents a 6.4 percent increase over that ten-year period.

The proposed project is located on the southwestern coast of Maui, within the Kihei-Makena Community Plan region. Just as Maui County's population has grown, the resident population of the Kīhei-Mākena region (Mā'ālaea, Kīhei, Mākena, and Wailea Census Designated Places) has also increased. The population of the Kīhei-Mākena region was 27,956 in 2020 (Decennial Census, 2020), comprising 17.0 percent of the County's population. According to the 2010 Census, the resident population of the Kīhei-Mākena region was 27,270. The resident population for this region in 2020, therefore, increased by 2.5 percent since 2010.

As a resort community, the expected buyer demographic profile includes a few local residents, with the majority of buyers being from off-island. Based on the Applicant's experience in developing similar projects, it is anticipated that the majority of market rate housing will be utilized as part-time residences that are not anticipated to be rented.

An Economic and Fiscal Impact Assessment Report will be prepared and included in the Draft EIS.

3. Economy and Labor Force

The economy of Maui is heavily dependent upon the visitor industry and, in turn, this industry fosters the retail and service industries. The dependency on the visitor industry is especially evident in the Kīhei-Mākena region, which is one of the State's major resort destination areas. The foundation for the region's visitor strength lies in the availability of vacation rentals, hotel condominiums, world-class resorts, and recreational facilities throughout Kīhei, Wailea, and Mākena. Service support for the visitor industry is also found in Kīhei, where numerous retail commercial centers are located. According to the latest Annual Visitor Research Report, total visitor spending by visitors on Maui in 2021 was \$4.04 billion and daily spending was \$202.00 per person (Hawai'i Tourism Authority, 2021).

Hawai'i's economy through 2019 was strong, with record-setting visitor arrivals and low unemployment. However, the COVID-19 pandemic has had 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 the COVID-19 virus in Hawai'i caused many businesses to shut down or drastically reduce operations. Unemployment claims soared. By the end of May 2020, unemployment in the State reached 23.4 percent, compared to just 2.7 percent in February 2020. As the State has reopened, unemployment has gradually decreased. By December 2023, the State unemployment rate was at 2.9 percent, as compared to 3.5 percent in December 2022 (Department of Business, Economic Development and Tourism, 2024).

As previously mentioned, an Economic and Fiscal Impact Assessment Report will be prepared and included in the Draft EIS.

C. PUBLIC SERVICES

1. Police and Fire Protection

The headquarters of the County of Maui Police Department (MPD) are located at its Wailuku Station. The department consists of several patrol, support, administrative, and investigative divisions that service the Hāna, Lāna'i, Lahaina, Moloka'i, Wailuku, and Kīhei regions.

The MPD's Kīhei Patrol, which covers the Kīhei-Mākena region, operates from a station located on Pi'ilani Highway, approximately 6.3 miles north of the project area, in the vicinity of Kamali'i Elementary School.

Fire prevention, protection, and suppression services are provided by the County of Maui, Department of Fire and Public Safety. The Kīhei Fire Station, which services the Kīhei-Mākena region from North Kīhei to Kama'ole Beach Park II, is situated on South Kīhei Road near Kalama Park, approximately 6.9 miles north of the project area. The

Wailea Fire Station is located about 4.8 miles to the north of the project area on Kilohana Drive. The Wailea Station services the area from Kama'ole Beach Park II to Mākena.

The proposed project will contribute toward police and fire protection services through the real property tax revenues that are expected to be generated from the project. Real property tax revenue projections will be included in the Economic and Fiscal Impact Assessment Report that will be prepared and included in the Draft EIS.

2. Medical Facilities

The only major medical facility on the island is Maui Memorial Medical Center, which is located in Wailuku about 20 miles from the project area. This 219-bed facility provides general, acute, and emergency care services.

Clinics and doctors' offices are situated throughout the Kīhei and Wailea areas, however, these offer medical services on a lesser scale. Such clinics include Kihei Clinic, Wailea Medical Services, Kihei Pediatric Clinic, Kihei Physicians, the Kihei-Wailea Medical Center, Maui Medical Group, and Kaiser Permanente.

