

JAMES "KIMO" APANA
Mayor

JOHN E. MIN
Director

CLAYTON I. YOSHIDA
Deputy Director



Nancy

COUNTY OF MAUI
DEPARTMENT OF PLANNING RECEIVED

September 11, 2000

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OFFICE OF ENVIRONMENTAL
QUALITY CONTROL

Ms. Genevieve Salmonson, Director
Office of Environmental Quality Control (OEQC)
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

Dear Ms. Salmonson:

RE: Final Environmental Assessment (FEA) and a Findings of No Significant Impact for the Five (5) Lot Subdivision and Related Improvements at Kaanapali, Maui Hawaii, TMK: 4-4-008:016, Makena, Maui, Hawaii (EA 2000/0008)

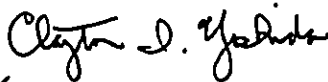
The Maui Planning Department (Department) has reviewed the comments received during the 30-day public comment period, which began on June 8, 2000. The Department has determined that this project will not have any significant environmental effects and has issued a Findings of No Significant Impact (FONSI) determination.

Enclosed are one (1) copy of the OEQC *The Environmental Notice* Publication Form and four (4) copies the FEA. Please note that the Project Summary has not changed since the publication of the Draft EA.

We respectfully request that the notice be published in the September 23, 2000 issue of *The Environmental Notice*.

Should you have any questions, please call Mr. Daren Suzuki, Staff Planner, of this office at 270-7735.

Very truly yours,


JOHN E. MIN
Planning Director

Ms. Genevieve Salmonson, Director
September 11, 2000
Page 2

JEM:DMS:cmb

Enclosures

c: Clayton Yoshida, AICP, Deputy Director of Planning
Curtis DeWeese, SunStone Realty Partners LLC
Gwen Ohashi Hiraga, Munekiyo, Arakawa & Hiraga, Inc.
Daren Suzuki, Staff Planner
Project File
General File
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2000-09-23-MA-~~FEA~~

***Final
Environmental Assessment***

*** FIVE-LOT SUBDIVISION,
KAANAPALI *
(TMK 4-4-08:16)**

Prepared for:

September 2000

SunStone Realty Partners LLC

MUNEKIYO, ARAKAWA & HIRAGA, INC.

***Final
Environmental Assessment***

**FIVE-LOT SUBDIVISION,
KAANAPALI
(TMK 4-4-08:16)**

Prepared for:

September 2000

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MUNEKIYO, ARAKAWA & HIRAGA, INC.

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Preface

The applicant, SunStone Realty Partners LLC, proposes a five-lot subdivision and related improvements at 2495 Kekaa Drive, Lahaina, Maui, Hawaii. A community plan amendment is necessary for the completion of the subdivision. Pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules, this Environmental Assessment documents the project's technical characteristics, environmental impacts and alternatives, and advances findings and conclusions relative to the project.

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. PROJECT LOCATION, EXISTING USE AND LAND OWNERSHIP

The proposed subdivision is located in the planned resort community of Kaanapali at 2495 Kekaa Drive in Lahaina, Maui, Hawaii and is identified as TMK 4-4-08:16. See Figure 1 and Figure 2.

The project site is situated between Kekaa Drive and Kaanapali Parkway, adjacent to the 2nd hole of the Royal Kaanapali Golf Course's Tournament (fka, North) Course. The property, consisting of approximately 1.602 acres, is vacant and landscaped with grass.

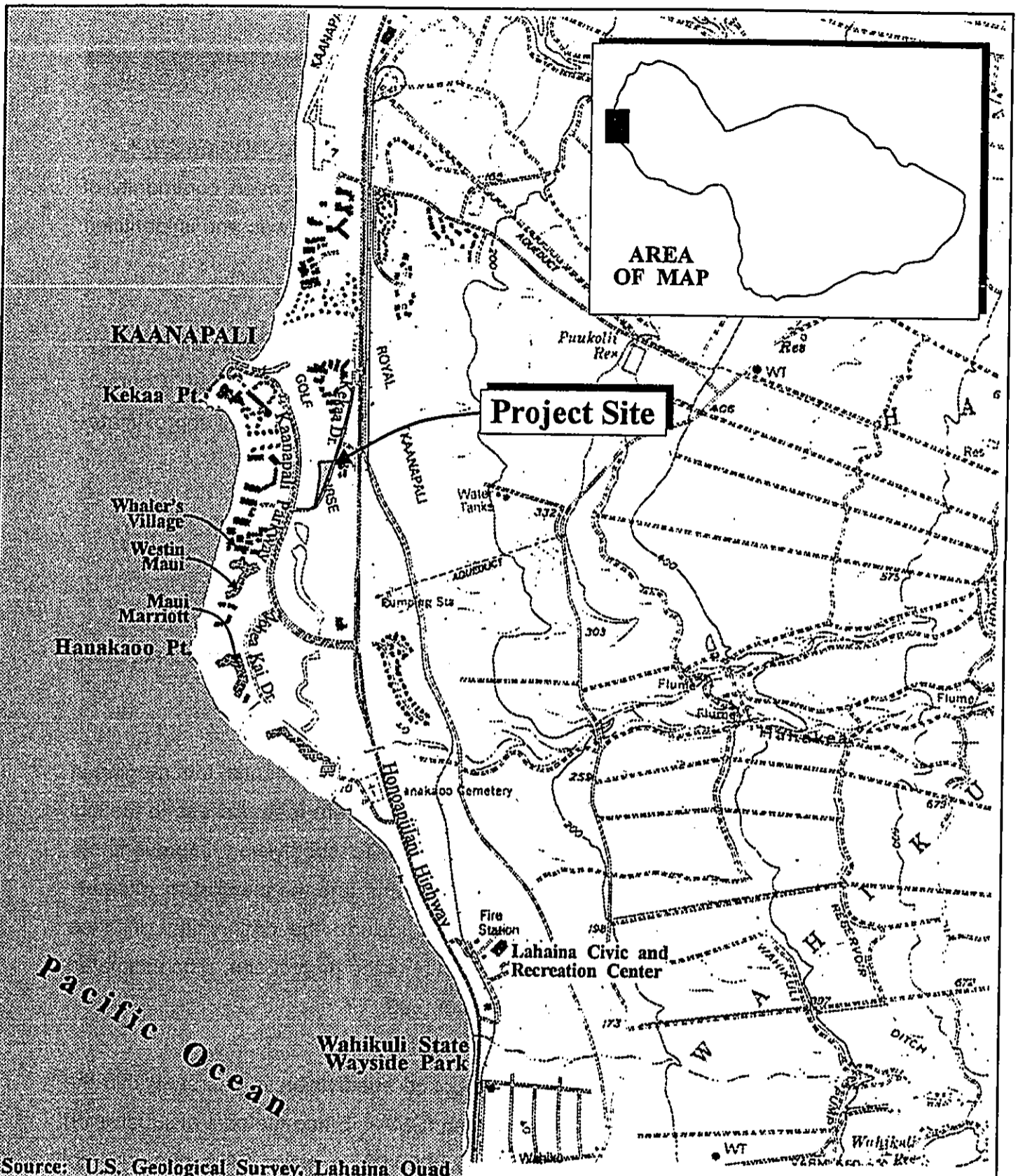
The owner of the property is H.F.J. Company, Ltd.

B. PROPOSED ACTION

A five-lot subdivision for single-family residential use is proposed. See Figure 3.

The proposed subdivision will consist of five (5) residential lots ranging in size from approximately 13,200 to 15,250 square feet. Access to the lots will be provided from Kekaa Drive. Onsite subdivision improvements include the construction of driveway aprons and the installation of sewer and water laterals. Offsite work will include the connection of these laterals to existing utilities in the vicinity of the project site. The estimated cost of the improvements is \$113,060.00.

It is noted that the site of the proposed subdivision is entirely within the County's Special Management Area (SMA). Since the cost of subdivision improvements do not exceed \$125,000.00, a major SMA permit is not anticipated.



Source: U.S. Geological Survey, Lahaina Quad

Figure 1 Five-Lot Subdivision
Regional Location Map



Prepared for: SunStone Realty Partners LLC

MUNEKIYO, ARAKAWA & HIRADA, INC.

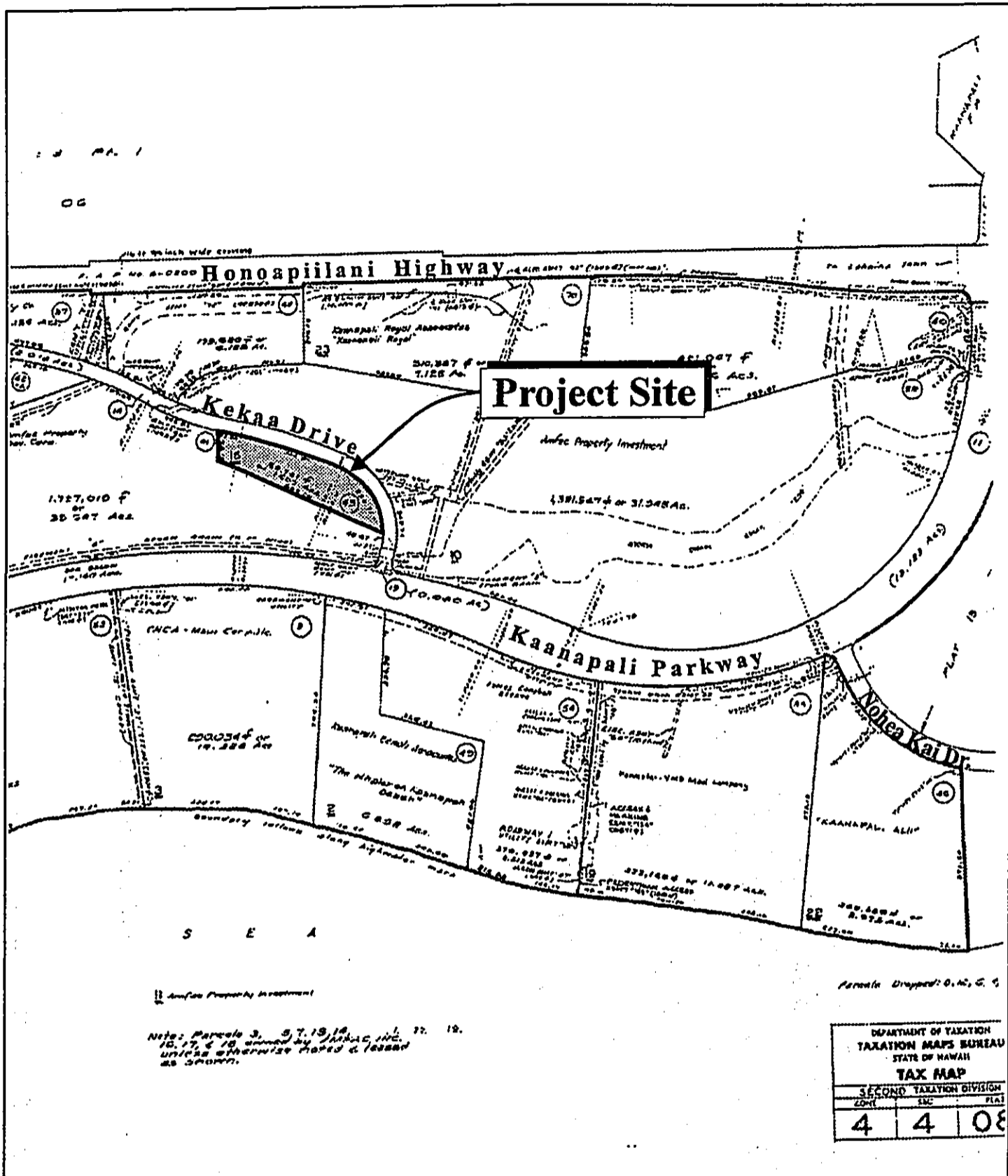
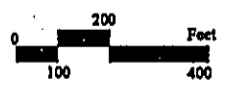


