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LAND USE COMMISSION
STATE OF HAWAII

MAALAEA FIELD 775

ENVIRONMENTAL ASSESSMENT

Prepared for:
C. Brewer Properties, Inc.

August 1991



Michael T. Munekiyo Consulting, Inc.

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PREFACE

This Environmental Assessment (EA) has been prepared in connection with C. Brewer Properties, Inc.'s (CBP) proposed reclassification of approximately twelve (12) acres of land at Maalaea, Maui, Hawaii (TMK 3-6-01:por. 18) from the State Land Use "Conservation" district to the "Agricultural" district. The report is prepared in accordance with Chapter 343, Hawaii Revised Statutes; Chapter 200 of Title 11, Administrative Rules, "Environmental Impact Statement Rules"; and Chapter 15-15, Hawaii Administrative Rules, "Hawaii Land Use Commission Rules".

SUMMARY

Applicant and Landowner

The Applicant for the proposed request is C. Brewer Properties, Inc. (CBP), a Hawaii corporation. The landowner of the subject property is Wailuku Agribusiness Company, Inc. (WACI). Both CBP and WACI are subsidiary companies of C. Brewer and Company, Ltd.

Contact Person

For further information, contact Michael T. Munekiyo, c/o Michael T. Munekiyo Consulting, Inc., 2035 Main Street, Wailuku, Hawaii 96793, or at telephone (808) 244-2015.

Property Location and Description

The subject parcel is located in Maalaea, Maui, Hawaii and is identified as TMK 3-6-01:por. 18. The parcel, encompassing 12.044 acres, is used for pineapple cultivation and is a part of a larger 131-acre pineapple field (Field 775). The parcel is located along Honoapiilani Highway near Maalaea Village. Surrounding non-agricultural lands include State-owned "Conservation" lands to the west which are presently used for cattle grazing, and an undeveloped eighteen (18) acre "Urban" designated parcel located across Honoapiilani Highway ("Maalaea Triangle").

Proposed Action

CBP, on behalf of WACI, proposes to reclassify the subject parcel from the State "Conservation" district to the "Agricultural" district. The parcel has been used for sugar cane and pineapple cultivation for more than two decades. However, the parcel was recently identified as being within the "Conservation" district, after WACI conducted an in-house land inventory and review of the area. The proposed action, therefore, is an "after-the-fact" request initiated to bring the State Land Use district boundaries in line with

past and existing agricultural uses.

The subject parcel represents approximately 0.6% of WACI's total 1,900 acre pineapple operation. The parcel is contiguous to and a part of this larger operation. The site is considered highly suitable for agricultural use, both in terms of the site's physical characteristics and the availability of the agricultural infrastructure servicing the site (e.g., agricultural roadway and water systems).

The continued use of the parcel for agriculture will not adversely impact unique or valuable natural, cultural, or ecological systems. Moreover the continued cultivation of the site for pineapple will not impact governmental public services and infrastructure systems.

Findings and Conclusion

The proposed request to reclassify 12.044 acres of land in Maalaea from the State "Conservation" district to the "Agricultural" district will not have a significant adverse impact upon the environment. The continued use of the parcel for agricultural crop production will not create adverse primary, secondary, or cumulative impacts upon the physical, cultural, ecological, and socio-economic environments, and public services and infrastructure systems. The proposed request is intended to establish consistency between the actual use of the property and the boundaries of the State Land Use Districts.

The subject parcel is suitable for agricultural crop production and its continued use in agriculture will help support the agricultural sector of the Island's economy and maintain the open space character of the Central Maui isthmus.

The proposed request is in conformance with the State Land Use Commission Standards for the "Agricultural" district and is consistent with the County General Plan and Kihei-Makena Community Plan.

Chapter 1

Introduction

I. INTRODUCTION

A. Background and Purpose

Wailuku Agribusiness Co., Inc. (WACI), a subsidiary of C. Brewer and Company, Ltd., is a large-scale, diversified agribusiness company on the island of Maui with more than 3,200 acres in active cultivation in Central Maui. Formerly known as Wailuku Sugar Company, Inc., WACI was a major sugar cane producer on the Island until 1988, when the company completely phased out of sugar cane production. Through the gradual phase-out of sugar, WACI embarked on a crop diversification program which included the start-up of macadamia nut orchards and pineapple fields. Today, the Company manages approximately 1,300 acres of macadamia nut orchards and 1,900 acres of pineapple fields, stretching from Maalaea to Waihee.

During a recent in-house inventory and review of WACI-owned lands, WACI identified approximately 12.044 acres of land currently cultivated in pineapple which are within the State "Conservation" district. The subject area is located in Maalaea and is identified as TMK 3-6-01:por. 18. See Figure 1. The area is identified on WACI field maps as Field 775, which is presently cultivated in pineapple. See Figure 2. Field records indicate that Field 775 was first planted in sugar cane in 1965. It continued in sugar cane cultivation until 1988 when the last sugar crop was harvested. Between 1988 and 1990, the field was left unplanted, and in early 1990 the area was cleared, prepared and planted in pineapple.

The purpose of this report then, is to document the technical characteristics of the property and to evaluate the impacts of the proposed reclassification request in accordance with Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules.