3. Education Facilities

The Hawai'i Department of Education (DOE) operates four (4) schools in South Maui. Kīhei Elementary School and Kamali'i Elementary School cover grades Kindergarten to 5, and Lokelani Intermediate School covers grades 6 to 8. Maui High School, which covers grades 9 to 12 and is located in Kahului, is the designated public high school for South Maui residents. Kīhei Public Charter School covers grades K to 12. The approximate enrollments for these schools are presented in **Table 4**.

Table 4. Enrollments at Department of Education Schools Serving South Maui Residents

School	Actual Enrollment		
	SY 19-20	SY 20-21	SY 21-22
Maui High	2,082	2,100	2,058
Lokelani Intermediate	540	480	454
Kīhei Elementary	691	656	712
Kamali'i Elementary	476	444	403
Kīhei Charter	689	713	723

The new Kīhei High School (Kūlanihāko'i High School) opened for freshman and sophmores in August 2023 and is planned to gradually increase enrollment to serve all

grades within the next several years. At full capacity, the campus is designed for an enrollment of 1,600 students (The Maui News, 2024).

The University of Hawai'i Maui College (UHMC), located in Kahului, is a branch of the University of Hawai'i system. UHMC is the primary higher education institution serving Maui.

As previously mentioned, the majority of owners at the project are anticipated to be part-time residents in Mākena and would not have children enrolled in local public schools. In addition, resort-oriented housing in Mākena attracts an older population, including many retirees who do not have school-age children. The Applicant will, however, comply with applicable DOE school impact fee requirements for the project, including the requirements under Condition 9 of Ordinance 3613.

4. Recreational Facilities

Diverse recreational opportunities are available in the Kihei-Makena Community Plan region. Shoreline activities, such as fishing, surfing, jogging, camping, picnicking, snorkeling, swimming, and windsurfing, are by far the predominant forms of recreation in the area. Within the Mākena area, Mākena Landing, Maluaka Beach, and Mākena State Park (Big Beach or Oneloa) are popular destinations, as is the 'Āhihi-Kīna'u Natural Area Reserve. Numerous public park facilities exist within Kīhei, a relatively short driving distance of the project area, including Waipuilani, Kalama, and Kama'ole I/II/III Beach Parks. Additional recreational resources include the Kīhei Community Center and Aquatic Center, the South Maui Community Park, as well as the resort-affiliated, world-class golf courses and tennis centers of Wailea and Mākena.

Within implementation of the proposed land plan, usage of recreational facilities (such as area beach parks) in the Mākena area is anticipated to be offset by the relatively low average daily population characteristics of the project, as well as the onsite recreational amenities within the new community. The Applicant will coordinate with the Department of Parks and Recreation to address compliance with applicable County parks and playground assessment requirements for the project, pursuant to Section 18.16.320 of the Maui County Code. In addition, as previously mentioned, the Applicant intends to implement a community gathering place, recreational hiking trails, beach parking stalls and an expansion of Mākena Landing beach park as part of the proposed action to promote recreational opportunities in the area.

5. Solid Waste Collection

Single-family residential solid waste collection service is provided by the County of Maui. 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 commercial

waste from private collection companies. In addition, a County-supported green waste recycling facility is located at the Central Maui Landfill.

During the construction phase of the project, waste and recyclable materials will be transported to appropriate processing facilities. Due to the mix of product types and variety of construction materials involved with the proposed project, a precise quantification of construction waste anticipated to be generated is difficult to provide at this stage of the project. As part of the sustainability objectives for the project, a construction waste management plan will be developed by the Applicant to ensure waste is properly disposed of and to identify construction efficiency opportunities.

Post-construction, the proposed project will be served by private waste collection companies. The proposed project is, therefore, not anticipated to affect the service capabilities of the County's residential waste collection operations.