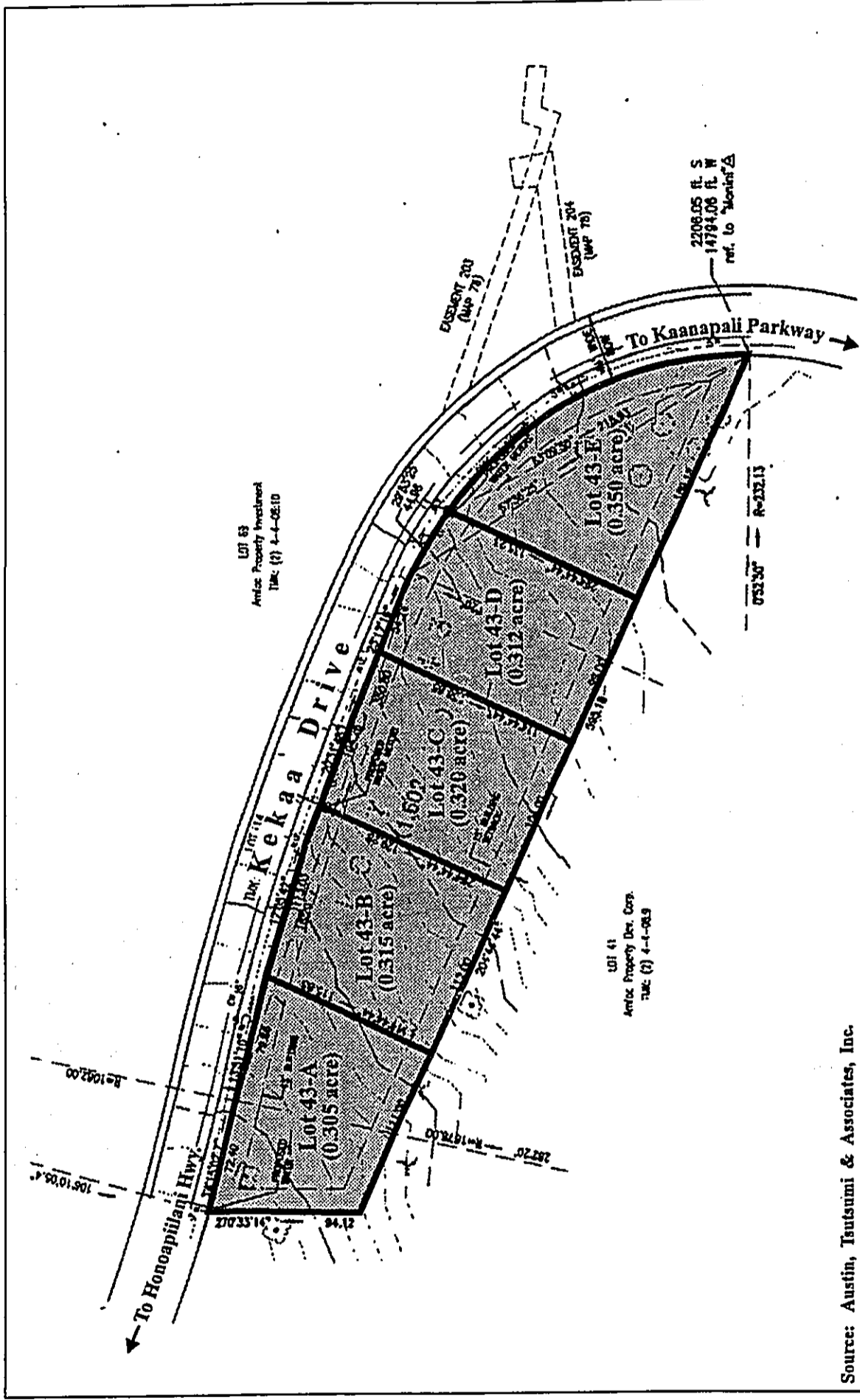
Figure 2

**Five-Lot Subdivision
Site Location Map**



Prepared for: SunStone Realty Partners LLC

MUNEKIYO, ARAKAWA & HIRAGA, INC.



Source: Austin, Tautsuni & Associates, Inc.

Figure 3



Five-Lot Subdivision
Subdivision Plan - TMK 4-4-08:16



Prepared for: SunStone Realty Partners LLC

MUNEKIYO, ARAKI & HIRAGA, INC.

Since the subdivision is subject to a Community Plan Amendment, environmental review pursuant to Chapter 343, Hawaii Revised Statutes (HRS), would be required.

Construction of the project will commence upon the receipt of applicable regulatory approvals and permits. The estimated duration of construction is approximately 60 days.

F

Chapter II

***Description of the
Existing Environment***

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The subject property is situated within the limits of the Kaanapali Beach Resort and the Royal Kaanapali Golf Course's Tournament Course. Kekaa Drive adjoins the project site to the east and south, while the 2nd and 15th holes of the Tournament Course border the site to the north and west.

The proposed subdivision is located near the southern extent of the Kaanapali Beach Resort. This master planned development consists of hotels, condominiums, and single- and multi-family residential properties, as well as a tennis center, shopping center, whaling museum, and two (2) championship golf courses.

Existing land uses in the vicinity of the project site include multi-family residential condominiums, such as the Whaler, Maui Eldorado, and Kaanapali Royal, while hotel properties include the Sheraton Maui and Kaanapali Beach Hotel. Other land uses in proximity of the site include the Whalers Village museum and shopping complex.

2. Climate

Like most areas of Hawaii, West Maui's climate is relatively uniform year-round. The region's tropical latitude, its position relative to storm tracts and the Pacific anticyclone, and the surrounding ocean combine to produce this stable climate. Variations in climate among different regions, then, is largely left to local terrain.

In Lahaina, August is historically the warmest month with an

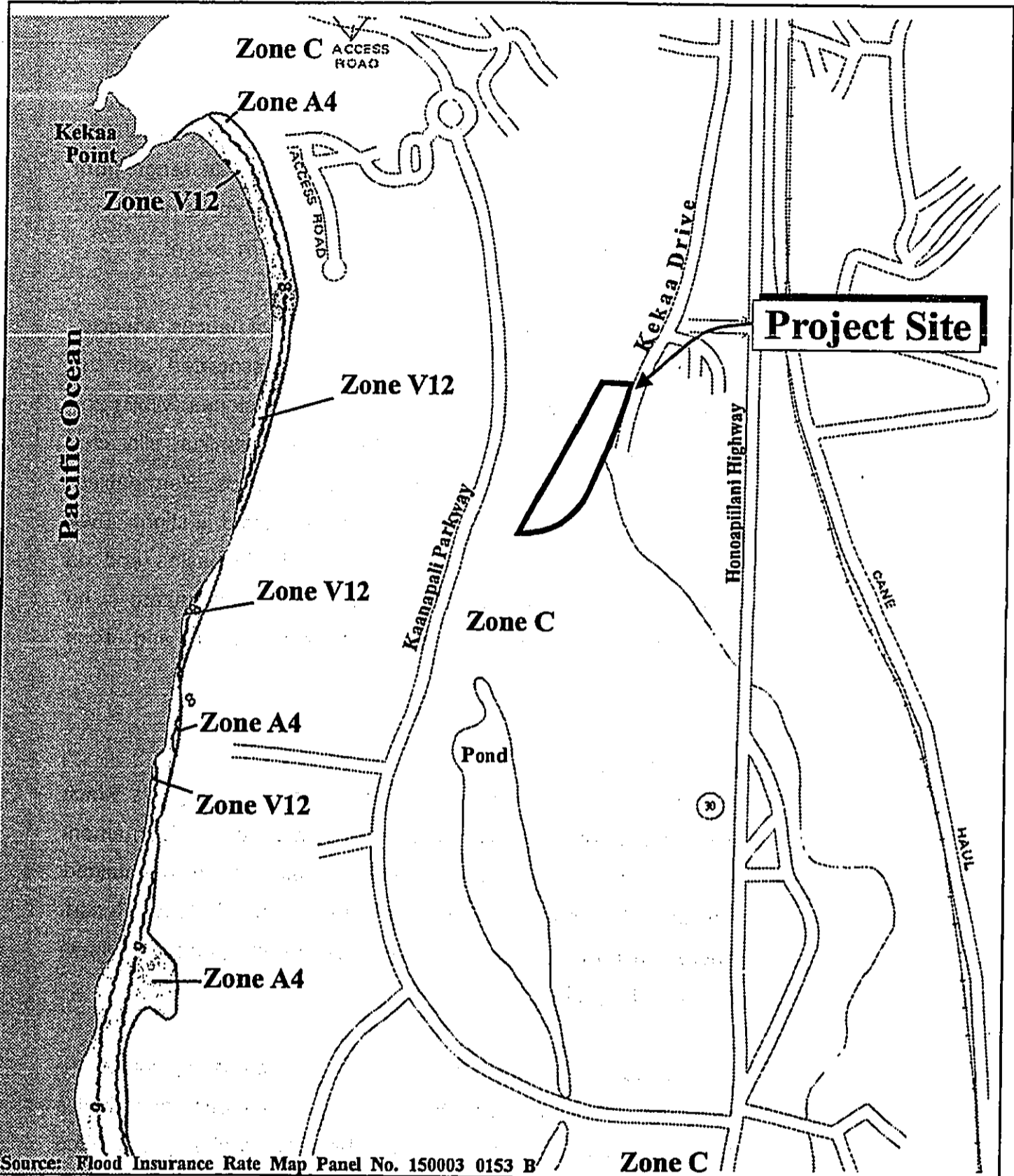
average high temperature of approximately 88 degrees Fahrenheit and average low temperature of 70 degrees Fahrenheit. January is normally the coolest month of the year with an average high temperature of 80 degrees Fahrenheit and an average low temperature of approximately 62 degrees Fahrenheit.

