

HANNIBAL TAVARES  
Mayor



CHRISTOPHER L. HART  
Planning Director  
RALPH N. MASUDA  
Deputy Planning Director

RECEIVED COUNTY OF MAUI  
PLANNING DEPARTMENT  
411 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

April 24, 1990  
OFC. OF ENVIRONMENTAL  
QUALITY CONTROL

Dr. Marvin Miura, Director  
Office of Environmental Quality Control  
465 S. King Street, Room 104  
Honolulu, HI 96813-2910

Dear Sir:

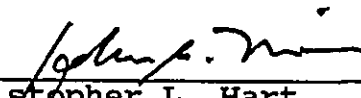
Re: Proposed Community Plan Amendment- Ka'ono'ulu Estates  
TMK:3-9-001:148&149, Kihei, Maui, HI

This matter arises from a request for an environmental assessment determination to support an application to amend the Kihei-Makena Community Plan. The proposed amendment would change certain lands from "Project District 4" to "Single family (SF)" and "Multi-family (MF)".

The Maui Planning Commission considered the matter at its regular meeting of April 24, 1990 and, based on the information contained in the Director's Report and Recommendation dated April 24, 1990 determined that as the community plan amendment did not result in a significant change to the intent of the existing Project District 4, a NEGATIVE DECLARATION was issued.

Should you require any further information, please do not hesitate to contact staff planner Brian Miskae.

Yours very truly,

*for*   
Christopher L. Hart  
Director of Planning

cc: LUCA (with report)  
DWS (with report)  
Dept. of Army (with report)  
DLNR (with report)  
B. Miskae

1990-05-08-MA-FA

BEFORE THE MAUI PLANNING COMMISSION  
COUNTY OF MAUI  
STATE OF HAWAII

FILE COPY

In the matter of a request of )  
 )  
HORITA-MAUI, INC. )  
 )  
to obtain an Environmental )  
Assessment (EA) determination for )  
the proposed Community Plan )  
amendment affecting TMK:3-9-001: )  
parcels 148 and 149, at Kihei, )  
Island and County of Maui, State )  
of Hawaii )

File: 90/EA-004

RECEIVED

'90 MAY -1 11:01

OFF. OF ENVIRONMENTAL  
QUALITY

DIRECTOR'S REPORT AND RECOMMENDATION

Environmental Assessment Determination

April 24, 1990

Department of Planning  
200 S. High Street  
Wailuku, Maui, HI 96793

BEFORE THE MAUI PLANNING COMMISSION  
COUNTY OF MAUI  
STATE OF HAWAII

In the matter of a request of )  
 )  
HORITA-MAUI, INC. ) File: 90/EA-004  
 )  
to obtain an Environmental )  
Assessment (EA) determination for )  
a Community Plan amendment )  
affecting TMK:3-9-01:148 & 149 at )  
Kihei, Island and County of Maui )  
State of Hawaii )

Director's Report and Recommendation

This matter arises from a request for an environmental assessment (EA) determination filed on April 4, 1990 as required by Section 343-5 (6) of the Hawaii Revised Statutes, as amended, which states in part:

"(a) Except as otherwise provided, an environmental assessment shall be required for actions which;

(6) Propose any amendments to existing county general plans where such amendment would result in designations other than agriculture, conservation, or preservation, except actions proposing any new county general plan or amendments to any existing county general plan initiated by the a county."

Application

The applicant is requesting an environmental assessment to support a Community Plan Amendment which would change the land use designation for all those portions of Project District 4 as shown in the Kihei-Makena Community Plan which lie mauka of S. Kihei Road from Project District 4 to Single-Family (SF) and Multi-Family (MF).

At present the majority of the parcel is located in the State Land Use Urban District with approximately 22 acres which lie between the Piilani Highway and an existing main power transmission line still designated State Land Use Agricultural District. The applicant, as part of an accompanying application, intends to apply to redesignate 15 acres of the 22 acres to Urban District and to change the zoning of the 15 acre parcel to Residential (R-1) and Apartment (A-1). Essentially the Community Plan amendment would affect the entire area of Project District 4 lying mauka of S. Kihei Road. (see Exhibit 4).

Description of Site

The parcels subject to the proposed Community Plan Amendment are described as TMK:3-9-001:148 and 149. The land use designations for the property are as follows:

- a. State Land Use District           Agriculture = 15.00 ac.
- b. Kihei-Makena Community Plan   Project Dist.4 ent.parcel
- c. Existing County Zoning           Agricultural = 2.36 ac  
  Open Zone       = 4.64 ac  
  Drainage        = 3.10 ac  
  Roadway         = 4.90 ac
- d. Special Management Area        Entire parcel

The surrounding land uses are as follows:

- a. North -- Existing or proposed single family and light industrial
- b. East -- Vacant Kaonoulu Ranch lands (Project District #3) and Piilani Highway (planned for residential uses)
- c. South -- Existing or proposed single family residential
- d. West -- Ka Ono Ulu Estate, Maui Lu Resort and shoreline.

Existing Services

- a. Water           Water for the Kihei, Wailea and Makena areas comes from two well sources which are the Mokuahu and the Upper Waiehu wells. The distribution system consists of 24", 18" and 16" lines leading from the source to the Kilohana Road reservoir.
- b. Sewer           There is an existing 27" gravity sewer interceptor on S. Kihei Road. Additionally, a 10" gravity line is located in Kaonoulu Road. All sewage generated by the development would be processed at the Kihei Wastewater Treatment Plant.
- c. Roadways       Access into the project area will be provided by Kenolio Road, Kaonoulu Street, Hoopili Loop and Imihale Street. Hoopili Loop will be the primary internal roadway servicing both the single family and multi-family units. South Kihei Road abuts the project on the makai boundary and Piilani Highway abuts the mauka boundary
- d. Drainage       Drainage off and on-site is indirectly handled by the existing Kulanihakoi Gulch, a wide undefined swale that drains lands mauka of the site. The gulch crosses under Piilani Highway, traverses the southern boundary of the site, crosses beneath S. Kihei Road and discharges into the ocean. The contributory drainage basin for Kulanihakoi Gulch is about 10,530 acres

and based on a 100 year frequency storm runoff is estimated at 11,000 cfs. The net increase of surface runoff projected for the entire development as proposed is 29.9 cfs.

e. Solid Waste All solid waste generated which would be generated by the development would be transported to the Central Maui sanitary land fill.

f. Utilities Electrical service is provided by Maui Electric Company and telephone service provided by Hawaiian Telephone Company. Cable Television is also available to the site.

g. Recreational Services/Resources Six county beach parks, one state park, four golf courses and a public boat launch are reasonably proximate to the project area.

h. Police and Fire Police service will be accommodated by the new police station in Kahului and augmented by a watch located at Kalama Park. Fire service is available from a company headquartered also at Kalama Park approximately 2 miles from the project.

i. Schools The Kihei School located one and one half miles south of the site and Lokelani Intermediate located next to Kihei School on East Lipoa Street will accommodate students from kindergarten through eighth grade. Baldwin High School in Wailuku will accommodate grades 9 through 12. All schools are currently at capacity, however, new additions are planned for the Kihei campus.