D. INFRASTRUCTURE

1. Roadways

Access to the project area is provided by Mākena Alanui Road. Mākena Alanui Road becomes Wailea Alanui Drive south of Kaukahi Street in Wailea. Wailea Alanui Drive provides access to both South Kīhei Road (via Okolani Drive) and Pi'ilani Highway (via Wailea Ike Drive). South Kīhei and North Kīhei Roads provide access to the South Maui region from the West Maui and Wailuku areas and Pi'ilani Highway and Maui Veteran's Highway provide access from the Kahului and Upcountry areas.

Mākena Alanui Road is a two-lane, undivided, County collector roadway that runs in a north-south direction and serves as the principal roadway through the Mākena Resort. It features a 60-foot right-of-way width, curb, gutter, and sidewalk on the western (makai) side, and curb and gutter only on the eastern (mauka) side. This roadway has a posted speed limit of 30 miles per hour (MPH) and features bike lanes on both sides. Mākena Alanui Road spans from Kaukahi Street in the north to Mākena-Keone'ō'io Road in the south. Access to the proposed project will be provided via internal roadway connections to Mākena Alanui Road. All existing intersections along Mākena Alanui Road are unsignalized.

A Traffic Impact Analysis Report (TIAR) for the build-out of the proposed project will be prepared as part of the environmental review process to assess the potential traffic impacts associated with the proposed development. A copy of the project's TIAR will be included and discussed in the Draft EIS.

2. Water System

With the exception of the existing golf course facilities and ancillary club buildings, the Mākena Mauka project area currently has no existing domestic water service. The County of Maui Department of Water Supply (DWS) currently services the Mākena area via an existing 1.5 million gallon water tank located mauka of Mākena Alanui Drive at 265 feet amsl. The tank has a 12-inch inlet line and an 18-inch outlet line. The 12-inch inlet line conveys water from DWS's Central Maui Water Source and Transmission System via a connection to a 20-inch transmission pipeline within Mākena Alanui Road, approximately 700 feet south of the Wailea-Mākena boundary. There are two (2) 12-inch lines within Mākena Alanui Road. The makai line is the inlet line for the aforementioned water tank and the mauka line connects to a 16-inch distribution line which continues south along Mākena Alanui Road. In addition to the 12-inch lines within Mākena Alanui Road, there are also 10-inch and 12-inch lines along Honoiki Street and Mākena-Keone'ō'io Road.

A PEDR for the proposed development will be prepared as part of the EIS process to assess water needs for the proposed development. The PEDR will identify water source alternatives (including possible well development and a reverse osmosis facility) and demand for domestic, irrigation, and fire protection as well as water distribution systems. A copy of the PEDR will be included and discussed in the Draft EIS, including the water conservation plan as required by Ordinance 3613.

3. Wastewater System

Wastewater in Mākena is treated at the privately owned and maintained Mākena Wastewater Reclamation Facility (WWRF).

Existing sewer infrastructure in the vicinity of the project area consists of an 8-inch gravity sewerline within Mākena Alanui Road as well as a 12-inch gravity sewerline within Mākena-Keoneōi'o Road and its associated pump stations.

With the exception of the existing golf course lands and facilities, the vacant and undeveloped project area currently generates no wastewater flow. There are no sewer improvements located within the undeveloped portions of the project area. Wastewater service for the land plan will be provided by the Mākena WWRF.

A PEDR for the proposed development will be prepared as part of the EIS process to assess wastewater infrastructure needs of the proposed project, including collection, treatment, and reuse options. A copy of the PEDR will be included and discussed in the Draft EIS.

4. Drainage System

Stormwater runoff currently surface flows in a westerly direction through the project area, following natural drainage paths downslope toward the ocean.

A PEDR for the proposed development will be prepared as part of the EIS process to assess the potential drainage impacts of the proposed project. A copy of the PEDR (including master drainage program) will be included and discussed in the Draft EIS.

5. Electrical, Telephone, and Cable Television/Internet

Electrical power, telephone, and cable television/internet services to the region are provided by Maui Electric Company, Hawaiian Telcom, and Spectrum, respectively. Electrical facilities and cable lines are located underground along Mākena Alanui Road.