Rainfall at Lahaina is highly seasonal, with most precipitation occurring between October and April when winter storms hit the area. Situated on the leeward side of the West Maui Mountains, this region receives most of its rainfall in late afternoon and early evening, after seabreezes take moisture upslope during the day. Precipitation data collected at the Wahikuli Station (#364) show that on average January is the wettest month, with 3.31 inches of precipitation, while June is the driest, with just 0.25 inches. The average annual total is 18.5 inches.

The winds in the region are also seasonal. The northeasterly tradewind occurs 90 percent of the time during the summer, and just 50 percent of the time in the winter. Wind patterns also vary on a daily basis, with tradewinds generally being stronger in the afternoon. During the day, winds blow onshore toward the warmer land mass. In the evening, the reverse occurs, as breezes blow toward the relatively warm ocean.

3. **Flood and Coastal Hazards**

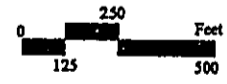
The Flood Insurance Rate Map (FIRM) for this area of the island indicates that the proposed improvements lie within Zone C which is an area of minimal flooding. See Figure 4.



Source: Flood Insurance Rate Map Panel No. 150003 0153 B

Figure 4

**Five-Lot Subdivision
Flood Insurance Rate Map**



Prepared for: SunStone Realty Partners LLC

MUNEKIYO, ARAKAWA & HIRADA, INC.

4. **Topography and Soils**

The project site is characterized by topography which gently slopes in a southwesterly direction. Elevations on the site range from approximately 54 feet above mean sea level (amsl) at its northeastern limits to about 8 feet amsl at its southwestern extent.

Soils at the project site belong to the Pulehu-Ewa-Jaucas Association. See Figure 5. The specific soil type associated with the project site is Wahikuli silty clay, 3 to 7 percent slopes (WbB) and Ewa silty clay loam (EaA). See Figure 6. Wahikuli silty clay consists of well-drained soils on smooth, low uplands. Permeability is moderate, runoff is slow, and the erosion hazard is slight. Ewa silty clay loam consists of well-drained soils in basins and on alluvial fans. Runoff is very slow and the erosion hazard is no more than slight. Both soils are used for agricultural and urban uses.

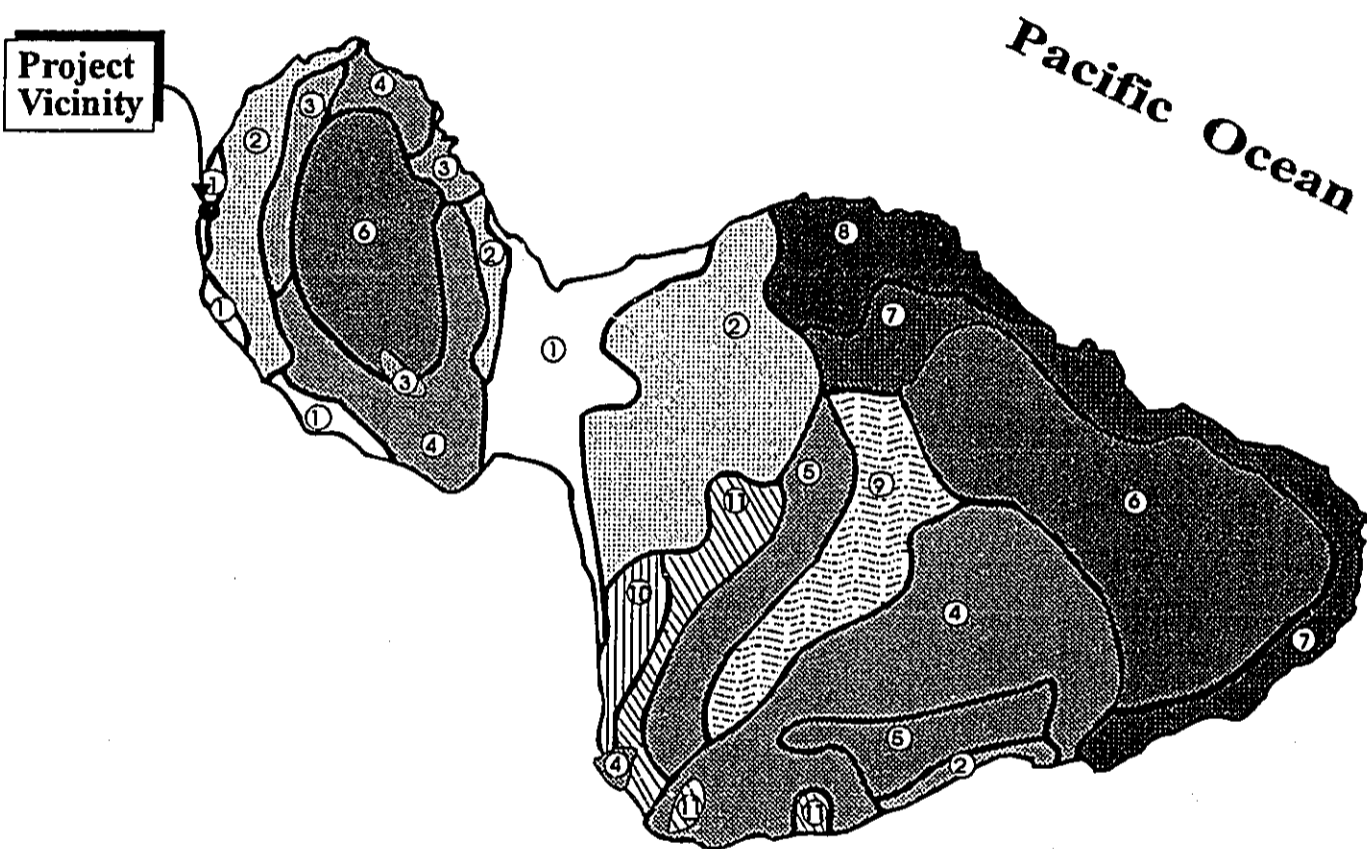
5. **Flora and Fauna**

The project site is landscaped with well-manicured grass which was planted in connection with the development of the Tournament Course. This existing condition comports with the well-maintained landscaped character associated with the Kaanapali Beach Resort. There are no rare, threatened or endangered species of plants found at the project site.

Animal life which may be found in this area is typical of the urbanized regions of West Maui. Avifauna commonly found in this area include the common mynah, Japanese white-eye, spotted dove, barred dove and house finch. There are no known rare, threatened or endangered species of fauna or avifauna found in the

LEGEND

- | | |
|--|-------------------------------------|
| ① Pulehu-Ewa-Jaucas association | ⑦ Hana-Makaalae-Kailua association |
| ② Waiakoa-Keahua-Molokai association | ⑧ Pauwela-Haiku association |
| ③ Honolua-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 | |



Map Source: USDA Soil Conservation Service

Figure 5

Five-Lot Subdivision
Soil Association Map

NOT TO SCALE



Prepared for: SunStone Realty Partners LLC

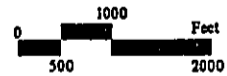
MUNEKIYO, ARAKAWA & HIRADA, INC.



Source: U.S. Department of Agriculture, Soil Conservation Service

Figure 6

Five-Lot Subdivision
Soil Classification Map



Prepared for: SunStone Realty Partners LLC

MUNEKIYO, ARAKAWA & HIRAGA, INC.

vicinity of the project site.

6. **Air Quality**

The subject property in general does not experience adverse air quality conditions. Airborne pollutants that do exist can largely be attributed to automobile exhaust from surrounding parking lots and roadways. Other sources include emissions and fugitive dust related to pineapple and diversified agricultural operations. These sources, however, are intermittent and the prevailing tradewinds will disperse particulates generated by these temporary sources.

7. **Noise**

Existing background noise in the vicinity of the project site is principally attributed to vehicular and golf cart traffic along Kekaa Drive and golf course cart paths.

8. **Archaeological/Historic Resources**

The land underlying the subject property has been previously disturbed in connection with the development of the golf course. Accordingly, there are no surface archaeological features found at the site.

9. **Scenic and Open Space Resources**

The project site is situated within the scenic Kaanapali Beach Resort, a visitor destination area which provides hotel, commercial, and recreational facilities and amenities, as well as single- and multi-family residential properties.

The West Maui Mountains, and the ocean and offshore islands of Lanai and Molokai, respectively, comprise scenic resources to the

east and west of the project site. Open space resources in the vicinity of the site are characterized by both of the Kaanapali Beach Resort's golf courses, as well as by the agricultural lands below the foothills of the West Maui Mountains.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Regional Setting

The majority of lands in West Maui are either State designated "Conservation" or "Agricultural". Generally, "Conservation" lands occupy the higher elevations, while the "Agricultural" district spans the foothills of the West Maui Mountains.