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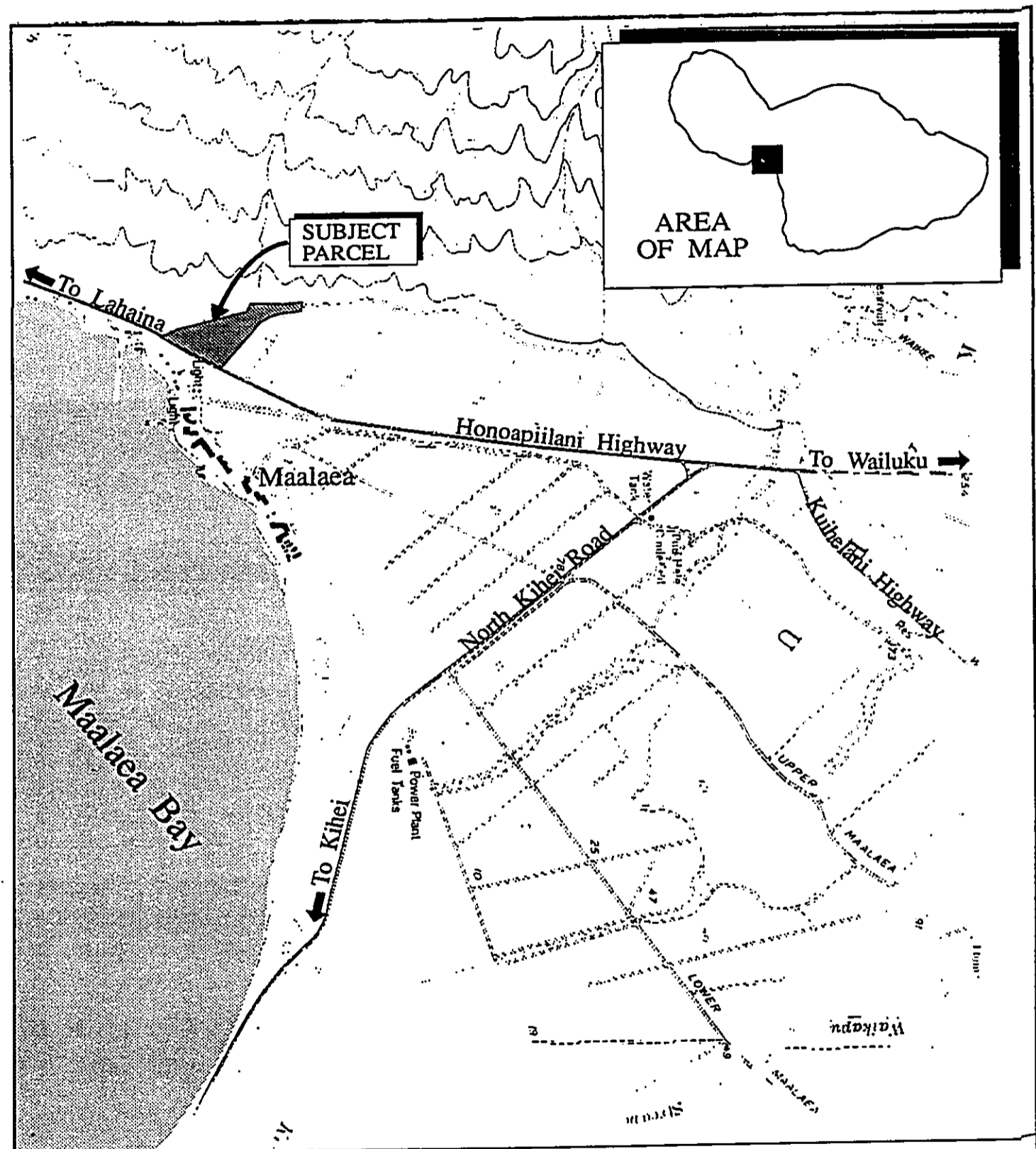


Figure 1 Maalaea Field 775 Regional Location Map




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Prepared for C. Brewer Properties, Inc.

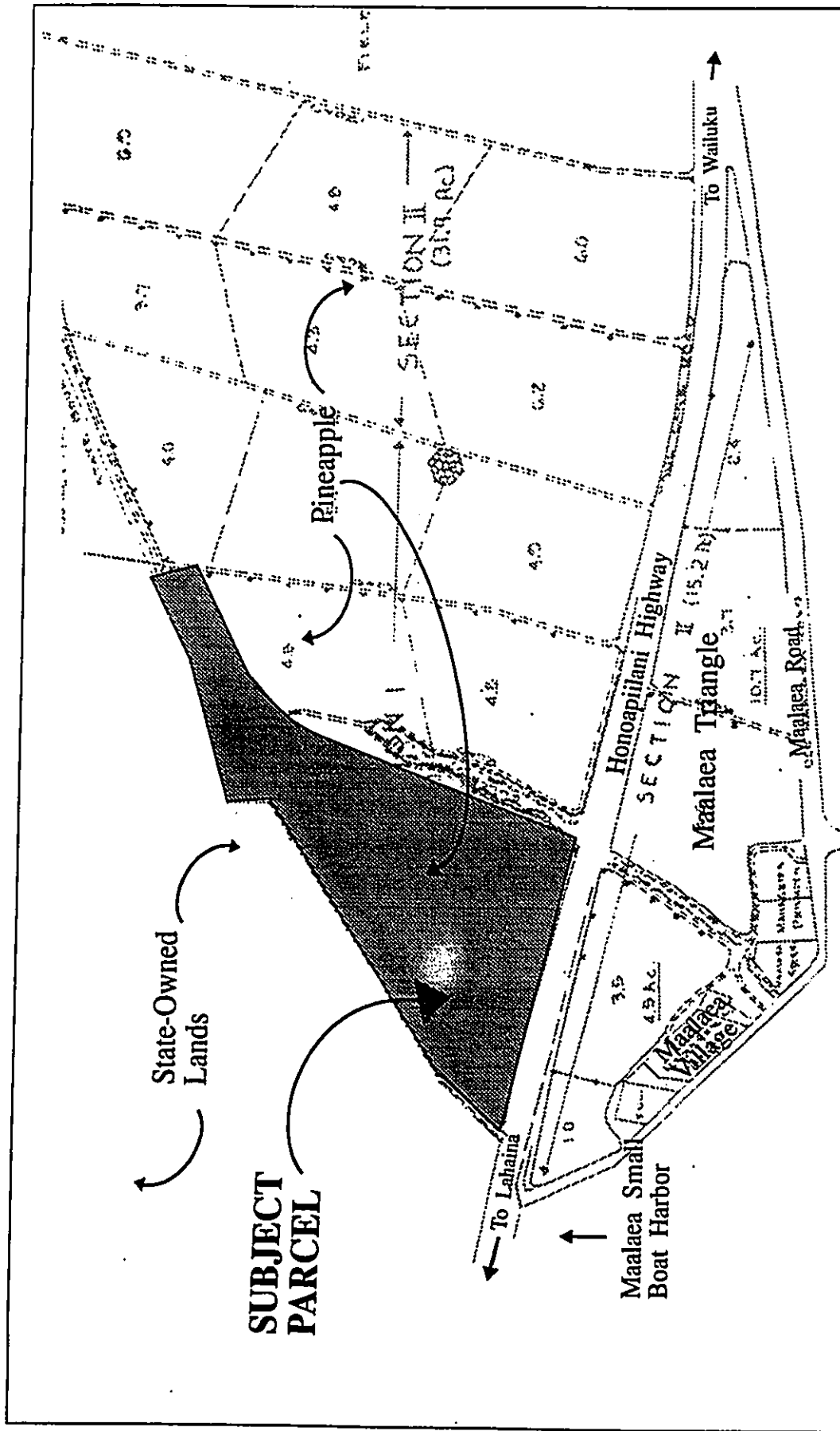


Figure 2

Maalaea Field 775
Site Map



Michael T. Munekiyo Consulting, Inc.
Prepared for C. Breyer Properties, Inc.