As previously mentioned, a PEDR will be prepared as part of the EIS process, a copy of which will be included and discussed in the Draft EIS. Utility infrastructure for the proposed project will be placed underground. Energy conservation and efficiency measures will be incorporated into the project design phase of development to reduce overall energy use in accordance with the Mākena Mauka's guiding sustainability principles as well as applicable requirements of Ordinance 3613.

Coordination with Maui Electric Company, Hawaiian Telcom, and Spectrum will continue to ensure that systems' planning and design can be programmed in concert with the project development schedule.

E. CUMULATIVE AND SECONDARY IMPACTS

Cumulative impacts are defined under HAR Section 11-200.1-2 as:

[T]he impact on the environment that 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.

An assessment of the project's potential cumulative impacts will be included in the Draft EIS.

The Draft EIS will also take into account impacts of certain uses or projects owned or developed by the Applicant, such as existing and anticipated impacts of an agricultural subdivision being developed mauka of the project area, the HM project, the M-5/M-6/S-7/B-2 project, which was approved by the Maui Planning Commission under a Special Management Area Use Permit and Shoreline Setback Approval dated July 27, 2017, and ongoing activities within the golf course areas and other ancillary lands, including Mākena Landing and Maluaka Beach Park.

“Secondary impacts” or “indirect effects” are defined under HAR Section 11-200.1-2 as:

[A]n effect that is caused by the action and is later in time or farther removed in distance, but is still reasonably foreseeable. An indirect effect may include 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.

Secondary impacts are those that are caused by the project, but occur later in time or farther removed in distance, but are still reasonably foreseeable. They can be viewed as actions of others that are taken because of the presence of the project. Secondary impacts from highway projects, for example, can occur because they can induce development by removing one of the impediments to growth. An assessment of the project’s potential secondary impacts will be included in the Draft EIS.



**RELATIONSHIP TO
GOVERNMENTAL PLANS,
POLICIES, AND CONTROLS**



III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS


As required under HAR Section 11-200.1-24, the Draft EIS will summarize the proposed action's compatibility with land use plans and policies. The Draft EIS will also include a description of the relationship of the proposed action to land use and natural or cultural resource plans, policies, and controls for the affected area, and discuss how the proposed action may conform or conflict with objectives and specific terms of approved land use and resource plans, policies, and controls, if any, for the affected area. A preliminary list of land use plans and policies anticipated to be discussed in the Draft EIS is provided below. This list may change as a result of information received during the EISPN scoping period.

- State Land Use Law, HRS Chapter 205
- Hawai'i State Plan, HRS Chapter 226
- State Functional Plans
- General Plan of Maui including Countywide Policy Plan, Maui Island Plan and 1998 Kihei-Makena Community Plan
- Maui County Zoning, Maui County Code, Title 19
- Hawai'i Coastal Zone Management Program, HRS 205-A and SMA Rules of the Maui Planning Commission
- Shoreline Setback Rules of the Maui Planning Commission



**ALTERNATIVES TO THE
PROPOSED ACTION**

IV



IV. ALTERNATIVES TO THE PROPOSED ACTION

As required under HAR Section 11-200.1-24, the Draft EIS will contain a section discussing the alternative of no action as well as reasonable alternatives that could attain the objectives of Mākena Mauka.

The analysis will include a rigorous exploration and objective evaluation of the environmental impacts of all such alternative actions, with particular attention given to alternatives that might enhance environmental quality or avoid, reduce, or minimize some or all of the adverse environmental effects, costs, and risks of Mākena Mauka as currently proposed.

It is anticipated that the alternatives to be presented in the Draft EIS will include the no action alternative, where none of the project components are developed. Other alternatives that may be considered and discussed in detail in the Draft EIS include projects with different densities than projected for the proposed action.