"Urban" designated lands occupy the lower elevations along the coast and include the communities of Kahana-Napili-Kapalua and Kaanapali. These resort communities include several hotels and visitor-oriented condominiums. Lahaina, meanwhile, is more typical of a residential community. Single-family, business, light industrial and agricultural zones prevail in this part of West Maui.

The town of Lahaina is the commercial center for West Maui. The town contains several shopping centers and retail business areas, and serves as a core for the region's residential housing.

Part of West Maui's attraction can be attributed to its year-round dry and warm climate, complemented by many white-sand beaches and scenic landscape. Most of the visitor accommodations are located in Lahaina and the resort communities of Kaanapali, Honokowai, Kahana, Napili and Kapalua.

The Kapalua-West Maui Airport at Mahinahina conveniently links

West Maui to Oahu and other neighbor islands.

2. **Population**

The resident population of the West Maui Community Plan region has demonstrated a substantial increase over the last two decades. Population gains were especially evident in the 1970's as the rapidly developing visitor industry attracted many new residents. In 1990, the population of the Lahaina region was 14,574. The resident population for the year 2010 is projected to be 21,776 (Community Resources, Inc., 1994).

Growth at the County level exhibits a similar pattern. The County's 1980 resident population of 71,600 has increased 40.4 percent to 100,504 in 1990 (Maui County Data Book, 1999). Growth in the County is expected to continue, with the resident population for the year 2010 estimated to be 140,060 (Community Resources, Inc., 1994).

3. **Economy**

The economy of Maui is heavily dependent upon the visitor industry. The dependency on the visitor industry is especially evident in West Maui, which is one of the State's major resort destination areas. Major hotels in this region include the Hyatt Regency Maui (816 rooms), Maui Marriott (720 rooms), Westin Maui (761 rooms), the Kapalua Bay Hotel & Villas (344 rooms), and the Ritz-Carlton Kapalua (548 rooms).

West Maui's visitor orientation is reflected in the character of Lahaina Town, which serves as a center for visitor-related retail outlets, as well as visitor-related activities.

Agriculture, another vital component of the West Maui economy, is handled by Pioneer Mill Company, Ltd. (PMCo) and Maui Land and Pineapple Company, Inc. (ML&P). Until the closure of sugar cultivation in December 1999, PMCo cultivated most of its approximately 6,700 acres of fee simple and leased lands with sugar cane. PMCo is currently in the process of diversifying its agricultural operations by utilizing portions of its lands for seed corn and alfalfa cultivation. A sister company, Kaanapali Estate Coffee, Inc. presently cultivates about 500 acres in coffee.

MLP's fields remain an important component of the region's agricultural base. In 1988, MLP entered the fresh fruit market, air shipping pineapples to the mainland in an effort to diversify its operations.

The availability of jobs reflects the current status of the economy. As of January 2000, Maui County's unemployment rate was about 5.1 percent (R. Domingo, State Department of Labor and Industrial Relations, March 2000).

C. PUBLIC SERVICES AND INFRASTRUCTURE

1. Solid Waste Disposal

Single-family residential solid waste collection service is provided by the County of Maui on a once-a-week basis. Residential solid waste collected by County crews is disposed at the County's Central Maui Landfill, located four (4) miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies.

A refuse transfer station located about 13 miles south of the project site at Olowalu serves West Maui residents and accommodates household refuse and green waste, as well as used oil; no commercial waste is accepted at this facility. A private waste disposal service has been contracted by the County to transport waste from this facility to the Central Maui Landfill.

2. **Medical Facilities**

The only major medical facility on the Island is Maui Memorial Medical Center, located approximately 20 miles from Lahaina, midway between Wailuku and Kahului. The approximately 200-bed facility provides general, acute, and emergency care services.

In addition, regular hours are offered by private practices in Lahaina, which include the Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center, and Kaiser Permanente's Lahaina Clinic.

3. **Police and Fire Protection**

The project site is within the Maui Police Department's service area, which services all of the Lahaina district. The MPD's Lahaina Station is located in the Lahaina Civic Center complex at Wahikuli, approximately one (1) mile east of the project site. The Lahaina Patrol includes 59 full-time personnel, including one (1) captain, two (2) lieutenants, police officers, public safety aides, and administrative support staff.

Fire prevention, suppression and protection services for the Lahaina District are provided by the Maui Fire Department's (MFD) Lahaina Fire Station, also located in the Lahaina Civic Center and

the Napili Fire Station, located in Napili. The Lahaina Fire Station includes an engine and a ladder company, and is staffed by 30 full-time personnel. The Napili Fire Station consists of an engine company including 15 full-time firefighting personnel.

4. **Educational Facilities**

The West Maui area is served by four (4) public schools operated by the State of Hawaii, Department of Education: Lahainaluna High School; Lahaina Intermediate School; King Kamehameha Elementary School; and Princess Nahienaena Elementary School. The region is also served by several privately operated preschools and elementary schools.

5. **Recreational Facilities**

West Maui is served by numerous recreational facilities offering diverse opportunities for the region's residents. There are 17 County parks and three (3) State beach parks in West Maui. Approximately one-third of the County parks are situated along the shoreline and are excellent swimming, diving, and snorkeling areas. Located in proximity to the subject property is Hanakao'o Beach Park, providing public beach parking, restrooms, and access to Hanakao'o Beach as well.

In addition, Kaanapali and Kapalua Resorts operate world-class golf courses which are available for public use.

6. **Roadway System**

Honoapiilani Highway (State Highway 30) is the main roadway serving the West Maui region. This highway is the only link between West Maui and the rest of the Island (although an

unimproved segment of highway extends around the north coast of the Island to Waihee, providing limited access). The highway consists of two (2) travel lanes except for a four-lane segment from Kaanapali Parkway to Lahainaluna Road. A 2.2 mile segment of the highway, between Kaanapali Parkway to the Honokowai Stream Bridge, is currently being widened from two (2) to four (4) lanes. Completion of this road widening project is anticipated to occur by the summer of 2000.

The principal roadway serving the Kaanapali Beach Resort is Kaanapali Parkway, a private, divided parkway which serves the major hotels along Kaanapali Beach.

Roadways providing access to the proposed subdivision include Honoapiilani Highway, Kaanapali Parkway, and Kekaa Drive, a private two-lane roadway.

7. Water System

The Kaanapali Beach Resort is served by the privately owned and operated Kaanapali Water Corporation (KWC) water system. The KWC provides potable, fire protection and irrigation water for the Resort. KWC's water supply is provided by four (4) deep wells located in Honokowai and Mahinahina.

Existing waterlines in the vicinity of the project site are situated within the neighboring roadways. A 16-inch ductile iron waterline is situated within the Kekaa Drive right-of-way and a 12-inch ductile iron waterline runs along Kaanapali Parkway. Existing fire hydrants are located along Kekaa Drive and are spaced approximately 100 feet apart. See Appendix A.

8. **Wastewater System**

The County's wastewater collection and transmission system and the Lahaina Wastewater Reclamation Facility (LWRF) accommodate the region's wastewater needs. The LWRF, located along Honoapiilani Highway just north of the Kaanapali Beach Resort, has been recently upgraded and expanded to a design capacity of 9.0 million gallons per day (MGD). A series of force mains and gravity lines convey wastewater from Kaanapali to the LWRF.

The project site currently generates no wastewater flow. Existing sewerlines in the vicinity include a 21-inch sewerline running along Kaanapali Parkway. The sewerline conveys wastewater to an existing sewage pump station located just to the east of the 17th green of the Tournament Course. Refer to Appendix A.

9. **Drainage**

There are no drainage improvements on the project site. The site is landscaped with grass and is characterized by terrain which gently slopes in a southwesterly direction. Onsite elevations range from about 54 feet amsl at its northeastern extent to approximately 8 feet amsl at its southwestern limits.

Existing drainage improvements in proximity of the project site include a catch basin at the intersection of Kekaa Drive and Kaanapali Parkway which discharges runoff into a lagoon to the south of the site. Existing onsite runoff is estimated at approximately 2.30 cubic feet per second (cfs). Refer to Appendix A.

10. **Electrical, Telephone and CATV Systems**

Electrical and telephone service to the West Maui region is

CORRECTION

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

unimproved segment of highway extends around the north coast of the Island to Waihee, providing limited access). The highway consists of two (2) travel lanes except for a four-lane segment from Kaanapali Parkway to Lahainaluna Road. A 2.2 mile segment of the highway, between Kaanapali Parkway to the Honokowai Stream Bridge, is currently being widened from two (2) to four (4) lanes. Completion of this road widening project is anticipated to occur by the summer of 2000.

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10. **Electrical, Telephone and CATV Systems**

Electrical and telephone service to the West Maui region is

provided by Maui Electric Company and GTE Hawaiian Tel, respectively. Cable television (CATV) service is provided by Hawaiian Cablevision.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. IMPACTS TO THE EXISTING ENVIRONMENT

1. Surrounding Land Uses

The proposed action calls for a five-lot single-family residential subdivision within the Kaanapali Beach Resort. In addition to complementing present land uses within the Resort, including existing single-family residential properties, such as the Kaanapali Vista, Kaanapali Fairways, Kaanapali Hillside, Kaanapali Golf Estates, and Kai Ala Subdivisions, the proposed project will be designed to be architecturally and aesthetically compatible with other properties in the Resort. The proposed project is not anticipated to have any significant impacts upon surrounding uses.

2. Flora and Fauna

The project site is landscaped with well-manicured grass which was planted in connection with the development of the Tournament Course. As such, the removal of existing vegetation is not considered an adverse impact to this component of the natural environment.

Similarly, there are no known rare, endangered or threatened species of avifauna or wildlife in the project vicinity. The project will not displace any known significant habitats. The project is not anticipated to have an adverse impact to the area's fauna and avifauna population.

3. Air Quality and Noise

No grading is proposed for the project; site work will be limited to trenching for utilities and the construction of driveway aprons. Accordingly, no adverse effects to air quality are anticipated during

the construction period. Noise impacts attributed to the project will include noise generated by short-term, construction-related activities. To minimize the effects of noise, construction activities are anticipated to be limited to daylight hours.

Once completed, the project is not expected to adversely impact local and regional ambient air quality conditions, nor is it anticipated to have long-term noise impacts upon the environment.