B. Need for the Reclassification

The cultivation of agricultural crops is not identified as a permitted use in the "Conservation" district. C. Brewer Properties, Inc. (CBP), on behalf of WACI, therefore is petitioning the State Land Use Commission to reclassify the subject property from the "Conservation" district to the "Agricultural" district. The reclassification request is intended to bring the State Land Use district boundaries in line with the current agricultural use of the property.

The reclassification request is considered appropriate in light of the property's use for crop cultivation for more than twenty-five (25) years. The parcel was utilized for sugar cane cultivation for approximately twenty-three (23) years and is currently planted in pineapple.

This agricultural field is part of a larger 1,900-acre pineapple cultivation operation being managed by WACI. As part of this larger operation, the parcel has not contributed to significant adverse environmental impacts to the surrounding environment. In its present use, the parcel supports the continued viability of WACI's pineapple operations and the pineapple industry on the Island in general. The continued use of the parcel for pineapple production helps to stabilize WACI's employee work force of 140 full-time employees and 50 to 75 seasonal employees.

The reclassification, therefore, will clarify appropriateness of past and present uses of the property in the context of the State Land Use classification system.

Chapter II

Description of the Existing Environment

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. Physical Environment

1. Surrounding Environment

Maalaea is a former fishing village and is home to the Maalaea Small Boat Harbor. The old village, which is located adjacent to the Harbor, is surrounded by agricultural lands and undeveloped open space along the leeward foothills of the West Maui Mountains. The undeveloped "Maalaea Triangle" commercial site borders the village to the north, encompassing an area of approximately eighteen (18) acres between Honoapiilani Highway and Maalaea Road. Refer to Figure 2. East of the Harbor, along Hauoli Street, are several apartment condominiums serving as the residential core of the community.

The subject parcel is located along the two-lane Honoapiilani Highway, the primary arterial linking Central Maui to West Maui. The parcel is part of a larger 131-acre pineapple field designated by WACI as "Field 775". See Appendix A, Site Photographs. Field 775 is irrigated with water from WACI's Waihee Ditch, which is located approximately 1.7 miles north of the subject parcel at elevation 320-feet. Bordering Field 775 to the west are undeveloped State-owned lands which are presently used for cattle grazing.

2. Climate

Like most areas of Hawaii, Maui's climate is relatively uniform year-round. Characteristic of Hawaii's climate, the project site experiences mild and uniform temperatures year round, moderate humidities and a consistent northeasterly tradewind. Variations in climate on the Island is largely left to local terrain.

Average temperatures at the project site (based on temperatures recorded

at Keawakapu, Kihei) range from lows in the 60°s to highs in the 80°s. August is historically the warmest month, while January and February are the coolest. Rainfall at the project site averages less than 15-inches per year.

3. Topography and Soil Characteristics

The project site is situated on mildly sloping lands between the 40-ft. and 100-ft. topographic contours. The property is generally uniform and level in terrain, sloping in a north to south direction at approximately three (3) percent. A drainage gulch is located just north of the parcel.

Underlying the proposed site and surrounding lands are soils belonging to the Pulehu-Ewa-Jaucas association. This soil association is characteristically deep and well-drained and located on alluvial fans and in basins. The soil type specific to the project site is of the Ewa Series (EsB). Naturally occurring vegetation on this series include fingergrass, kiawe, koa haole, klu, and uhaloa. See Figure 3.

The University of Hawaii's Land Study Bureau's Detailed Land Classification designates the subject parcel as "B72i". The letter designation "B" refers to the overall suitability of the land for agricultural use, with "A" representing the class of highest productivity and "E" the lowest. The numeric designations "72i" refers to land type characteristics (e.g., soil properties, topography, climate). Land type "72i" is characterized as well-drained lands with soils having a moderately fine texture.

4. Flood and Tsunami Hazard

The project site is located on mildly sloping lands and is bordered to the north by an unnamed drainage gulch. Portions of the drainage gulch are