#### Affected Environment

**Agriculture** The soils on the project site reflect those of the Pulehu-Ewa-Jaucas soil association and are primarily stony silty clay loam and sandy loam with an overall rating of "E" which indicates little or no suitability for soils based agriculture. A small portion of the site near the Piilani Highway is classified as "prime" under the Agricultural Lands of Importance to the State of Hawaii (ALISH) classification system. The size and location of the area makes it uneconomically viable for agricultural production.

Although the proposed development would cause a slight reduction in the amount of land classified as agriculture in Maui, the loss is not significant and should not impact the agricultural resources of Maui. (see exhibit 8)

**Archaeological, Cultural or Historical Resources** An on-site archaeological reconnaissance was conducted in July of 1988 at which time no surface archaeological features were discovered. Department of Land and Natural Resources Historic Sites Division advised that notwithstanding the lack of visible sites if anything of significance were to

be uncovered during construction, that work should cease immediately and the Division contacted to prepare remedial plans. In the case of lands which are situated makai of South Kihei road the Historic Sites Division suggests that some subsurface reconnaissance take place before commencement of any surface disturbance.

#### Impacts on Infrastructure and Services

a. Water - Based on an estimated potable water usage of 500 gallons per day per unit, approximately 350,000 gpd will be required. This demand can be met through existing sources and transmission infrastructure, however, the applicant will be contributing impact fees in accordance with Chapter 14, Maui County Code. No negative impact is indicated on the existing water system.

b. Sewer - Based on previous projections, the ultimate build out of approximately 700 units would produce about 240,000 gpd. Although the Kihei Wastewater Treatment Plant is being expanded, the maximum amount the expansion can process is 1.2 million gpd. The potential from this development will use about 20% of the expanded capacity. Impact fees will be imposed by the County to defray costs for the expansion.

c. Roadways The subject project encompasses portions of proposed major roadways required by the Kihei Traffic Master Plan which will be required to mitigate overall traffic impacts in Kihei. The applicant intends to construct, as necessary, all roadways within his development to County standards. All additional traffic which will be generated by the ultimate build out should be able to be accommodated by the planned roadway systems.

d. Drainage As part of the overall development of the project, the applicant will improve the Kulanihakoi Gulch to allow a full 100 year event flow. All drainage produced by the development will be directed to the improved ditch for eventual conveyance to the ocean. The total net increase in on-site surface runoff will be 106 cfs. A negative declaration was previously issued by the Maui Planning Commission for the construction of the Kulanihakoi Gulch outfall.

e. Solid Waste Disposal - Solid wastes would be collected and disposed of in compliance with applicable federal, state and county rules and regulations. Obvious improvements will have to be made to the provision of additional land fill sites by the County as development continues. Mitigation measures such as waste management plans are also necessary and should be included as conditions to any new development proposed.

f. Utilities - No negative impacts to electric, telephone or cable systems are anticipated from the project.

g. Recreational Services/Resources - Recreational resources will be impacted to the extent that the arrival of new residents into the area will shift demand for adequate recreational facilities from one part of the island to another. Existing facilities along with the proposed dedication of mini-parks within the development appear adequate to accommodate the increased demand resulting from project development.

h. Police and Fire Protection - Manpower needs will be increased as a result of new development for both police and fire protection.

i. Schools - Existing school facilities are at capacity. Development of the entire Kaonoulu Estates residential project will result in the need for additional classrooms at the Baldwin campus and the Kihei campus. The proposed project will add to this shortage in the project could generate 100-150 elementary and 30-50 high school students.

#### Impacts of the Environment

The limited agricultural potential of the site will be lost, however, any lost agricultural value is off-set by the over-riding need to expand the availability of housing units.

Views will be altered from the present vacant scrub/kiawe vegetation by the development of structures. The maximum height throughout the development will be two stories thus views from the Piilani Highway should not be significantly impacted.

No impacts on known archaeological or historic sites will result. Constant monitoring will take place throughout the construction period for in case anything significant is uncovered.

The additional surface run-off created by the project will not have a significant effect on coastal waters. With the addition of impervious and landscaped surfaces an improvement to coastal water quality might be realized.

Air quality impacts will result during construction phases and over the long term from increased localized automobile emissions. However, fugitive dust generated during construction can be mitigated through various techniques and cumulative increases in auto emissions on an island wide basis will not be significant.

The vegetation of the site is characteristic of the Kihei coast and is dominated by stands of Kiawe and Koa with other shrubs and grasses covering the majority of the site. The wildlife of the project site is also characteristic of the general area with introduced birds

such as doves, house finches, cardinals and mammals such as mongoose, mice, rats, feral dogs and cats. There are no endangered or threatened species of wildlife or plants on the project site.

#### Other impacts

The socio-economic impacts of the proposed project are expected to be somewhat positive. Approximately 102 multi-family units are proposed and will be priced to satisfy the 80% to 110% categories of affordable housing. The balance of the project will target market consumers.

During the construction stages of the project development, there will be a temporary increase in the number of construction jobs on Maui. Consequently, an associated multiplier effect in related job creation and retail sales could be expected.

#### Conclusions

Inasmuch as the proposed residential development is consistent with the already approved Kihei-Makena Community Plan, but will require a technical amendment of the existing "Project District" designation, the proposed project is subject to the provisions of Chapter 343, HRS, and the Office of Environmental Quality Control (OEQC) Chapter 200 of Title 11, Administrative Rules. However, an Environmental Impact Statement (EIS) would be required only if the accepting agency (in this case the Maui Planning Commission) finds that the proposed action may have "significant environmental effects".

In considering the significance of potential environmental effects the sum of the effects on the quality of the environment and the overall cumulative effects of the proposed action must be assessed. As a result of these considerations it has been determined that:

1. The proposed action will not involve an irrevocable commitment to any significant natural or cultural resource;
2. The proposed action should not impact the range of beneficial uses of the environment
3. The proposed action appears to be consistent with the state's and county's long term environmental policies, goals and guidelines;
4. The proposed action will not involve significant secondary impacts such as population changes or effects on public facilities that are not already contemplated;
5. The proposed action does not appear to include elements that would substantially affect public health or overall environmental quality;



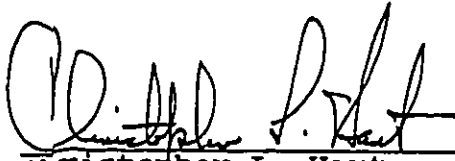
(8)

6. The proposed action will not affect known rare, threatened or endangered species or habitats;
7. The proposed action will not detrimentally affect long term air or water quality or ambient noise levels;
8. The proposed action is individually limited and should not have a significant cumulative effect upon the environment or involve a significant commitment for larger actions.