4. Archaeological/Historic Resources

The project site is landscaped with grass and has been previously disturbed in connection with the development of the golf course. As such, the proposed project should have no effect upon significant archaeological/historic resources. In addition, the proposed project is not anticipated to have an adverse effect on cultural practices. Should any archaeological or historic features be uncovered during construction activities, work will be halted in the immediate vicinity and the State Historic Preservation Division (SHPD) will be contacted to ensure applicable procedures relating to Chapter 6E, HRS, are implemented.

5. Scenic and Open Space Resources

The proposed subdivision will be designed and landscaped to ensure compatibility with existing surrounding land uses. The subdivision is also intended to complement the existing high quality aesthetic and visual character of the Kaanapali Beach Resort. Upon completion of site work, the lots and building pads will be grassed and street trees planted. Design guidelines for the project will assure consistency in architectural forms that are in keeping with the standards of the Resort. In this light, the project should

not have an adverse impact upon the overall scenic character of surrounding properties.

B. IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT

On a short-term basis, the proposed project will support construction and construction-related employment. Accordingly, the project will have a beneficial impact on the local economy during the period of construction. In the long term, residents of the subdivision will contribute to the economy through the payment of taxes, as well as through the purchases of goods and services from local merchants and providers.

The proposed project is not anticipated to have an adverse effect on population parameters.

C. IMPACTS TO PUBLIC SERVICES

Inasmuch as the proposed project is not expected to significantly increase the regional population base, impacts of the proposed action upon public services are not anticipated. Specifically, demands upon existing recreational and educational facilities will not be adversely impacted by the proposed project. Similarly, the proposed project will not affect the service area requirements for the Lahaina Police and Fire Stations.

D. IMPACTS TO INFRASTRUCTURE

1. Roadways

Roadways providing access to the proposed 5-lot subdivision include Honoapiilani Highway, Kaanapali Parkway, and Kekaa Drive. Access to the lots within the subdivision will be provided from Kekaa Drive. This roadway includes a 44-foot wide right-of-way and a typical section consisting of a 24-foot wide travelway (including curbs and gutters), 6-foot wide sidewalks, and 4-foot

wide landscape areas. The traffic generated by the proposed subdivision is not anticipated to adversely affect traffic operating conditions on Kekaa Drive or other surrounding roadways.

2. Water

The proposed improvements should have a negligible effect upon water usage. The domestic water demand for the project is estimated to be about 4,806 gallons per day (gpd). Refer to Appendix A. Water laterals and meters will be installed to service the individual residential lots. The laterals will be connected to an existing 16-inch ductile iron waterline located in the Kekaa Drive right-of-way. All water system improvements will be designed in accordance with KWC water system requirements. The proposed project is not anticipated to have an adverse effect on public or private water source and storage facilities, as well as water transmission and distribution systems.

3. Wastewater

The project is not anticipated to impact existing County wastewater collection and treatment facilities. The wastewater flow for the proposed subdivision is estimated to be approximately 1,750 gpd. Refer to Appendix A. A sewerline will be installed along the western boundary of the project site and will be provided with laterals to service the individual residential lots. This sewerline will convey flows toward Kekaa Drive to an existing 21-inch sewerline located in the vicinity of the Kekaa Drive and Kaanapali Parkway intersection. All wastewater system improvements will be designed in accordance with County of Maui design criteria.

4. **Drainage**

No grading is proposed on the subject property. Site work for the project will be minimal, with work limited to excavation for utilities and the construction of driveway aprons.

Based on a 50-year, 1-hour storm, the existing onsite surface runoff is estimated to be 2.30 cubic feet per second (cfs).

No drainage improvements are proposed for the project. Runoff from the project site will maintain the existing drainage condition.

Chapter IV

***Relationship to Land Use
Plans, Policies and Controls***

IV. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, HRS, relating to the Land Use Commission, establishes the four (4) major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation". The subject property is located within the "Urban" district. See Figure 7. The proposed subdivision is a use consistent with the Urban designation.

B. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter, "The general plan shall 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 shall set forth the desired sequence, patterns and characteristics of future development".

The following General Plan objective and policy are addressed by the proposed action.

Objective:

1. To provide a choice of attractive, sanitary and affordable homes for all our residents.

Policies:

- a. Encourage the construction of housing in a variety of price ranges and geographic locations.

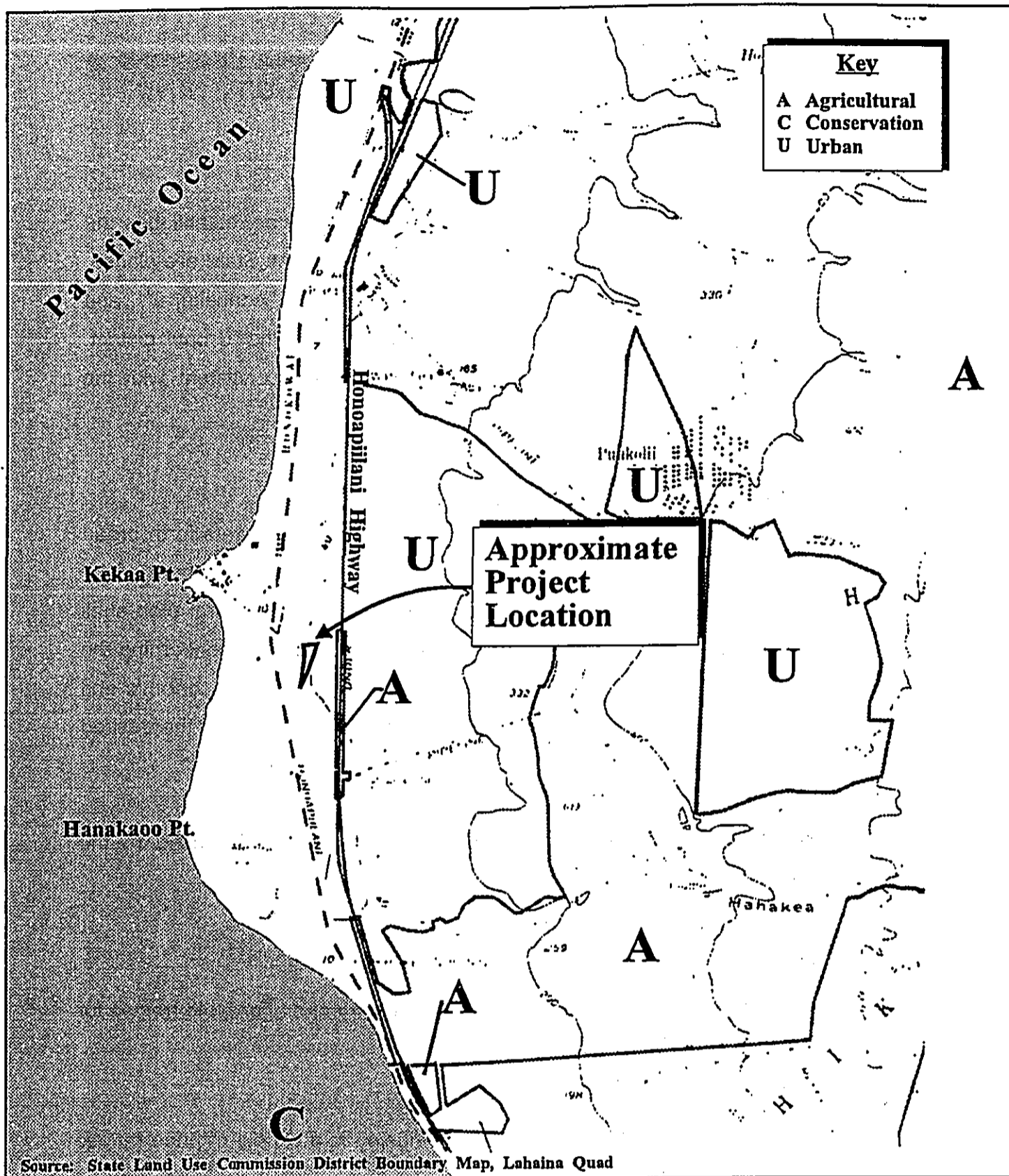
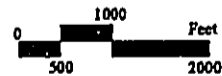


Figure 7

Five-Lot Subdivision
 State Land Use Classifications



Prepared for: SunStone Realty Partners LLC

MUNEKIYO ARAKAWA & HIRADA, INC.

C. WEST MAUI COMMUNITY PLAN

The subject parcel is located in the West Maui Community Plan region which is one (1) of nine (9) 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 General Plan of the County of Maui. Each Community Plan contains recommendations and standards which guide the sequencing, patterns and characteristics of future development in the region.

The West Maui Community Plan's land use map designates the subject property "Park Golf Course (PK-GC)". To establish consistency with the property's underlying apartment zoning designation, a Community Plan land use map amendment to "Multi-Family" is being requested for the property. A single-family subdivision, as proposed, would be consistent with the "Multi-Family" designation of the West Maui Community Plan. See Figure 8.

It is noted that the Community Plan sets forth goals which are statements identifying preferred future conditions. Goals associated with the development of the proposed project include the following:

Economic Activity

Goal:

A diversified economy that provides a range of stable employment opportunities for residents, allows for desired commercial services for the community, and supports the existing visitor and agricultural industries, all in a manner that will enhance both the community's quality of life and the environment.