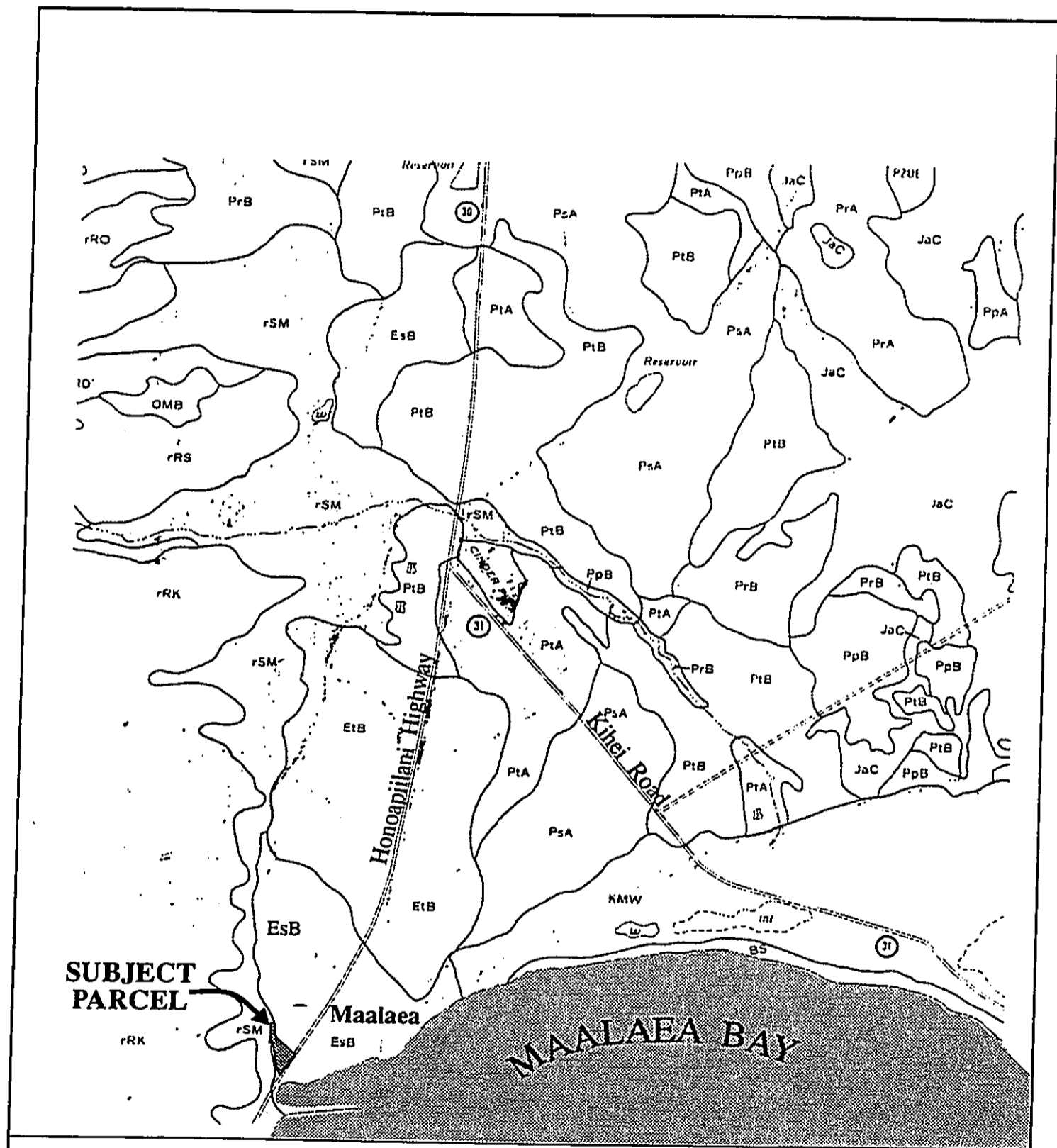


Figure 3 **Maalaea Field 775**
Soil Classifications



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 Prepared for C. Brewer Properties, Inc.

designated Zone B on the Flood Insurance Rate Map for this region. See Figure 4. Zone B indicates areas between the limits of the 100-year and 500-year flood. The subject parcel itself, given its elevation and topographic characteristics, is an area of minimal flooding (Zone C).

Surface runoff from the site is conveyed off-site, without adverse impacts to downstream properties. A portion of the surface runoff from the site sheet flows to the drainage gulch bordering the site to the north. Flows from this gulch are conveyed under Honoapiilani Highway, through the Maalaea Triangle property and ultimately discharged into the ocean. For the most part, surface runoff sheet flows toward Honoapiilani Highway. An earth embankment which separates the parcel from the Highway diverts runoff to the southern extent of the property. Runoff continues to a small drainage gully located approximately 40-feet south of the parcel. Flows from this gully, which include runoff generated within the adjoining State-owned "Conservation" lands, are conveyed across Honoapiilani Highway via a box culvert, across Maalaea Road and into Maalaea Harbor.

The site is located approximately 400 feet from the coastline and well beyond the limits of coastal inundation as delineated by the Flood Insurance Rate Maps.

5. Flora and Fauna

The subject parcel is cultivated in pineapple, and with the exception of common roadside weeds and grasses which border the fields, there are no other forms of vegetation on the site. Prior to being planted in pineapple, the parcel was used for sugar cane cultivation. There are no known rare or endangered plant species in the surrounding environs.

The parcel does not serve as a habitat to any rare, endangered, or

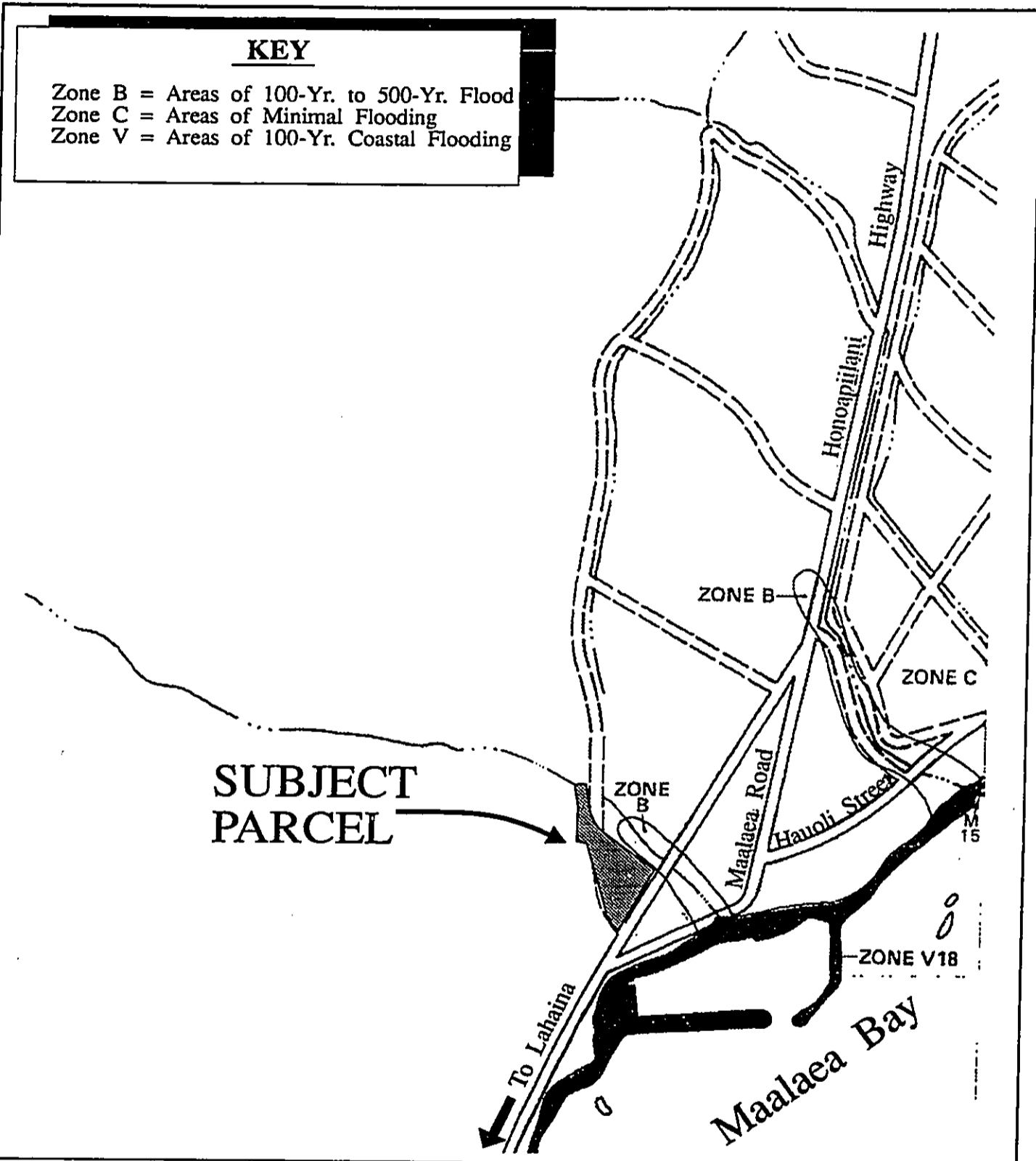


Figure 4

Maalaea Field 775
 Flood Insurance Rate Map




 Michael T. Munekiyo Consulting, Inc.
 Prepared for C. Brewer Properties, Inc.

threatened species of wildlife. Avifauna typically found in the surrounding kiawe/scrub vegetation include doves, mynas, Northern Cardinal, Gray and Black Francolin and the Japanese White-eye. Mammals which are common to this locale include the mongoose, mice, rats, and feral cats and dogs.