**SIGNIFICANCE CRITERIA
ASSESSMENT**

V



V. SIGNIFICANCE CRITERIA ASSESSMENT

Since the enactment of Act 172 in 2012, approving agencies have the authority to determine, through their judgment and experience, that an EIS is likely to be required. If the agency makes that decision, it may authorize the Applicant to choose not to prepare an environmental assessment and instead to prepare an EIS that begins with the preparation of an EISPN. See Hawaii Revised Statutes (HRS) Section 343-5(e) and see Hawai'i Administrative Rules (HAR) Section 11-200.1-14(d)(2). The determination of whether a proposed action may have a significant effect on the environment entails an evaluation of the sum of the potential effects of the proposed action on the quality of the environment under the significance criteria provided under HAR Section 11-200.1-13. In most instances, if an action may result in one or more of the effects listed in the significance criteria under HAR Section 11-200.1-13(b)(1) – (13), it may have a significant effect on the environment and an EIS is therefore warranted.

The significance criteria under HAR Section 11-200.1-13(b)(1) – (13) are:

- (1) Irrevocably commit a natural, cultural, or historic resource;
- (2) 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;
- (4) Have a substantial adverse effect on the economic welfare, social welfare, or cultural practices of the community and State;
- (5) Have a substantial adverse effect on public health;
- (6) Involve adverse secondary impacts, such as population changes or effects on public facilities;
- (7) Involve a substantial degradation of environmental quality;
- (8) Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions;
- (9) Have a substantial adverse effect on a rare, threatened, or endangered species, or its habitat;
- (10) Have a substantial adverse effect on air or water quality or ambient noise levels;
- (11) 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;
- (12) Have a substantial adverse effect on scenic vistas and viewplanes, during day or night, identified in county or state plans or studies; or
- (13) Require substantial energy consumption or emit substantial greenhouse gases.

The Mākena Mauka land plan covers some 1,041.47 acres and, as proposed, would result in 850 to 900 new homes in an area long identified for resort and residential uses but that is currently largely vacant. Due to the size of the project area, the proposed change to the current baseline conditions of the natural environment of the Mākena area, the range of potential impacts that need to be assessed, and taking into consideration of the established significance criteria, it is anticipated that the proposed action may result in a significant effect on the environment.

A preliminary assessment of the significance criteria in relation to the proposed project is presented below:

1. **Irrevocably commit a natural, cultural, or historic resource.**

Archaeological documentation and CIA reports will be prepared for the project area. Copies of these studies and appropriate mitigation measures, as may be necessary, will be included and discussed in the Draft EIS.

Consultation with the SHPD and Office of Hawaiian Affairs (OHA) will be conducted to ensure historic, archaeological, and cultural concerns are addressed and appropriate mitigation measures identified.

The proposed project's potential impact to natural and cultural resources and proposed mitigation measures, as may be necessary, will be assessed through the preparation of appropriate studies, including preliminary engineering and environmental studies which will be provided in the Draft EIS.

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

Technical studies will be prepared and included in the Draft EIS and will contribute to the environmental review process. For example, assessment of drainage will be investigated during the EIS preparation phase and the findings will be used to assess potential impacts and appropriate mitigation measures to minimize any reduction in the beneficial uses of the environment.

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

The State's Environmental Policy is set forth in HRS Chapter 344. Upon completion of the technical reports for the Draft EIS document, an assessment of the project relative to the State's environmental policies and guidelines will be undertaken.

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

The project will directly benefit the local economy by providing construction and construction-related employment. Also, the development of residential workforce housing, in addition to the market rate residential units, will have a beneficial effect on the economic and social welfare on Maui. A more detailed analysis of the proposed project's potential impact on economic welfare, social welfare, and cultural practices of the community will be discussed in the Draft EIS. A Fiscal and Economic Impact Assessment and CIA for the project will be undertaken, and copies will be included and discussed in the Draft EIS.

5. **Have a substantial adverse effect on public health.**

Technical studies addressing health-related issues, such as air quality, noise emissions, and water quality will be prepared and discussed in the Draft EIS.

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

Technical studies addressing public infrastructure and services will be included in the Draft EIS. Coordination will be undertaken during the environmental review process with State and County agencies, as well as with utility service providers, to address services and facilities required for the project.