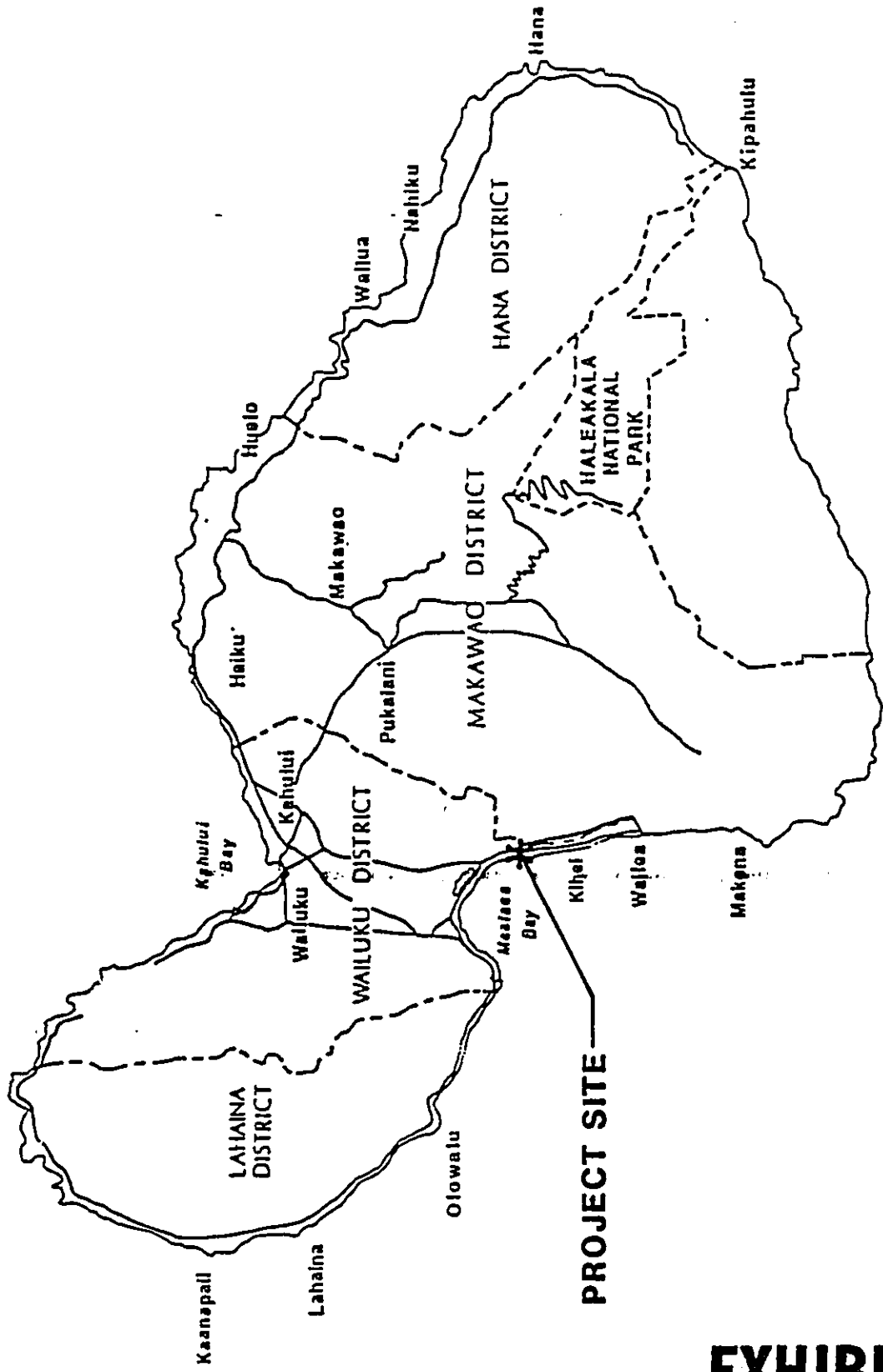
**Recommendation**

Based on the aforementioned, it is determined that as the community plan amendment does not result in a significant change to the intent of the existing Project District 4, it is recommended that the Maui Planning Commission issue a **NEGATIVE DECLARATION** for the proposed action.