Urban Design

Goal:

An attractive and functionally integrated urban environment that

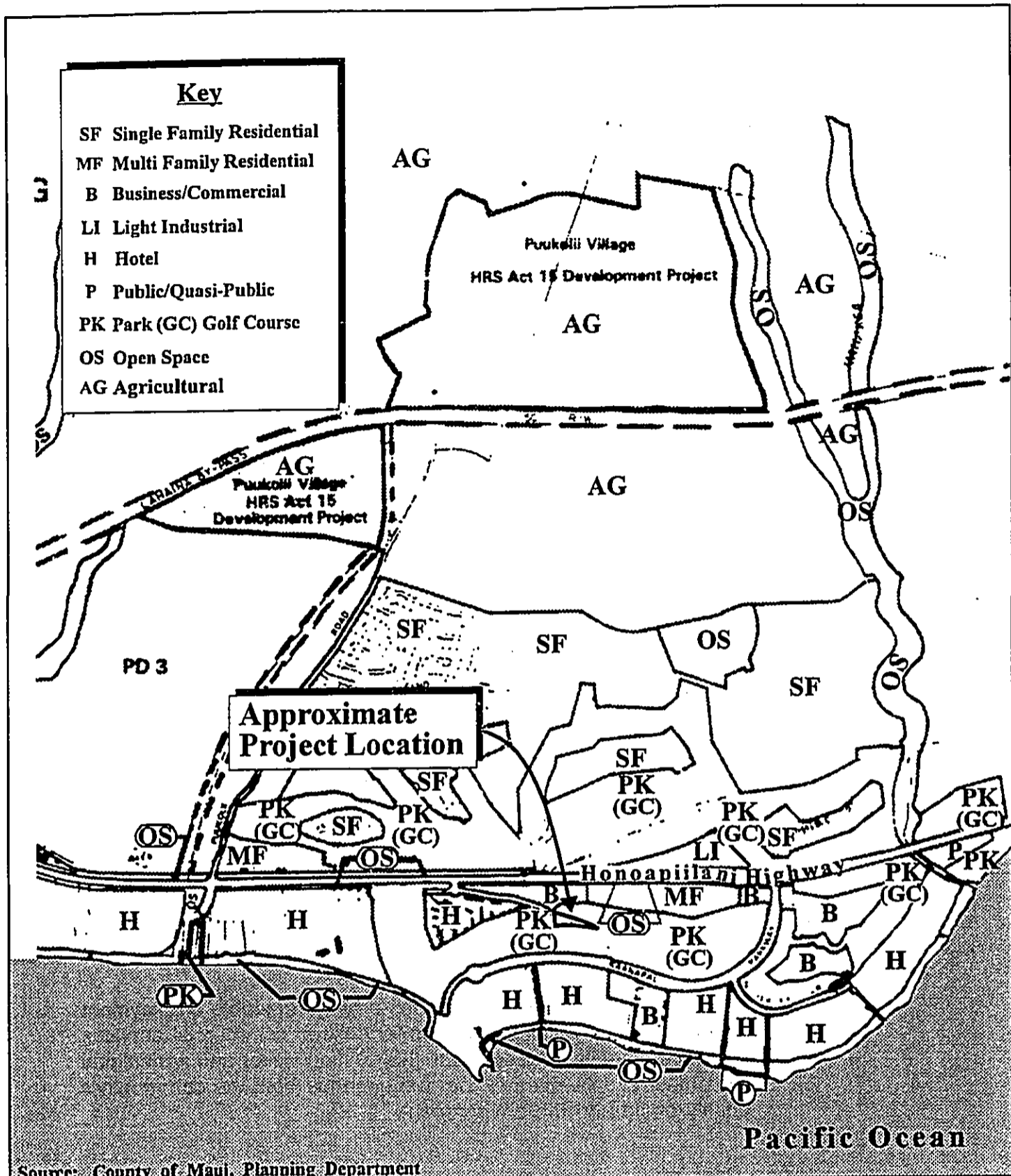


Figure 8

Five-Lot Subdivision
 West Maui Community Plan Designations

NOT TO SCALE



Prepared for: SunStone Realty Partners LLC

MUNEKIYO, ARAKAWA & HIRAGA, INC.

enhances neighborhood character, promotes quality design at the resort destinations of Ka'anapali and Kapalua, defines a unified landscape planting and beautification theme along major public roads and highways, watercourses, and at major public facilities, and recognizes the historic importance and traditions of the region.

D. COUNTY ZONING

The Maui County zoning designation for the subject property is "A-2, Apartment". The proposed five-lot subdivision conforms with the permitted uses for this district.

E. SPECIAL MANAGEMENT AREA (SMA) OBJECTIVES AND POLICIES

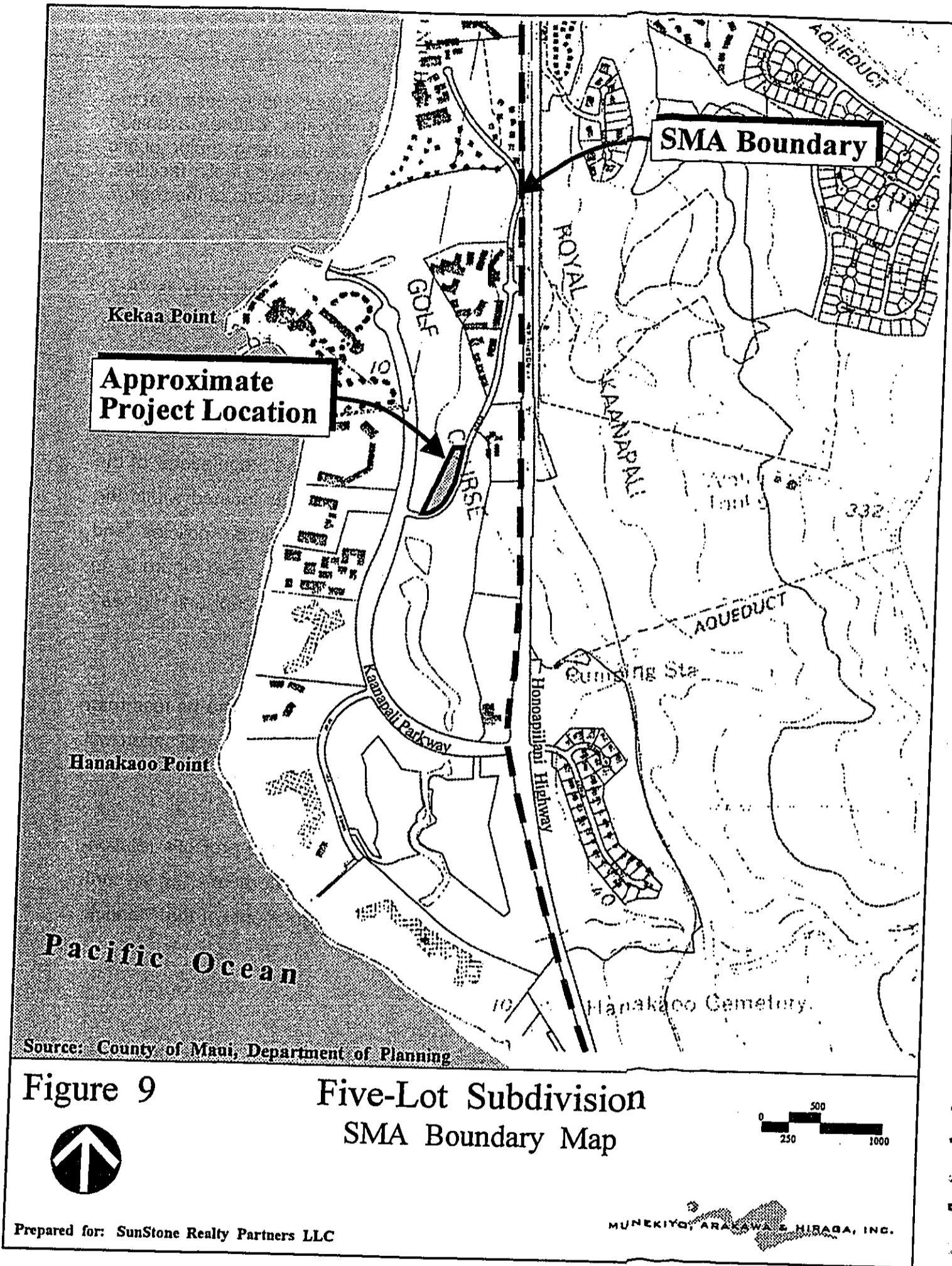
Pursuant to Chapter 205A, HRS, and the Rules and Regulations of the Planning Commission of the County of Maui, projects located within the SMA are evaluated with respect to SMA objectives, policies and guidelines. The proposed project falls within the SMA. See Figure 9. In the general vicinity of the project, lands makai of Honoapiilani Highway are within the SMA.

Total development costs for the subdivision is estimated to be less than \$125,000.00. In this regard, a SMA Assessment (Minor) application will be filed with the County of Maui, Department of Planning.

In anticipation of that filing, this section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A, HRS, and the Rules and Regulations of the Planning Commission.

Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.



Policies:

- a. Improve coordination and funding of coastal recreation planning and management; and
- b. Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
 - i. Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;
 - ii. Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
 - iii. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - iv. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - v. Ensuring public recreational use of County, State, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
 - vi. Adopting water quality standards and regulating point and non-point sources of pollution to protect and where feasible, restore the recreational value of coastal waters;
 - vii. Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
 - viii. Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions, and crediting such dedication against the requirements of Section 46-6, Hawaii Revised Statutes.

Response: The proposed project will not impact coastal recreational resources. Access to shoreline areas will remain unaffected by the proposed action.

Historical/Cultural Resources

Objective: Protect, preserve and where desirable, restore those natural and man-made historic and prehistoric resources in the coastal zone management areas that are significant in Hawaiian and American history and culture.

Policies:

- a. Identify and analyze significant archaeological resources;
- b. Maximize information retention through preservation of remains and artifacts or salvage operations; and
- c. Support State goals for protection, restoration, interpretation and display of historic resources.

Response: The project area has been previously graded and landscaped. There are no surface archaeological features impacted by the proposed action. In this regard, the proposed project is considered to have no adverse affect on historical or cultural resources.

Scenic and Open Space Resources

Objective: Protect, preserve and where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:

- a. Identify valued scenic resources in the coastal zone management area;
- b. Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural land forms and existing public views to and along the shoreline;

-
- c. Preserve, maintain and, where desirable, improve and restore shoreline open space and scenic resources; and
 - d. Encourage those developments which are not coastal dependent to locate in inland areas.

Response: The proposed project will not adversely affect the scenic and open space character of the Kaanapali resort area. As a low-density single-family subdivision, building heights and massing will be consistent with surrounding developed properties.

Coastal Ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

- a. Improve the technical basis for natural resource management;
- b. Preserve valuable coastal ecosystems, including reefs of significant biological or economic importance;
- c. Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- d. Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Response: The proposed improvements are not anticipated to affect coastal ecosystems.

Economic Uses

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

- a. Concentrate coastal dependent development in appropriate areas;

-
- b. Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy-generating facilities are located, designed, and constructed to minimize adverse social, visual and environmental impacts in the coastal zone management area; and
 - c. Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - i. Utilization of presently designated locations is not feasible;
 - ii. Adverse environmental effects are minimized; and
 - iii. The development is important to the State's economy.