6. **Air Quality**

There are no point sources of airborne emissions in the immediate vicinity and the air quality at the property is considered good. The parcel is a part of a larger pineapple agricultural operation with lands to the northeast utilized for sugar cane cultivation by HC&S. As such, the area is subject to dust and equipment emissions associated with agricultural activities. The burning of sugar cane in the nearby sugar fields may create temporary increases in airborne particulates, although this occurrence is intermittent and of temporary duration.

Maui Electric Company's Maalaea Power Plant is located approximately 1-1/2 miles northeast of the parcel. However, there is no visible evidence that the power plant emissions adversely affect the air quality in the vicinity of the parcel.

7. **Noise Characteristics**

The parcel is surrounded by agricultural lands, open rangelands and a major roadway arterial which define the noise characteristics at the site. Background noises are primarily attributed to traffic flowing along Honoapiilani Highway. The operation of agricultural equipment such as pineapple harvesters, sprayers and trucks also contribute to noise levels on an intermittent and temporary basis. Noise generated by the agricultural operations are considered normal and acceptable for such activities and do not adversely affect surrounding lands.

8. Scenic and Open Space Resources

The subject parcel, along with the surrounding agricultural and range lands establish the open space character of the region. The site is along the Honoapiilani Highway, which offers motorists uninterrupted views to the upper slopes of the West Maui Mountains.

9. Archaeological Resources

The site has been actively used for agricultural operations for more than two decades. As such there are no surface archaeological features on the parcel.

B. Socio-Economic Environment

The subject parcel is situated along the foothills of the West Maui Mountains, at the southwesterly edge of the Central Maui isthmus. The West Maui foothills and the adjacent isthmus is known for its vast expanse of sugar cane and pineapple fields. The parcel is located to the west of Maalaea Village and the Maalaea Small Boat Harbor. The Village along Maalaea Road includes a few plantation-era homes, a restaurant, the Maalaea Store, and a U.S. Coast Guard Station. The residential core of Maalaea is located to the east of the site, along the sandy coastline of Maalaea Bay.

Waikapu Village is located approximately four (4) miles to the north of the parcel. Waikapu is identified as a rural residential community, with roots as a sugar plantation village. The Maui Tropical Plantation, an agricultural-oriented visitor attraction, is located at the southern edge of Waikapu. Two 18-hole golf courses, currently under construction, are located south of Waikapu transforming former kiawe/scrub lands into a manicured landscape.

From a planning standpoint, the parcel is part of the Kihei-Makena Community Plan region. This region, stretching from Maalaea to LaPerouse Bay,

encompasses the communities of Maalaea, Kihei, Wailea, and Makena. The urbanized areas of this Community Planning region is one of the fastest growing on the Island, with the 1987 resident population of 11,500 projected to increase by 76% to 21,400 in the year 2000. Much of this growth is attributed to the visitor industry which includes major world-class hotels in the Wailea-Makena region.

The Wailuku-Kahului Community Plan region to the north of the subject parcel is the center of commerce for the Island. This region includes the Kahului Harbor, the Island's only deep-port harbor, and the Kahului Airport. Wailuku-Kahului is also the center of government, professional and light industrial activities. This region has also exhibited strong population growth, with the region's current population of 29,800 projected to increase to 43,500, or 46% by the year 2000.

C. Public Services and Infrastructure

The subject parcel is located in the midst of agricultural and open space lands. Public services such as police and fire protection, and medical facilities are located in the urbanized areas of the Kihei-Makena and Wailuku-Kahului Community Plan regions. Numerous shoreline recreational areas are found along the lengthy stretch of coastline between Maalaea and Makena. This region, with its mild and dry climate and sandy beaches, provides an array of coastal recreational opportunities for residents and visitors. Inland recreational facilities, such as athletic playfields, tennis courts, and swimming pools, are located within the urbanized areas of Wailuku-Kahului and Kihei-Makena.

In keeping with the agricultural environs of the site, there are no public water and wastewater systems located proximate to the parcel. With the exception of drainage culverts which cross Honoapiilani Highway, there are no major drainage improvements in this area.

Chapter III

Assessment of Impacts

III. ASSESSMENT OF IMPACTS

A. Impacts to the Physical Environment

The proposed action is an "after-the-fact" request to reclassify 12.044 acres of land from the "Conservation" district to the "Agricultural" district. The parcel represents approximately 0.6% of WACI's pineapple operations and its continued use as a *pineapple production field is not anticipated to have significant adverse impacts upon the surrounding physical environment.*

Pineapple cultivation activities at the site will include clearing and planting, herbicide and pesticide application, harvesting and hauling. (The pineapple growing cycle includes an 18-month growing period for initial planting and a 12-month growing period for the ratoon (second) crop.) Nuisance effects of such operations include the generation of dust and noise. However, such nuisances are not considered adverse given the surrounding agricultural and open space character of the locale. The parcel is a part of the Central Maui agricultural belt which stretches from Waihee to Maalaea, and there are no unique natural features, ecological resources or cultural resources proximate to the parcel which will be affected by pineapple cultivation.

The continued use of the parcel for agricultural purposes will maintain the open space character of the area and will not impact scenic view corridors.

B. Impacts to the Socio-Economic Environment

The maintenance of the site for agricultural use will enhance the viability of the pineapple industry. With an estimated yield of 30-40 tons/acre, the parcel can be expected to generate approximately 360-480 tons of pineapple per 12/18 month growing cycle. The incremental production value derived from the site will help support WACI's agricultural operations, which include a total labor force of 140 full-time employees and 50-75 seasonal workers.

The proposed reclassification request will establish the appropriateness of a use which has been in existence for many years. As such there are no anticipated impacts to the socio-economic fabric of the community as a result of the continued use of the parcel for agricultural purposes.

C. Impacts to Public Services and Infrastructure

The use of the subject parcel for pineapple cultivation will not affect governmental public service and infrastructure systems. The parcel is contiguous to and a part of a larger pineapple cultivation operation which has in place an agricultural infrastructure system to serve the site. Access to the property will be via existing field roads and will not require changes in patterns of use upon public roadways (i.e., existing public roadway crossings will be utilized without need for additional roadway modifications or improvements). Crops are irrigated by WACI's privately maintained irrigation system, which includes the Waihee Ditch delivery system serving the site.