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

A full range of technical studies will be carried out in preparation of the Draft EIS to identify impacts and offer appropriate mitigation measures to minimize environmental degradation. For example, preliminary engineering work will investigate drainage options to mitigate adverse impacts to downstream and adjacent properties. Archaeological, cultural, and biological investigations will be conducted to ensure that valued historical, cultural, and biological resources are appropriately managed. Copies of the foregoing studies will be included and discussed in the Draft EIS.

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

From a future land use perspective, the majority of the project area is within the Urban Growth Boundary (UGB) of the Maui Island Plan (MIP). Development of the project area will continue the transition of the area to resort residential and related uses as envisioned by the MIP, but it is not a commitment for some future larger action. An analysis of the project's potential cumulative and secondary impacts will be included in the Draft EIS.

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

A Flora/Fauna Survey will be conducted within the project area to assess the existence of rare, threatened, or endangered species or habitats. A copy of the Flora/Fauna Study report will be included and discussed in the Draft EIS.

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

Construction activities may result in short-term noise, air, and water quality impacts. Appropriate noise, air, and water quality control measures, such as maintenance of construction equipment, dust control measures (regular watering and sprinkling, and installation of dust fences), and erosion control measures, will be implemented during grading and construction activities to mitigate any such impacts. State and County regulations, such as

the Department of Health, HAR, Title 11, Chapter 46, "Community Noise Control", will be complied with. Appropriate permits, if required, such as a noise permit and National Pollutant Discharge Elimination Permit System (NPDES), will be obtained prior to the initiation of any construction activity.

Potential impacts on noise, air, and water quality resulting from the project will be assessed in technical studies, copies of which will be included and discussed in the Draft EIS.

11. 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.

Assessments relating to environmentally sensitive areas, impacts and potential mitigation measures will be carried out and the results incorporated into the Draft EIS. It is noted that although a small portion of the project area lies within Flood Hazard Zone VE, Tsunami Evacuation Zone, and Extreme Tsunami Zone areas, no residential structures are proposed within these areas. In addition, although small portions of the site are located within the projected 3.2-foot sea level rise exposure area, no vertical construction is planned to occur within this area.

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

Potential effects on scenic and open space resources and scenic view corridors resulting from the proposed project will be evaluated in greater detail and discussed in the Draft EIS.

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

The project will involve the commitment of fuel for construction equipment, vehicle and machinery during construction and maintenance activities. Coordination with Hawaiian Electric Company, Ltd. will be undertaken during the preparation of the Draft EIS to ensure that appropriate planning is implemented to address power supply issues. Sustainability measures to reduce overall energy consumption and GHG emissions associated with the project will be discussed in the Draft EIS.

Based on the foregoing and as discussed in Chapter I, the County of Maui Department of Planning has determined that an EIS is warranted for the project pursuant to Chapter 343, HRS, and HAR Section 11-200.1-14(d)(2).



**LIST OF PERMITS AND
APPROVALS**

VI



VI. LIST OF PERMITS AND APPROVALS

The following is a preliminary list the permits and approvals that are anticipated to be required for implementation of the proposed project:

Federal:

1. U.S. Department of Army Permit (DA), as applicable

State of Hawai'i:

1. Chapter 343, Hawai'i Revised Statutes (HRS), Environmental Impact Statement
2. Chapter 6E, HRS, Historic Preservation Compliance
3. State Land Use Commission District Boundary Amendment
4. National Pollutant Discharge Elimination System (NPDES) Permit
5. Noise Permit, as applicable
6. Section 401 Water Quality Certification, as applicable (if DA permit required)
7. Coastal Zone Management Consistency Determination, as applicable (if DA permit required)

County of Maui:

1. Special Management Area Use Permit(s)¹
2. Subdivision Approval
3. Building Permits
4. Other Construction Permits (i.e., grading, electrical, plumbing)
5. Community Plan Amendment, as applicable
6. Change of Zoning
7. Shoreline Setback approval(s), as applicable

¹ First approval necessitating Chapter 343, HRS, environmental review.