Dated this 24<sup>th</sup> day of April, 1990 at Wailuku, Maui, HI

  
\_\_\_\_\_  
Christopher L. Hart  
Director of Planning

90EA004/BM/Disc4



**EXHIBIT 1**

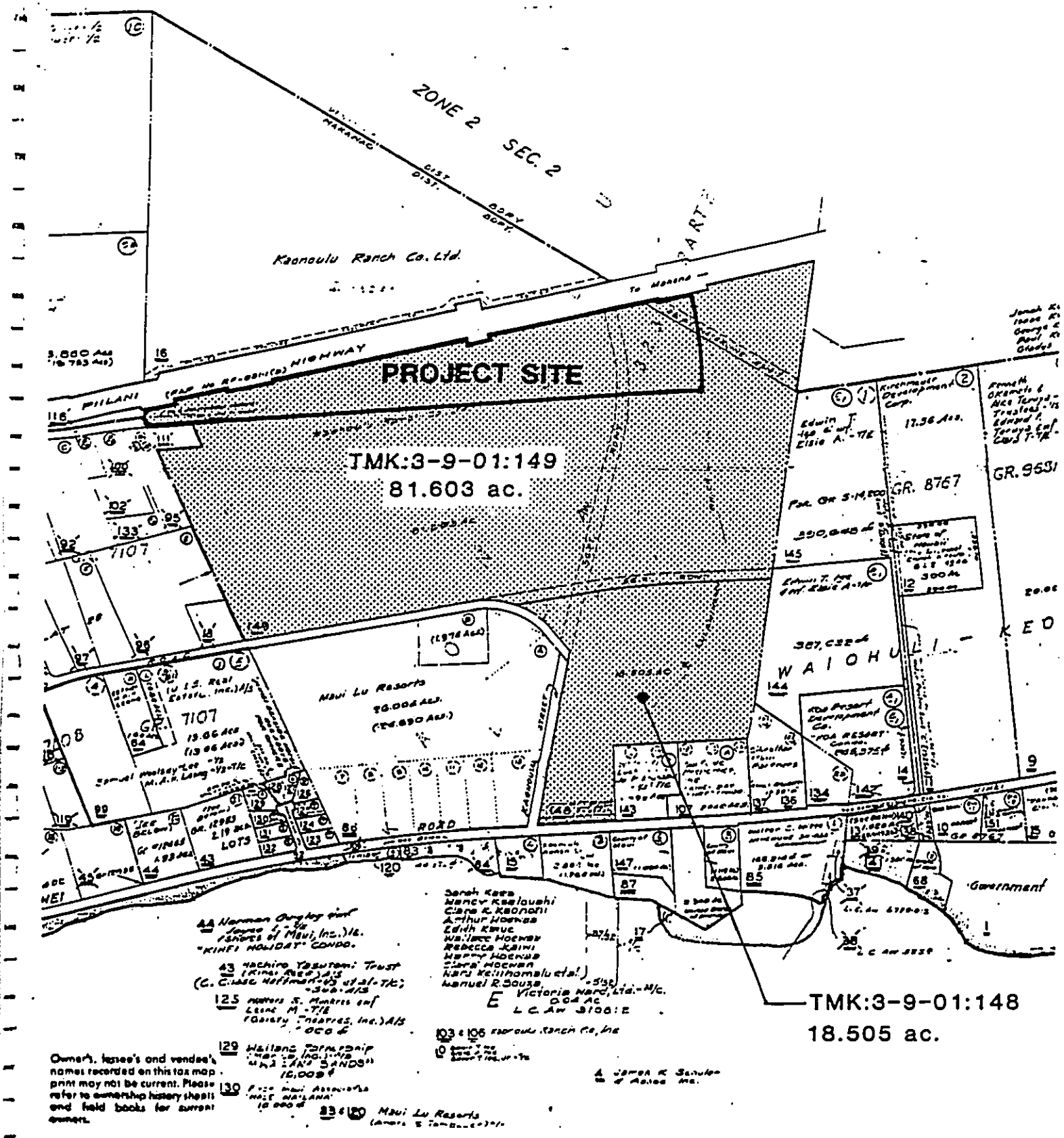
**ISLAND OF MAUI**

**FIGURE 1  
ISLAND LOCATION MAP**

**KAONO III ESTATES**

0 1 2 3 4 5 (MILES)