The addition of the approximately 12 acres of cultivatable lands will not result in increasing the number of WACI's permanent and seasonal employees. As such, the proposed action will not impact resources such as police and fire protection, and educational, medical, and recreational facilities.

Chapter IV

***Relationship to Governmental
Plans, Policies and Controls***

IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS

A. Hawaii State Plan

The Hawaii State Planning Act (Chapter 226, Hawaii Revised Statutes) sets forth goals, objectives, policies and priorities to guide the long-range development of the State of Hawaii. The proposed reclassification request is in keeping with the following objectives and policies of the Hawaii State Plan.

Objectives and Policies for the Economy-Agriculture (§ 226-7)

Objective: Plan for continued viability in Hawaii's sugar and pineapple industries.

Policy: Assure the availability of agriculturally suitable lands with adequate water to accommodate present and future needs.

Priority Guidelines (§ 226-103):

- Provide adequate agricultural lands to ensure the economic viability of the sugar and pineapple industries.

Comment: The subject parcel has been used for both sugar cane and pineapple cultivation for more than 20 years. The site has in place an agricultural infrastructure system which assures the continued viability of the land for pineapple production.

Objectives and Policies for the Physical Environment-Land-Based, Shoreline, and Marine Resources (§226-11)

Objective: Plan for the: (1) Prudent use of Hawaii's land-based, shoreline, and marine resources; (2) Effective protection of Hawaii's unique and fragile environmental resources.

Policy: Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.

Comment: The subject parcel is part of a larger pineapple cultivation operation and its continued use for pineapple cultivation will not adversely impact surrounding land and water-based activities and natural resources and ecological systems.

Objectives and Policies for the Physical Environment-Scenic, Natural Beauty, and Historic Resources (§226-12)

Objective: Plan for the enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.

Policy: Promote the visual and aesthetic enjoyment of mountains, ocean, vistas, scenic landscapes, and other natural features.

Comment: The subject parcel is part of a vast expanse of contiguous agricultural lands which define Maui County's unique scenic and open space character. The continued use of the parcel for agricultural purposes will maintain this unique scenic landscape.

B. State Agriculture Functional Plan

The State Agriculture Functional Plan implements the Hawaii State Plan by identifying agriculture-related needs, problems and issues, and by recommending policies and priority actions which address the identified areas of concern. The proposed reclassification request is consistent with the following plan objectives and policies:

Objective: Achievement of productive agricultural use of lands most suitable and needed for agriculture.

Policy: Encourage productive use of the most suitable agricultural lands.

Comment: The parcel is suitable for agricultural use in terms of its physical characteristics and availability of agricultural water, as evidenced by its current and previous use for pineapple and sugar cane cultivation.

C. State Land Use Districts

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission, establishes the four major land use districts in which all lands in the State are placed -- "Urban", "Rural", "Agricultural", and "Conservation". The subject parcel is within the "Limited" and "Resource" subzones of the "Conservation" district. See Figure 5. The proposed action involves the reclassification of the parcel from the "Conservation" district to the "Agricultural" district.

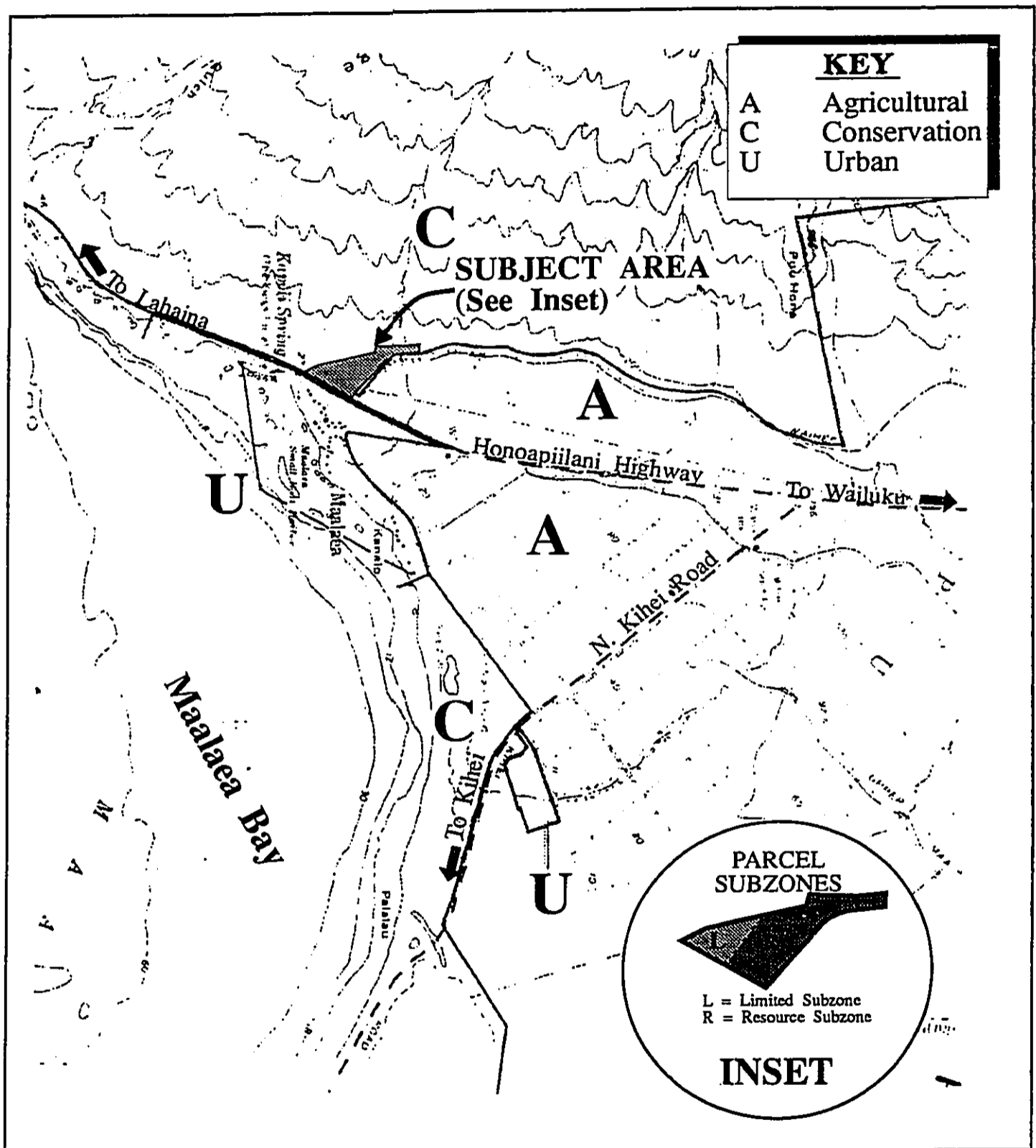


Figure 5

Maalaea Field 775
State Land Use District Designations




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Prepared for C. Brewer Properties, Inc.