**EIS PUBLIC SCOPING
MEETING**

VII



VII. EIS PUBLIC SCOPING MEETING

A public scoping meeting for the project, as required by Chapter 11-200.1-23, Hawai'i Administrative Rules will be held on July 1, 2024 at 6:00 p.m. at the Malcolm Center located at 1305 North Holopono Street, Suite 5, Kīhei, Hawai'i 96753 (in the Maui Research & Technology Park).



EIS CONSULTATION

VIII



VIII. EIS CONSULTATION

A. PARTIES TO BE CONSULTED DURING THE PREPARATION OF THE DRAFT EIS

A copy of this EISPN has been sent to the following agencies, organizations, and individuals for review. Agency, organization, and individual comments received, and responses to substantive comments, will be included in the DEIS.

FEDERAL AGENCIES

1. National Marine Fisheries Service
Pacific Islands Regional Office
Department of Commerce
1845 Wasp Blvd., Building 176
Honolulu HI 96818
2. Gerald Gregory
District Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
77 Ho'okele Street, Suite 202
Kahului, HI 96732
3. Kay Zukeran
NOAA Inouye Regional Center
NMFS/PIRO
1845 Wasp Blvd., Building 176
Honolulu HI 96818
4. Linda Speerstra, Chief
U.S. Department of the Army, Regulatory
Branch
U.S. Army Engineer District, Honolulu
CEPOH-RO@usace.army.mil
5. Ryan Okahara
Field Office Director
U. S. Department of Housing and Urban
Development
1132 Bishop Street, Suite 1400
Honolulu HI 96813-4918
6. U.S. Environmental Protection Agency Region
IX
Pacific Islands Office
P.O. Box 50003
Honolulu HI 96850

7. Chelsie Javar-Salas, Acting Island Team
Leader
U.S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122
Honolulu HI 96850

STATE AGENCIES

8. Heidi Meeker
State of Hawai'i
Department of Education
Office of Business Services
3633 Waiialae Avenue, Room C-209
Honolulu HI 96816
9. Keith Regan, Comptroller
State of Hawai'i
Department of Accounting and General
Services
1151 Punchbowl Street, #426
Honolulu HI 96813
10. Sharon Hurd, Chair
State of Hawai'i
Department of Agriculture
1428 South King Street
Honolulu HI 96814-2512
11. Major General Kenneth Hara
Adjutant General
State of Hawai'i
Department of Defense
3949 Diamond Head Road
Honolulu HI 96816
12. Keith Hayashi, Superintendent
State of Hawai'i
Department of Education
P.O. Box 2360
Honolulu HI 96804

13. Kali Watson, Chairman
State of Hawai'i
Department of Hawaiian Home Lands
P.O. Box 1879
Honolulu HI 96805
14. 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 HI 96782
15. State of Hawai'i
Department of Health
Environmental Health Administration
P.O. Box 3378
Honolulu HI 96801
16. Laura McIntyre, AICP
State of Hawai'i
Department of Health
Environmental Planning Office
P.O. Box 3378
Honolulu HI 96801-3378
17. Patti Kitkowski
State of Hawai'i
Department of Health
Maui Sanitation Branch
54 South High Street, Room 300
Wailuku HI 96793
18. Dawn Chang, Chairperson
State of Hawai'i
Department of Land and Natural Resources
P. O. Box 621
Honolulu HI 96809
19. Ed Sniffen, Director
State of Hawai'i
Department of Transportation
869 Punchbowl Street
Honolulu HI 96813
20. Denise Iseri-Matsubara, Executive Director
State of Hawai'i
Hawai'i Housing Finance and Development
Corporation
677 Queen Street
Honolulu HI 96813

21. Sylvia Hussey, Chief Executive Officer
State of Hawai'i
Office of Hawaiian Affairs
560 N. Nimitz Highway, Suite 200
Honolulu HI 96817

22. Scott Glenn, Director
State of Hawai'i
Office of Planning and Sustainable
Development
P. O. Box 2359
Honolulu HI 96804