**PBR**

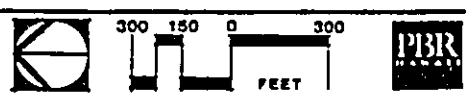


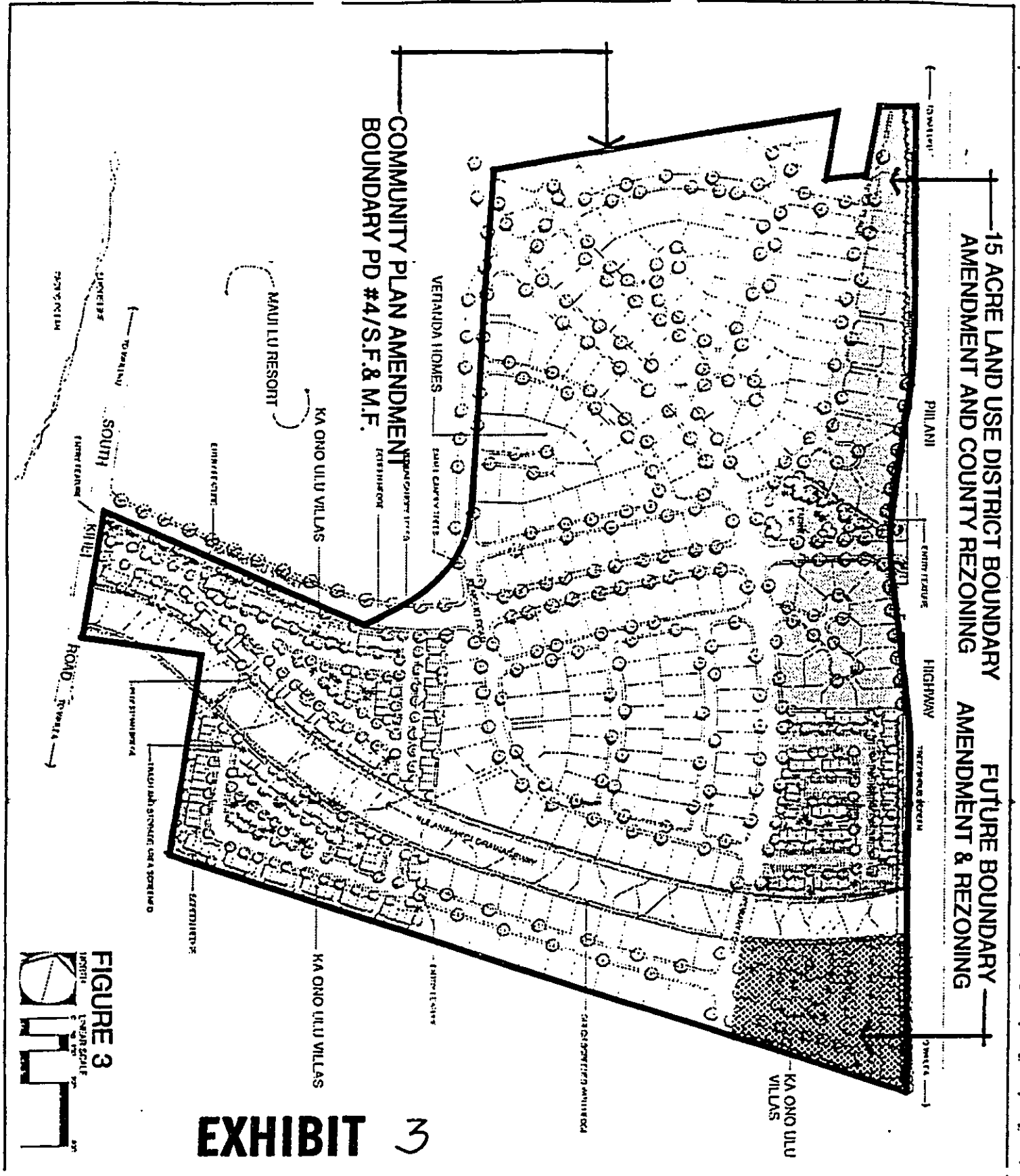
SOURCE: DEPARTMENT OF FINANCE, 1988

FIGURE 2  
 TAX MAP KEY

EXHIBIT 2

KA ONO ULU ESTATES

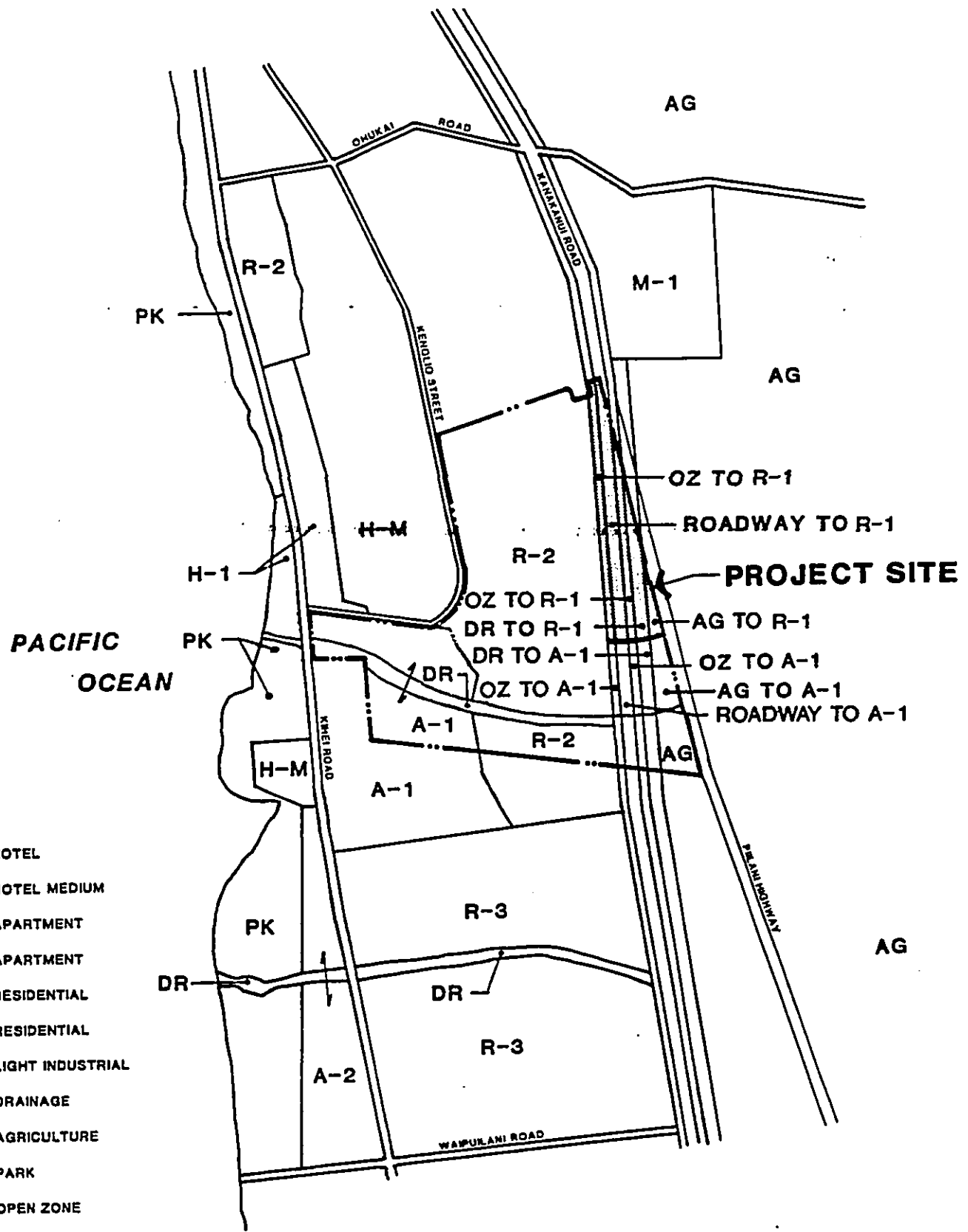




**EXHIBIT 3**

**FIGURE 3**  
 COMMUNITY PLAN AMENDMENT  
 BOUNDARY PD #4/S.F. & M.F.

<b>PBR</b> <b>HAWAII</b> PLANNING & ARCHITECTURE 1450 KALANIPANI AVENUE, SUITE 300 HONOLULU, HAWAII 96813 TEL: 808-531-8888 FAX: 808-531-8889 WWW.PBRHAWAII.COM		KA OHO ULU ESTATES PRELIMINARY LANDSCAPE PLAN KAMEI MALU HANANI		ATTACHED 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 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- LEGEND**
- H-1 HOTEL
  - H-M HOTEL MEDIUM
  - A-2 APARTMENT
  - A-1 APARTMENT
  - R-3 RESIDENTIAL
  - R-2 RESIDENTIAL
  - M-1 LIGHT INDUSTRIAL
  - DR DRAINAGE
  - AG AGRICULTURE
  - PK PARK
  - OZ OPEN ZONE

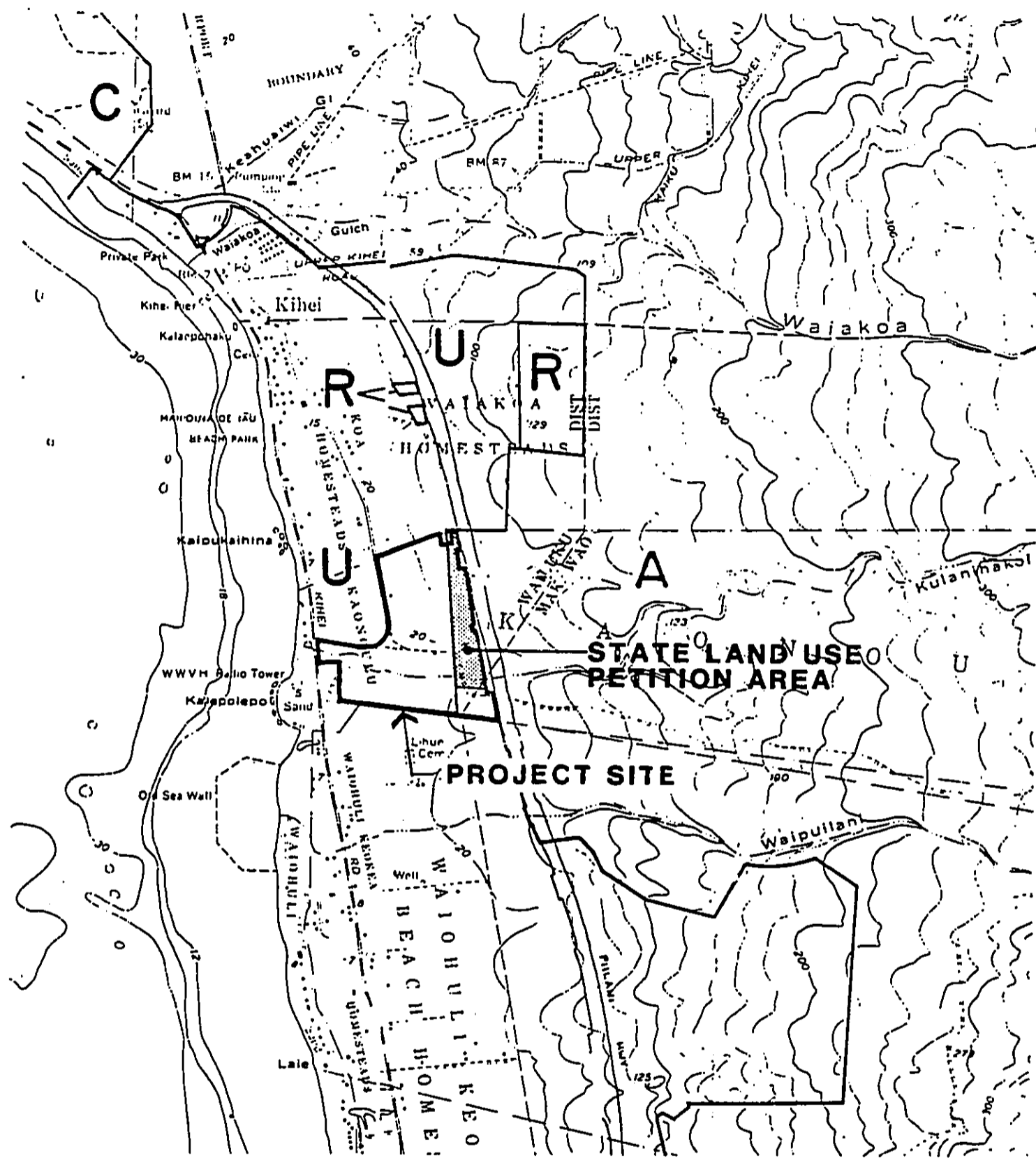
SOURCE: LAND ZONING MAP, NO. 5, ORDINANCE NO. 641, 12-19-89