Response: The project will have a beneficial short-term impact on the local economy during construction by providing construction-related employment. In the long term, the subdivision would support service-based businesses.

Coastal Hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Policies:

- a. Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- b. Control development in areas subject to storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- c. Ensure that developments comply with requirements of the Federal Flood Insurance Program;
- d. Prevent coastal flooding from inland projects; and

-
- e. Develop a coastal point and nonpoint source and pollution control program.

Response: No adverse drainage-related or natural hazard impacts to adjoining and downstream properties are anticipated as a result of the proposed action.

Managing Development

Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazard.

Policies:

- a. Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
- b. Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
- c. Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the general public to facilitate public participation in the planning and review process.

Response: This Environmental Assessment is being prepared for public review in compliance with Chapter 343, HRS, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules.

In addition, applicable governmental requirements will be adhered to in the design and construction of the proposed project.

Public Participation

Objective: Stimulate public awareness, education, and participation in coastal management.

Policies:

- a. Maintain a public advisory body to identify coastal management problems and to provide policy advise and assistance to the coastal zone management program;
- b. Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and
- c. Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Response: Public awareness and participation for this project is facilitated through the Chapter 343, HRS process. The proposed project is not contrary to the objective of public awareness, education and participation.

Beach Protection

Objective: Protect beaches for public use and recreation.

Policies:

- a. Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
- b. Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- c. Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response: The proposed subdivision will not affect natural beach processes.

Marine Resources

Objective: Implement the State's ocean resources management plan.

Policies:

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (C) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- (D) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- (E) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
- (F) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

* * *

Response: The proposed project will not adversely impact marine resources.

F. REQUIRED PERMITS OR APPROVALS

1. Community Plan Amendment (PK (GC) to MF);
2. Special Management Area Minor Permit; and
3. Subdivision Approval.

Chapter V

***Adverse Environmental Effects
Which Cannot Be Avoided***

V. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The proposed project is not anticipated to result in any adverse environmental effects.

Construction impacts are temporary and are not anticipated to be significant. Appropriate mitigation measures will be implemented to ensure that construction-related impacts are minimized.

The proposed project is not anticipated to create any significant long-term adverse environmental effects.

Chapter VI

Alternatives Analysis

VI. ALTERNATIVES ANALYSIS

The following alternatives were considered.

A. ALTERNATIVE A

Alternative A represents the proposed subdivision. The subdivision provides for five (5) new resort residential lots which are compatible with the surrounding environs of the Kaanapali area. The low density format of the proposed development further enhances this alternative, as impacts relative to traffic and building massing and heights are minimized. Moreover, current market conditions support the development of single-family resort residential properties.

B. ALTERNATIVE B

The underlying A-2, Apartment zoning permits a higher density development with permitted heights up to four (4) stories. This alternative, while advantageous from a project development standpoint, is less desirable from the point of view of traffic and view impacts.

C. SITE PLAN ALTERNATIVES

Site plan alternatives were evaluated for the subdivision. These alternatives examined options for locations and number of driveways, as well as lot configurations. Due to the relatively small size of the parcel and its frontage location along Kekaa Drive, the proposed subdivision layout was deemed to be most appropriate from both functional and cost standpoints.

Chapter VII

***Irreversible and Irretrievable
Commitments of Resources***

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The proposed subdivision would involve the commitment of land, fuel, labor, funding and material resources. There are no significant irreversible or irretrievable commitments of resources resulting from the project are anticipated.

Chapter VIII

Findings and Conclusions

VIII. FINDINGS AND CONCLUSIONS

Every phase of the proposed action, expected consequences, both primary and secondary, and the cumulative as well as the short-term and the long-term effects of the action have been evaluated in accordance with the Significance Criteria of Section 11-200-12 of the Administrative Rules. Based on the analysis, the proposed project will not result in any significant impacts. Discussion of project conformance to the criteria is noted as follows:

1. **No Irrevocable Commitment to Loss or Destruction of any Natural or Cultural Resources Would Occur as a Result of the Proposed Project**

The project site has already been developed and landscaped. Fauna and avifauna are typical of a developed area. There are no known rare, endangered or threatened species of flora, fauna or avifauna within the project site.

From an archaeological resources standpoint, the ground surface has already been altered by previous development activities. However, if archaeological or cultural materials are found during construction, work in the vicinity will cease and the SHPD will be notified to ensure compliance with Chapter 6E, HRS.

2. **The Proposed Action Would Not Curtail the Range of Beneficial Uses of the Environment**

The project site presently contains an open, grassed area. The proposed subdivision does not impinge upon or limit other beneficial uses of the environment.

3. **The Proposed Action Does Not Conflict With the State's Long-Term Environmental Policies or Goals or Guidelines as Expressed in Chapter 344, Hawaii Revised Statutes**

The State Environmental Policy and Guidelines are set forth in Chapter 344, HRS. The proposed action is in consonance with the following

policies and guidelines:

Environmental Policy

Enhance the quality of life by:

* * *

- (C) Establishing communities which provide a sense of identify, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian.

Guidelines

Community Life and Housing

- (A) Foster lifestyles compatible with the environment; preserve the variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods which reflect the culture and mores of the community.

4. The Economic or Social Welfare of the Community or State Would Not Be Substantially Affected

The project provides a direct benefit to the local economy during the construction phase. There are no adverse economic or social welfare issues which have been identified in connection with the proposed action.

5. The Proposed Action Does Not Affect Public Health

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

6. No Substantial Secondary Impacts, Such as Population Changes or Effects on Public Facilities, are Anticipated

No population changes as a result of the project are anticipated.

From a land use standpoint, the proposed subdivision is compatible with the surrounding resort uses.

No significant effects upon public facilities such as roadway, water, sewer, or drainage systems, are expected. The project is also not expected to significantly impact public services such as police, fire and medical services.

7. **No Substantial Degradation of Environmental Quality is Anticipated**

No substantial degradation of environmental quality resulting from the project is anticipated.

8. **The Proposed Action Does Not Involve a Commitment to Larger Actions Nor Would Cumulative Impacts Result in Considerable Effects Upon the Environment**

The proposed subdivision would be built in one phase and would not involve a commitment to future expansion or larger actions. The proposed project will not create any significant long-term adverse environmental effects.

9. **No Rare, Threatened or Endangered Species or Their Habitats Would Be Adversely Affected by the Proposed Project**

There are no known significant habitats or rare, threatened or endangered species of flora, fauna or avifauna, or their habitats at the project site.

10. **Air Quality, Water Quality or Ambient Noise Levels Would Not Be Detrimentially Affected By The Proposed Project**

Construction activities may result in temporary air quality and noise impacts. Construction will be limited to daylight hours. Noise and dust impacts will be kept to a minimum in order to minimize any effects upon surrounding properties.

In the long term, the project is not anticipated to have a significant impact on air quality or noise parameters.

11. **The Proposed Project Would Not Affect Environmentally Sensitive Areas, Such as Flood Plains, Tsunami Zones, Erosion-prone Areas, Geologically Hazardous Lands, Estuaries, Fresh Waters, or Coastal Waters**

The project site is located in Zone C, an area of minimal flooding. The proposed improvements will comply with applicable flood hazard area development standards. In addition, there are no geologically hazardous lands, estuaries, perennial or intermittent streams, or fresh waters within or adjacent to the site which will be impacted by the proposed action.

12. **The Proposed Action Would Not Substantially Affect Scenic Vistas and Viewplanes Identified in County or State Plans or Studies**

The proposed action will not adversely affect the scenic character of the surrounding properties or the Kaanapali resort in general.

13. **The Proposed Action Would Not Require Substantial Energy Consumption**

The proposed project will involve the short-term commitment of fuel for equipment, vehicles, and machinery during construction activities. However, this use is not anticipated to result in a substantial consumption of energy resources. In the long term, the project will create an additional demand for electricity. However, this demand is not deemed to be substantial or excessive in the context of the region's overall energy consumption.

Based on the foregoing findings, it is concluded that the proposed action will not result in any significant impacts.

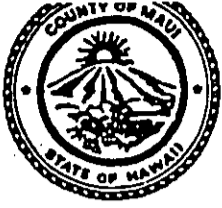
Chapter IX

***Agencies Contacted in the
Preparation of the Draft
Environmental Assessment***

**IX. AGENCIES CONTACTED IN THE PREPARATION OF THE
DRAFT ENVIRONMENTAL ASSESSMENT**

1. Neal Fujiwara, Soil Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209
Wailuku, Hawaii 96793-2100
2. Lolly Silva
Department of the Army
U.S. Army Engineer District, Hnl.
Attn: Operations Division
Bldg. T-1, Room 105
Fort Shafter, Hawaii 96858-5440
3. Robert P. Smith
Pacific Islands Manager
U. S. Fish and Wildlife Service
P.O. Box 50167
Honolulu, Hawaii 96850
4. David Blane, Director
State of Hawaii
Office of Planning
Department of Business, Economic,
Development and Tourism
P.O. Box 2359
Honolulu, Hawaii 96804
5. Herbert Matsubayashi
District Environmental Health
Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793
6. Timothy Johns, Director
State of Hawaii
Department of Land and Natural
Resources
P. O. Box 621
Honolulu, Hawaii 96809
7. Don Hibbard
State of Hawaii
Department of Land and Natural
Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawaii 96707
8. Kazu Hayashida, Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813
9. Robert Starot, Maui District Engineer
State of Hawaii
Department of Transportation
Highways Division
650 Palapala Drive
Kahului, Hawaii 96732
10. Honorable Kimo Apana, Mayor
County of Maui
200 S. High Street
Wailuku, Hawaii 96732
11. Clayton Ishikawa, Chief
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732
12. Alice Lee, Director
County of Maui
Department of Housing and
Human Concerns
200 S. High Street
Wailuku, Hawaii 96793
13. Floyd Miyazono, Director
County of Maui
Department of Parks and
Recreation
1580 C. Kaahumanu Avenue
Wailuku, Hawaii 96793

-
14. John Min, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793
 15. Tom Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793
 16. Charles Jencks, Director
County of Maui
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96793
 17. David Craddick, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793
 18. Maui Electric Company, Ltd.
P. O. Box 398
Kahului, Hawaii 96732
 19. Kaanapali Beach Resort Association
2530 Kekaa Drive, Suite 1-B
Lahaina, Hawaii 96761



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

FLOYD S. MIYAZONO
Director

ELIZABETH D. MENOR
Deputy Director

(808) 270-7230
FAX (808) 270-7934

April 24, 2000

Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

**SUBJECT: FIVE (5) LOT SUBDIVISION OF TMK 4-4-08:16
KAANAPALI, MAUI, HAWAII**

We have reviewed the site map and subdivision plan for the above-referenced project and have no comments at this time. However, we reserve comments as more details on the compliance with the park dedication requirements are submitted.