23. Dan Orodener, Executive Officer
State of Hawai'i
State Land Use Commission
P.O. Box 2359
Honolulu HI 96804

COUNTY AGENCIES

24. Shayne Agawa, Director
County of Maui
Department of Environmental Management
2050 Main Street, Suite 2B
Wailuku HI 96793

25. Brad Ventura, Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului HI 96732

26. Lori Tsuhako, Director
County of Maui
Department of Housing and Human Concerns
2200 Main Street, Suite 546
Wailuku HI 96793

27. Patrick McCall, Director
County of Maui
Department of Parks and Recreation
700 Halia Nakoia Street, Unit 2F
Wailuku HI 96793

28. Kate Blystone, Director
County of Maui
Department of Planning
2200 Main Street, Suite 315
Wailuku HI 96793

29. Jordan Molina, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku HI 96793

30. Marc Takamori, Director
County of Maui
Department of Transportation
David Trask Building, Suite 102
2145 Kaohu Street
Wailuku HI 96793
31. John Stufflebean, Director
County of Maui
Department of Water Supply
200 South High Street, 5th Floor
Wailuku HI 96793
32. Amos Lonokailua-Hewett, Emergency
Management Officer
County of Maui
Emergency Management Agency
200 South High Street
Wailuku HI 96793
33. County of Maui
Maui County Cultural Resources Commission
2200 Main Street, Room 315
Wailuku HI 96793
34. Luana Mahi, Director
County of Maui
Office of Economic Development
2200 Main Street, Suite 305
Wailuku HI 96793
35. Richard Bissen, Mayor
County of Maui
Office of the Mayor
200 South High Street
Wailuku HI 96793
36. John Pelletier, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku HI 96793
37. Yuki Lei Sugimura
Maui County Council
200 South High Street
Wailuku HI 96793
38. Keani Rawlins-Fernandez
Council Vice Chair
Maui County Council
200 South High Street
Wailuku HI 96793
39. Tasha Kama
Council Chair
Maui County Council
200 South High Street
Wailuku HI 96793
40. Gabe Johnson
Maui County Council
200 South High Street
Wailuku HI 96793
41. Alice Lee
Maui County Council
200 South High Street
Wailuku HI 96793
42. Tom Cook
Maui County Council
200 South High Street
Wailuku HI 96793
43. Nohelani U'u-Hodgkins
Maui County Council
200 South High Street
Wailuku HI 96793
44. Tamara Paltin
Maui County Council
200 South High Street
Wailuku HI 96793
45. Shane Sinenci
Maui County Council
200 South High Street
Wailuku HI 96793
- OTHER ORGANIZATIONS AND INDIVIDUALS**
46. 'Aha Moku O Maui Inc.
47. 'Aha Moku Honua'ula Moku
48. Hawaiian Telecom
60 South Church Street
Wailuku HI 96793
49. Hooponopono o Makena
50. Hui Alanui o Makena
51. Kīhei Community Association
52. Makena Homeowners Association
53. Makena Community Advisory Group

54. Makena Cultural Focus Group
55. Debbie Cabebe, Chief Executive Officer
Maui Economic Opportunity
99 Mahalani Street
Wailuku HI 96793
56. Michael Grider, Manager, Engineering
Hawaiian Electric
P.O. Box 398
Kahului HI 96733
57. Maui Hotel & Lodging Association
85 North Church Street
Wailuku HI 96793
58. Maui Meadows Neighborhood Association
59. Maui Tomorrow Foundation, Inc.
60. Sierra Club, Maui Group
61. Spectrum
158 Ma'a Street
Kahului HI 96732
62. Wailea Community Association
63. State of Hawaii
Department of Education
Hawai'i State Library
Hawai'i Documents Center
478 S. King Street
Honolulu, HI 96813
64. State of Hawaii
Kīhei Public Library
35 Waimahaihai Street
Kīhei, HI 96753



REFERENCES

IX



IX. REFERENCES

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County of Maui, Department of Planning, Kihei Civic Development Plan, 1970.

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