# EXHIBIT 4

**FIGURE 4  
PROPOSED COUNTY ZONING**

## KA ONO ULU ESTATES





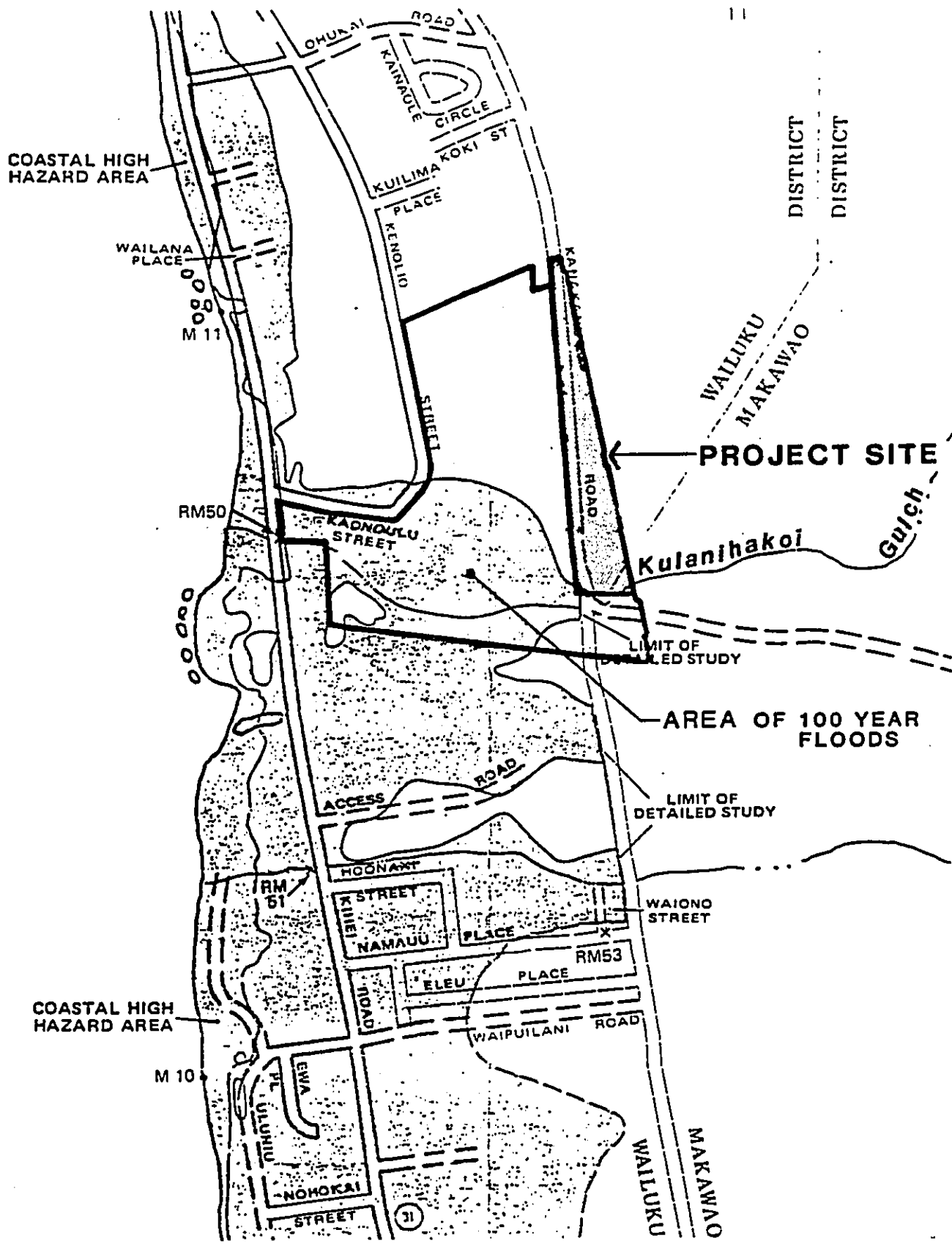
SOURCE: STATE LAND USE COMMISSION, 1974, SHEETS M-6, M-2