Thank you for the opportunity to review and comment on this matter. Please feel free to contact me or Mr. Patrick Matsui, Chief of Parks Planning and Development, at extension 7387 should you have any other questions.

Sincerely,

FLOYD S. MIYAZONO
Director

c: Patrick Matsui, Chief of Planning and Development



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

JAMES "KIMO" APANA
Mayor
ALICE L. LEE
Director
PRISCILLA P. MIKELL
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

April 24, 2000

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Ohashi Hiraga:

Subject: Five (5) Lot Subdivision of TMK 4-4-08:16,
Kaanapali, Maui, Hawaii

We have reviewed your April 18, 2000 letter and attachments regarding the subject subdivision and wish to inform you that we have no comments to offer.

Thank you for the opportunity to comment.

Very truly yours,

ALICE L. LEE
Director of Housing and
Human Concerns

ETO:hs

c: Housing Administrator

TO SUPPORT AND ENHANCE THE SOCIAL WELL-BEING OF THE CITIZENS OF MAUI COUNTY

PRINTED ON RECYCLED PAPER



United States
Department of
Agriculture

Natural
Resources
Conservation
Service

210 Ima Kala St.
Suite 209
Wailuku, HI 96793

Our People...Our Islands...In Harmony

DATE: April 26, 2000

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Ohashi Hiraga,

SUBJECT: Five Lot Subdivision, Kaanapali
TMK: 4-4-008: 16

We have no comment to the proposed project.

Sincerely,

Neal S. Fujiwara
District Conservationist



April 27, 2000

Ms. Gwen Ohashi Hiraga
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Hiraga:

Subject: Five (5) Lot Subdivision of TMK 4-4-08:16, Kaanapali, Maui, Hawaii

Thank you for allowing us to comment on the subject project.

In reviewing the information transmitted and our records, we have no objection to the subject project. We encourage the developer's electrical consultant to meet with us as soon as practical to verify the project's electrical requirements so that service can be provided on a timely basis.

If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

A handwritten signature in cursive script that reads "Edward L. Reinhardt". The signature is written in black ink and is positioned above the printed name.

Edward L. Reinhardt
Manager, Energy Delivery

MAY 08 2000



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96859-5440

REPLY TO
ATTENTION OF

May 3, 2000

Regulatory Branch

Ms. Gwen Ohashi Hiraga
Munekiyo, Arakawa and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

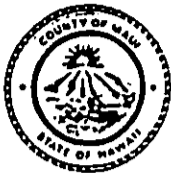
This is in response to your letter regarding the proposal to develop a five-lot subdivision at TMK 4-4-06:16 located in Kaanapali, Maui. Based on the information provided, it is not possible to reach a conclusive determination regarding Department of the Army (DA) permit requirements at this time. A final jurisdictional determination regarding DA permit requirements will be made after our office has had the opportunity to review the Environmental Assessment (EA). Please provide our office a copy of the EA when it is available.

File Number 200000172 is assigned to this project. Please refer to this number in any future correspondence with our office. Should you need additional information, you may contact Ms. Lolly Silva of my staff at (808)438-7023 or by fax at (808)438-4060 .

Sincerely,

A handwritten signature in cursive script that reads "George P. Young".

George P. Young, P.E.
Chief, Regulatory Branch



JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

May 4, 2000

MAY 09 2000



THOMAS M. PHILLIPS
CHIEF OF POLICE

DEPUTY CHIEF OF POLICE

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

SUBJECT: Five (5) Lot Subdivision of TMK 4-4-08:16
Kaanapali, Maui, Hawaii

Thank you for your letter of April 18, 2000 requesting comments on the above subject.

We have reviewed the proposed summary and would like to reserve our comments until the actual plans for development becomes available.

Very truly yours,

Assistant Chief Robert Tam Ho
for: Thomas M. Phillips
Chief of Police

c: John E. Min, Planning Department

MAY 11 2000

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955



COUNTY OF MAUI
**DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT**
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration

RON R. RISKI, P.E.
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

May 8, 2000

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga
305 South High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

SUBJECT: EARLY CONSULTATION
SUNSTONE REALTY LLC - 5 LOT SUBDIVISION
TMK: (2) 4-4-008:016

We reviewed the subject project and have the following comments.

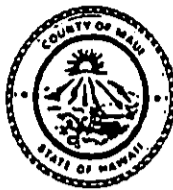
1. The Wastewater Reclamation Division cannot insure that wastewater capacity will be available for this project. The developer is not required to pay assessment fees at this time but is required to fund any necessary off-site improvements to the collection system and wastewater pump stations.
2. Provide a Sewer Impact Study to substantiate that the existing wastewater system is adequate to serve this project.
3. There is no sewer line fronting this property and off-site improvements will be required. Plans for the existing facilities in the area are available for review in our office.
4. A letter from Amfac Property Development Corp. stating that "this project will use a portion of its Lahaina Wastewater Treatment Plant reserve capacity" should be submitted with the construction plans.
5. A Traffic Assessment Report and Drainage Report should be included in the draft environmental assessment.

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955



COUNTY OF MAUI
**DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT**
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

JUN 19 2000

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration

RON R. RISKA, P.E.
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

June 15, 2000

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga
305 South High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Hiraga:

SUBJECT: KAA NAPALI FIVE (5) SUBDIVISION
EARLY CONSULTATION REQUIREMENTS FOR AN ENVIRONMENTAL
ASSESSMENT (EA)
TMK: 4-4-08:16

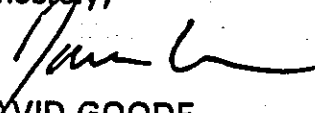
We wish to amend our May 8, 2000 letter by amending comment #5 to read as follows:

5. A preliminary drainage report should be included in the draft environmental assessment.

We note that the private road fronting the project connects to a state highway. Therefore, county roadways are not affected.

If you have any questions, please call me at 270-7845.

Sincerely,


DAVID GOODE
Deputy Director of Public Works
and Waste Management

DG:ry
Attachment
cc: LUCA
Planning

July 3, 2000

Mr. David Goode
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Early Consultation Comments of Proposed Five (5) Lot Subdivision,
TMK 4-4-008:016, Kaanapali, Maui, Hawaii

Dear Mr. Goode:

Thank you for your letters of May 8, 2000 and June 15, 2000, regarding the proposed Five (5) Lot subdivision in Kaanapali. In response to your comments, the following is noted:

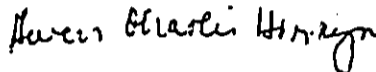
1. The applicant acknowledges the comments pertaining to wastewater and will comply with requirements for funding of any necessary off-site improvements to the collection system and wastewater pump stations.
2. The Draft Environmental Assessment will include the Preliminary Engineering Report for this project and a Sewer Impact Study will be done in coordination with Amfac Property Development Corporation.
3. As noted in the Preliminary Engineering Report, a sewer line will be installed along the west boundary of the project site and will be provided with laterals to service the five (5) proposed residential lots. This sewerline will flow toward Kekaa Drive and connect to an existing 21-inch sewerline running along Kaanapali Parkway. The connection point will be in the vicinity of the Kekaa Drive and Kaanapali Parkway intersection.
4. The applicant acknowledges the comments regarding confirmation from Amfac Property Development Corp. for use of a portion of its Lahaina Wastewater Treatment Plan reserve capacity. The requested letter will be submitted with the project's construction plans.

Mr. David Goode
July 3, 2000
Page 2

5. As previously noted, the Draft Environmental Assessment will include a Preliminary Engineering Report for this project and information regarding drainage is included in the report.
6. The applicant acknowledges the comments regarding compliance with Title 18, pertaining to Subdivisions.

Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,



Gwen Ohashi Hiraga
Project Manager

GOH:to

cc: Curtis DeWeese, Sunstone Realty Partners, LLC

sunstonekpatldpwmlr.001

BENJAMIN J. CAYETANO
GOVERNOR



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

May 10, 2000

MAY 12 2000



KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAII
GLENN M. OKIMOTO

IN REPLY REFER TO:
STP 8.9542

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

Subject: Kaanapali Five (5) Lot Subdivision
Early Consultation Requirements for an Environmental Assessment (EA)
TMK: 4-4-08:16

Thank you for your transmittal requesting our review of the subject project.

The proposed development of five (5) single family units will not impact our State transportation facilities.

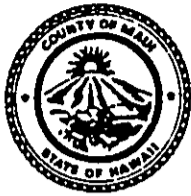
We appreciate the opportunity to provide comments.

Very truly yours,

A handwritten signature in cursive script that reads "Kazu Hayashida".

KAZU HAYASHIDA
Director of Transportation

MAY 23 2000



**DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 270-7816 • Fax (808) 270-7833**

May 17, 2000

Ms. Gwen Ohashi Hiraga, Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street Suite 104
Wailuku, Maui, Hawaii 96793

Re: Five (5) Lot Subdivision of TMK 4-4-08:016, Kaanapali, Maui, Hawaii

Dear Ms. Hiraga,

Thank you for the opportunity to comment on this application. We provide the following:

This project is served by Kaanapali's private water system. Effective May 11, 1998, our Department no longer reviews or sets requirements on private water systems for domestic and fire protection purposes. For projects involving private water systems, we recommend that the planning commission require that water systems be built to Water System Standards as certified by a licensed engineer. We would be willing to review the construction drawings should the proposed water improvements be installed to standards.

The 1996 West Maui Community Plan lists policies and objectives for water and utilities. One of these objectives include, "Study the feasibility of integrating all regional water systems into a public water system to be managed and operated by the County". