April 24, 1990

Dr. Marvin Miura, Director
Office of Environmental Quality Control
468 S. King Street, Room 104
Honolulu, HI 96811-2910

Dear Sir:

Re: Proposed Community Plan Amendment - Kaʻonoʻulu Estates

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,

Christopher L. Hart
Director of Planning

cc: LUCA (with report)
DWS (with report)
Dept. of Army (with report)
DLNR (with report)
B. Miskae
BEFORE THE MAUI PLANNING COMMISSION
COUNTY OF MAUI
STATE OF HAWAII

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

DIRECTOR'S REPORT AND RECOMMENDATION

Environmental Assessment Determination

April 24, 1990

Department of Planning
200 S. High Street
Wailuku, Maui, HI 96793
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 Piliailani 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  
   Agricultural = 2.36 ac  
   Open Zone = 4.64 ac  
   Drainage = 3.10 ac  
   Roadway = 4.90 ac  

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 Mokuhau 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 Imaihae 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 Lokalani 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-Jauca soil association and are primarily stony silty clay loam and sandy loam with an overall rating of "F" 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 improvement the Kulanihako 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 Kulanihako 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.

View 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 Kiale 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 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 country’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;
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 24th day of April, 1990 at Wailuku, Maui, HI 

[Signature]

Christopher L. Hart  
Director of Planning 

90EA004/BM/Disc4
FIGURE 5
STATE LAND USE PETITION AREA
KA ONO ULU ESTATES

EXHIBIT 5

SOURCE: STATE LAND USE COMMISSION, 1974, SHEETS M-8, M-9
FIGURE 6
FLOOD INSURANCE RATE MAP
KA ONO ULU ESTATES
FIGURE 8
AGRICULTURAL LANDS OF IMPORTANCE TO THE STATE OF HAWAII

KAO NO ULU ESTATES
CORRECTION

THE PRECEDING DOCUMENT(S) HAS BEEN REPHOTOGRAPHED TO ASSURE LEGIBILITY
SEE FRAME(S) IMMEDIATELY FOLLOWING
EXHIBIT 9

FIGURE 9
SOILS / DETAILED LAND CLASSIFICATION

KA ONO ULU ESTATES

SOURCE: LAND STUDY BUREAU, 1987