FIGURE 5  
STATE LAND USE PETITION AREA

# EXHIBIT 5

KA ONO ULUA ESTATES





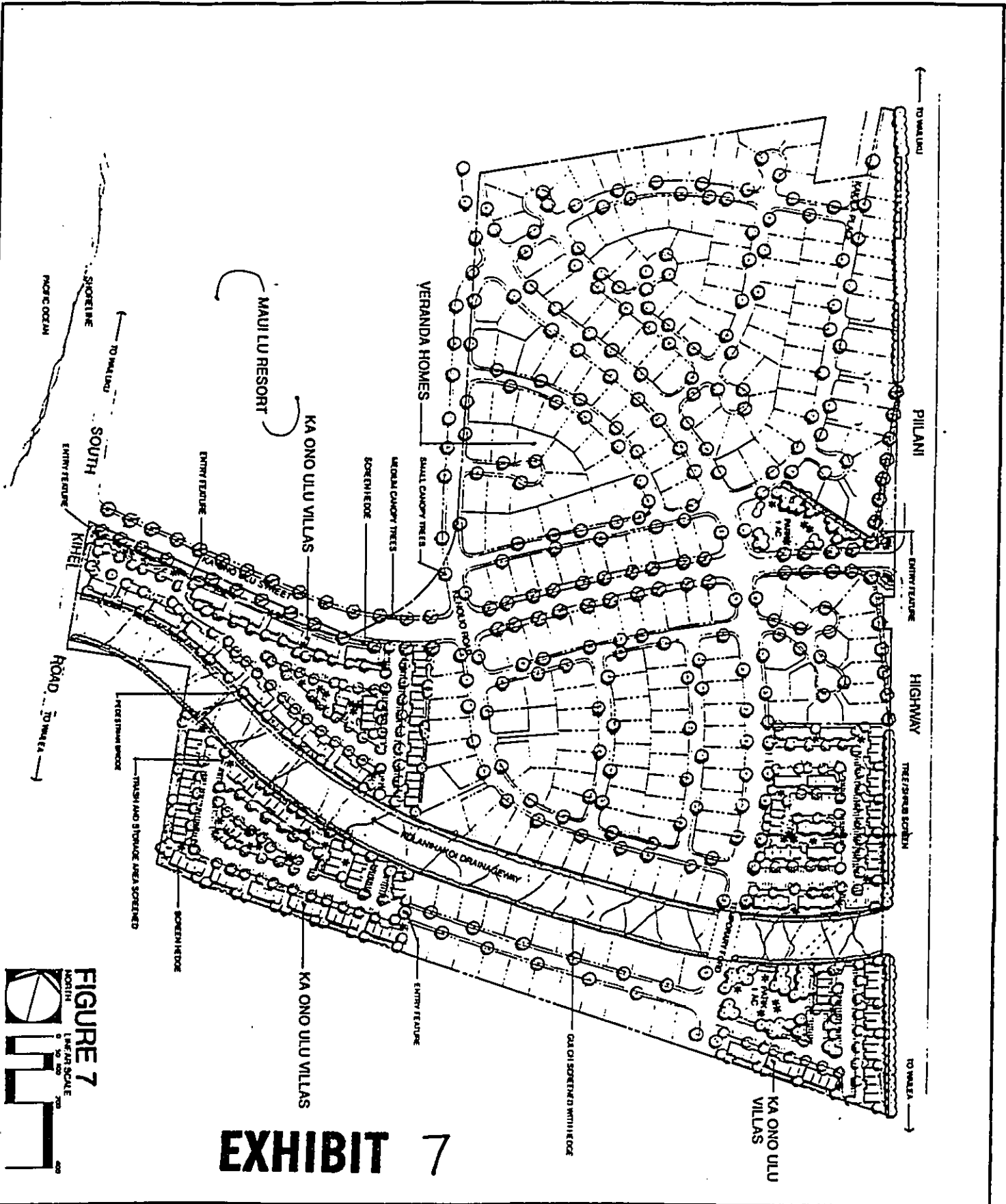
SOURCE: FLOOD INSURANCE RATE MAP(FIRM), 1981. PANEL NO. 180003 0285