In general, the "Conservation" district would include areas required for protecting watersheds and water resources; preserving and protecting historic areas and valuable scenic resources; providing park lands, wilderness, and beach reserves; conserving endemic plants, fish and wildlife; preventing floods and soil erosion; forestry; and open space areas. Lands within the "Agricultural" district would include activities or uses relating to cultivation of crops, orchards, forage, and forestry; farming and animal husbandry; aquaculture; and game and fish propagation.

Standards for determining the "Agricultural" district, in part, state that "Agricultural" lands "... shall include lands with a high capacity for agricultural production". The subject parcel is considered suitable for agriculture, as evidenced by its more than 20 years of use for sugar cane cultivation and its present use for pineapple cultivation. The site's physiographic characteristics and the existing agricultural infrastructure makes this parcel an important part of WACI's overall pineapple operation.

D. Maui County General Plan

The Maui County General Plan, adopted in 1980, sets forth broad objectives and policies to help guide the long-range development of the County. As expressed in the Maui County Charter:

The purpose of the General Plan is to recognize and state the major problems and opportunities concerning the needs and the development of the County and the social, economic and environmental effects of such development and set forth the desired sequence, patterns and characteristics of future development.

The proposed request to reclassify 12,044 acres from the "Conservation" district to the "Agricultural" district is in keeping with the following General Plan objectives and policies:

Objective: To make available to our people lands that are well-suited for agricultural pursuits.

Policy: Promote the use of agricultural land for agricultural purposes by providing public incentives and encouraging private initiative.

Objective: To maximize the use and yield of productive agricultural land throughout the County.

Policy: Ensure the availability of lands that are well-suited for agriculture.

E. Kihei-Makena Community Plan

The subject parcel is located within the Kihei-Makena Community Plan region, one of nine Community Plan regions established in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designed to implement the Maui County General Plan. Each Community Plan contains recommendations and standards which guide the sequencing, patterns, and characteristics of future development in the region. The Kihei-Makena Community Plan provides for the preservation and enhancement of important agricultural lands through the maintenance of land acreage required to sustain economically viable agricultural operations.

Land use guidelines are set forth by the Kihei-Makena Community Plan Land Use map. See Figure 6. The subject parcel is designated "Agriculture" by the Kihei-Makena Plan.

F. Hawaii Coastal Zone Management Program/County Special Management Area

The Hawaii Coastal Zone Management Program (HCZMP), as formalized in Chapter 205A, Hawaii Revised Statutes, establishes objectives and policies for the preservation, protection, and restoration of natural resources of Hawaii's coastal zone areas. The objectives of the HCZMP are as follows:

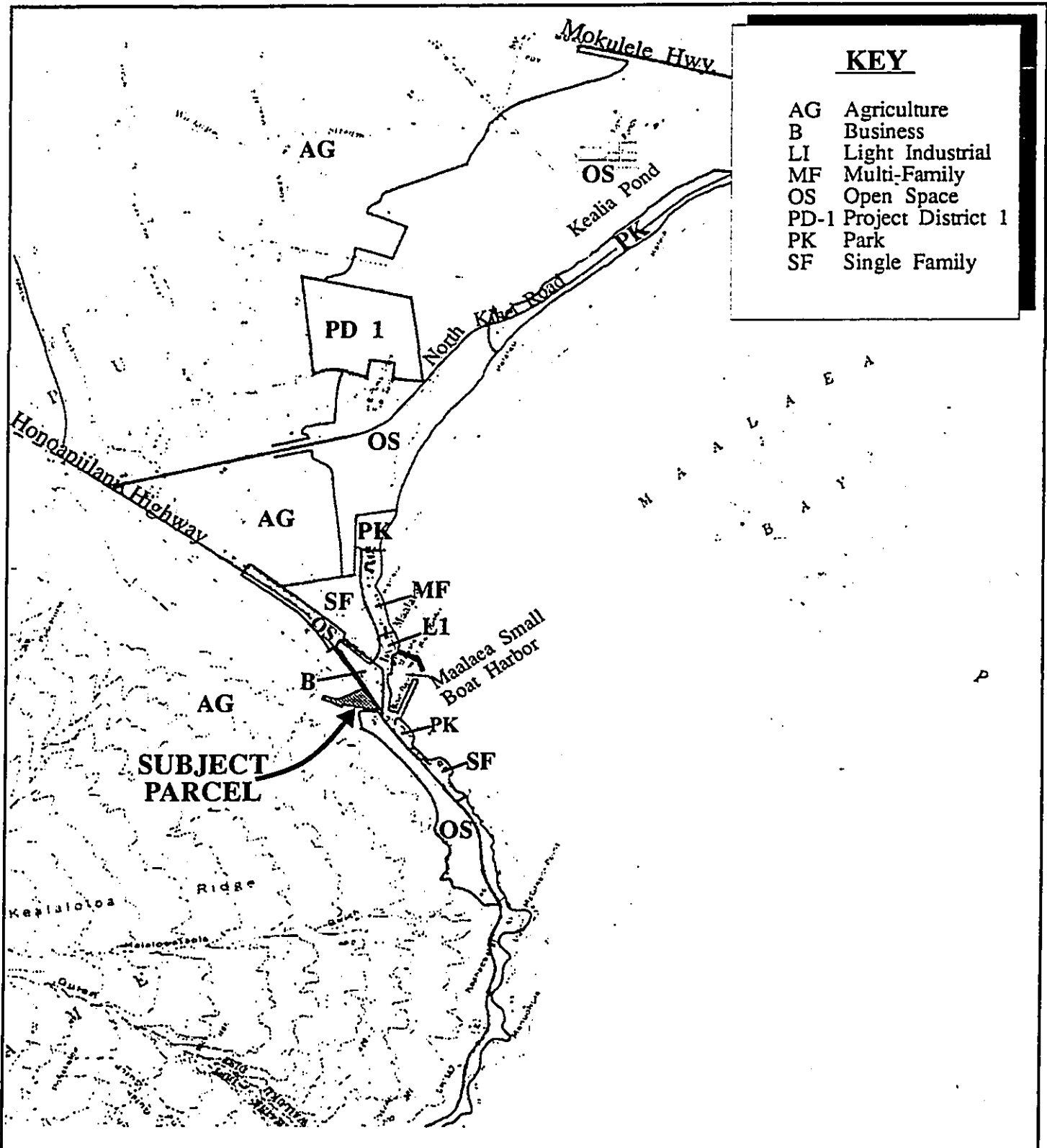
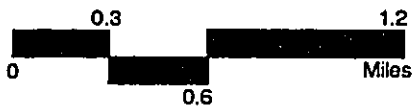


Figure 6

Maalaea Field 775
Community Plan Land Use Designations




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-
- A. Provide coastal recreational opportunities accessible to the public;
 - B. Protect, preserve, and where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture;
 - C. Protect, preserve, and where desirable, restore or improve the quality of coastal scenic and open space resources;
 - D. Protect valuable coastal ecosystems from disruption and minimize adverse impacts on all coastal ecosystems;
 - E. Provide public or private facilities and improvement important to the state's economy in suitable locations;
 - F. Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, and subsidence; and
 - G. Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

The proposed request is in keeping with the foregoing objectives.