**FIGURE 6  
FLOOD INSURANCE RATE MAP**

**KA ONO ULU ESTATES**

**EXHIBIT 6**



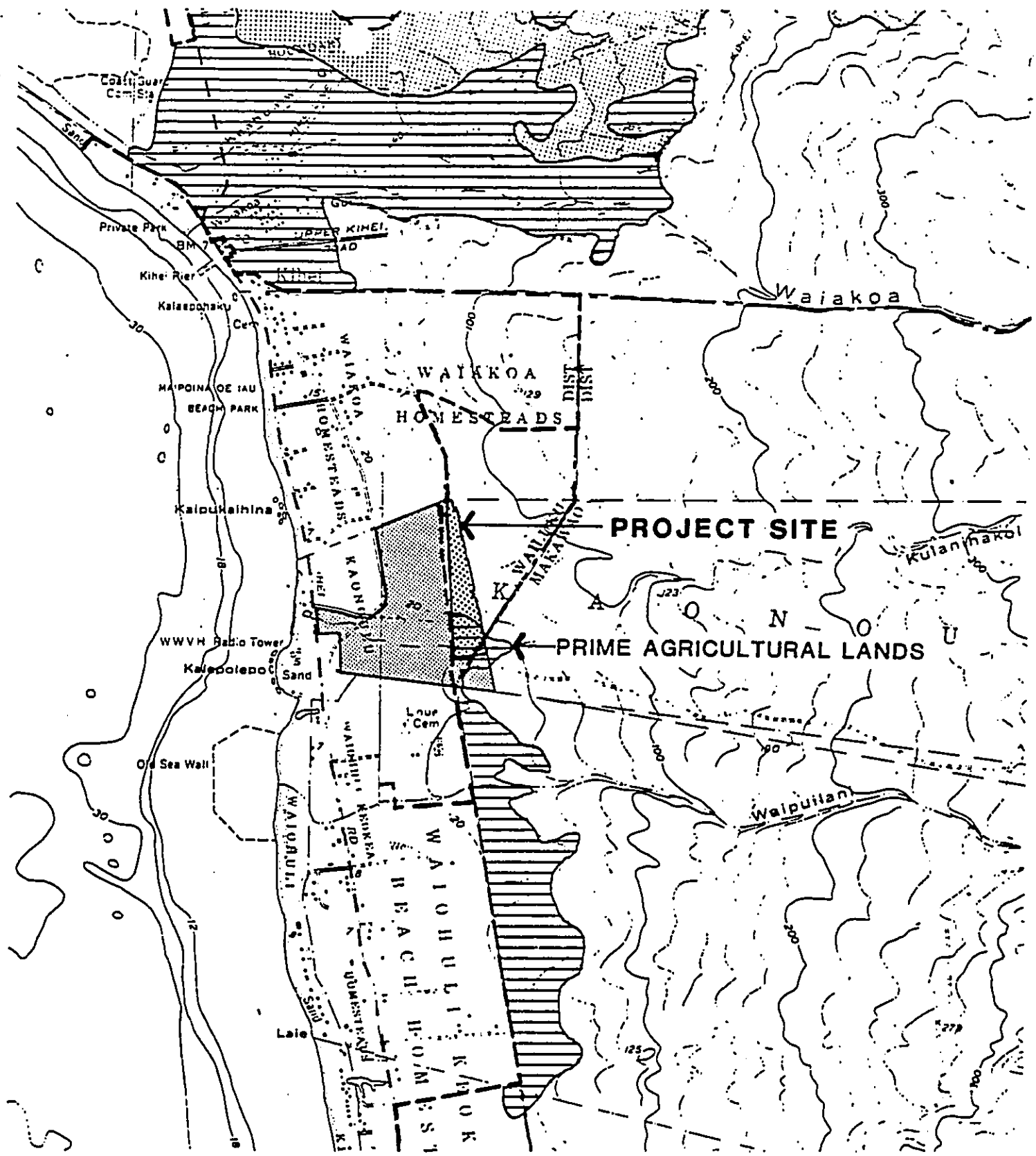


**FIGURE 7**  
 NORTH  
 LANDSCALE  
 1" = 200'

# EXHIBIT 7

<p>DATE: MARCH 27, 90        DRAWN BY: [unintelligible]        CHECKED BY: [unintelligible]        PROJECT: [unintelligible]        SHEET: 317        OF: 318</p>	<p><b>KA ONO ULU ESTATES</b>        PRELIMINARY LANDSCAPE PLAN        KAPÉL MAUI, HAWAII</p>	<p><b>PBR</b>        HAWAII</p>	<p>THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF PBR HAWAII AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PBR HAWAII.</p>
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SOURCE: ALISH, DEPT. OF AGRICULTURE, 1977. SHEETS M-6, M-6, M-9

**FIGURE 8  
AGRICULTURAL LANDS OF IMPORTANCE  
TO THE STATE OF HAWAII**

**EXHIBIT 8**

**KAO NO ULU ESTATES**



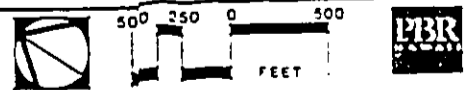


SOURCE: LAND STUDY BUREAU, 1987

## EXHIBIT 9

FIGURE 9  
SOILS / DETAILED LAND CLASSIFICATION

KA ONO ULU ESTATES



# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

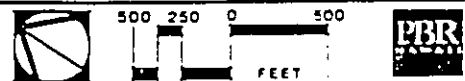


SOURCE: LAND STUDY BUREAU, 1987

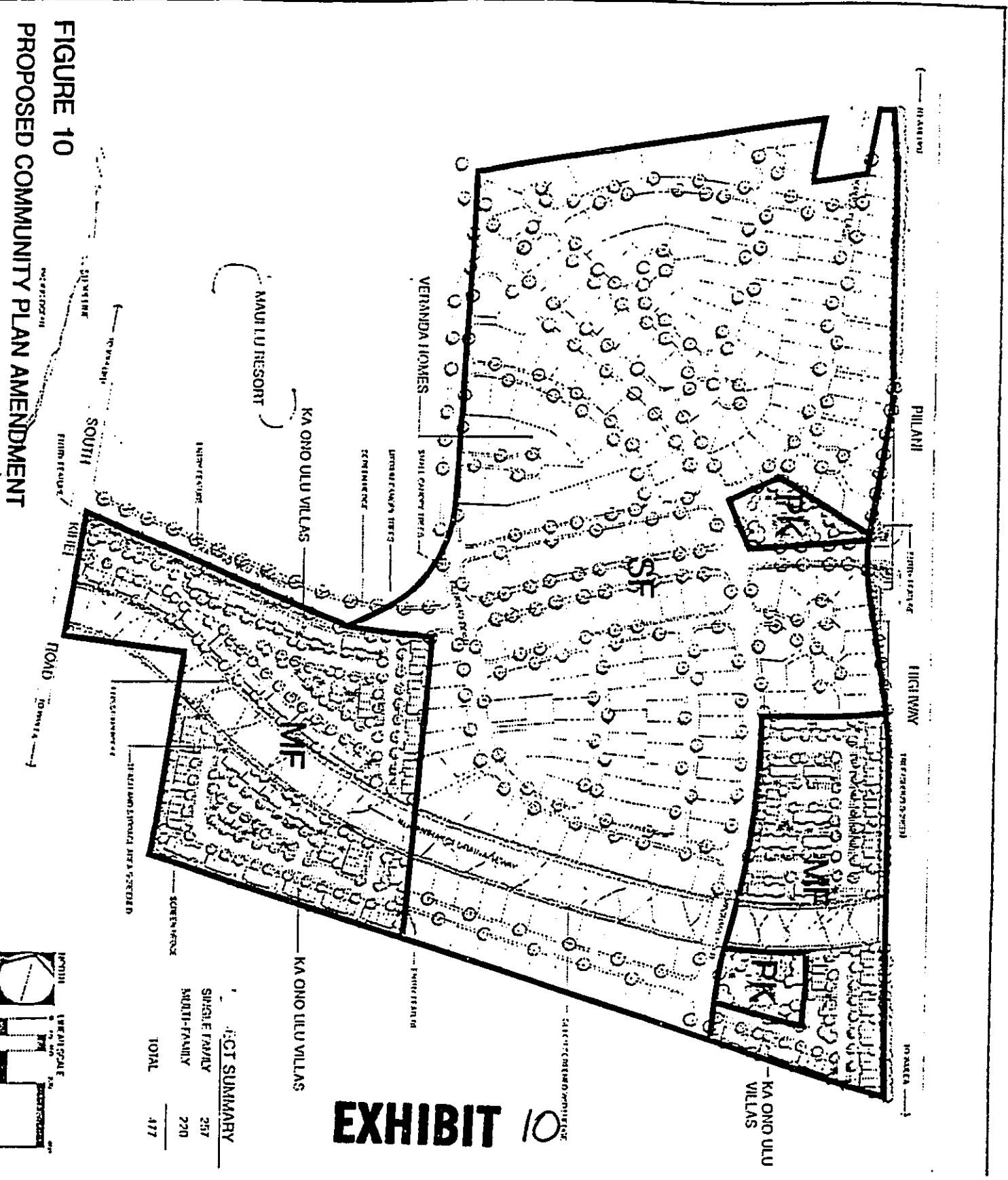
## EXHIBIT 9

FIGURE 9  
SOILS / DETAILED LAND CLASSIFICATION

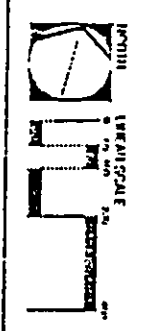
KA ONO ULU ESTATES



**FIGURE 10**  
**PROPOSED COMMUNITY PLAN AMENDMENT**



**EXHIBIT 10**



<p>DATE: 11/27/00          DRAWN BY: [Name]          CHECKED BY: [Name]          PROJECT NO: 317</p>	<p><b>KA ONO ULU ESTATES</b>          PRELIMINARY LANDSCAPE PLAN          HEMI MALE HANAU</p>	<p><b>PBR</b>          HAWAII</p>	<p>THIS PLAN IS THE PROPERTY OF PBR AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PBR.</p>
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