The County of Maui's Special Management Area (SMA) permit procedures have been established within the framework of the HCZMP. The subject parcel is located within the County SMA boundaries. The continued use of the property for agricultural use is not subject to SMA procedures.

Chapter V

Findings and Conclusion

V. FINDINGS AND CONCLUSION

The proposed request to reclassify 12.044 acres of land in Maalaea from the State "Conservation" district to the "Agricultural" district will not have a significant adverse impact upon the environment. The continued use of the parcel for agricultural crop production will not create adverse primary, secondary, or cumulative impacts upon the physical, cultural, ecological, and socio-economic environments, and public services and infrastructure systems. The proposed request is intended to establish consistency between the actual use of the property and the boundaries of the State Land Use Districts.

The subject parcel is suitable for agricultural crop production and its continued use in agriculture will help support the agricultural sector of the Island's economy and maintain the open space character of the Central Maui isthmus.

The proposed request is in conformance with the State Land Use Commission Standards for the "Agricultural" district and is consistent with the County General Plan and Kihei-Makena Community Plan.

Chapter VI

Agencies Consulted in the Preparation of the Environmental Assessment

VI. AGENCIES CONSULTED IN THE PREPARATION OF THE ENVIRONMENTAL ASSESSMENT

A. State of Hawaii
Department of Land and Natural Resources
1151 Punchbowl Street
Honolulu, Hawaii 96813

B. State of Hawaii
Department of Agriculture
1428 S. King Street
Honolulu, Hawaii 96813

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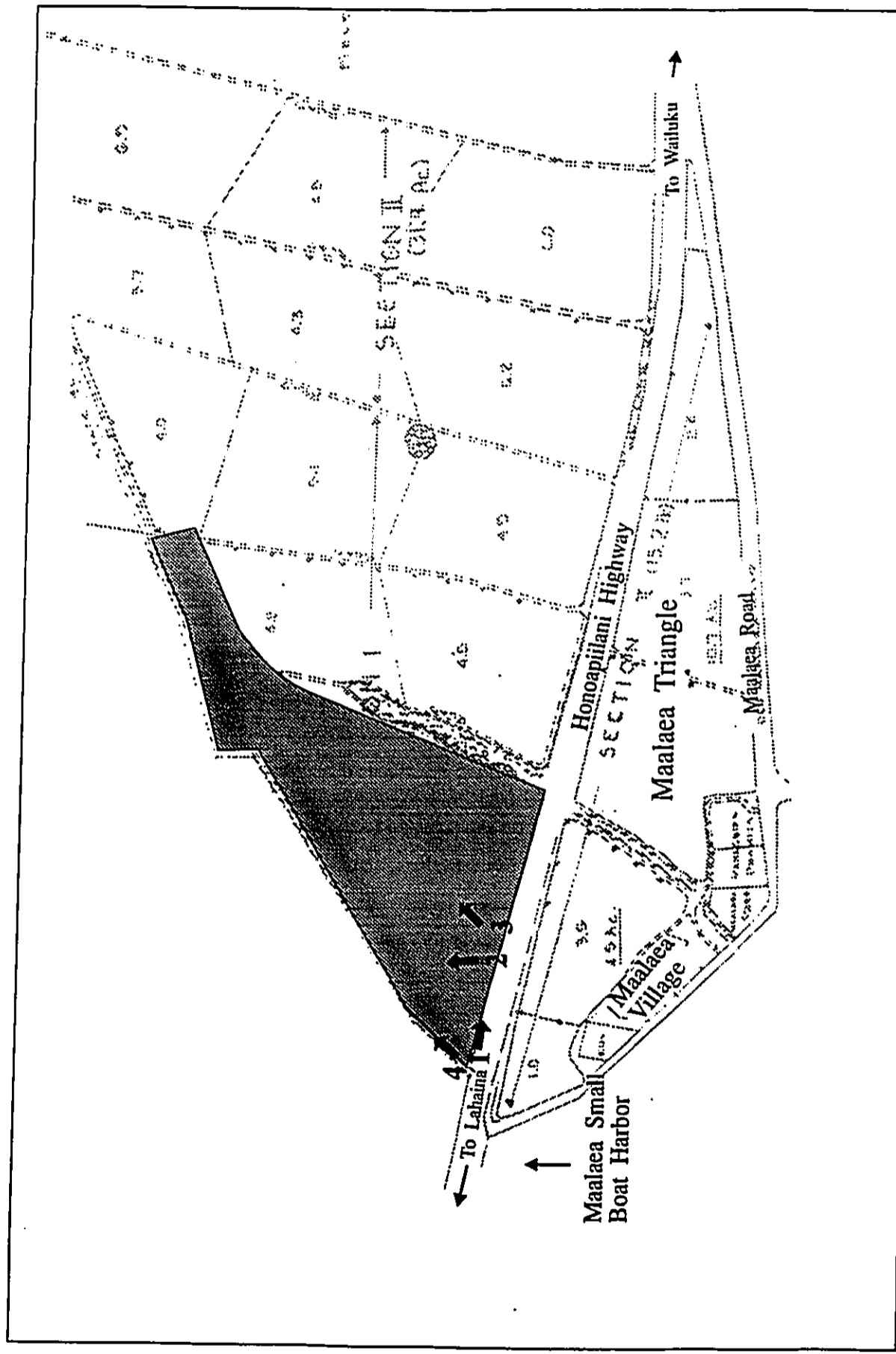
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Appendix A

Site Photographs



Maalaea Field 775
Site Photographs Reference Map


Michael T. Munekiyo Consulting, Inc.
Prepared for C. Brewer Properties, Inc.



Photograph 1



Photograph 2



Photograph 3



Photograph 4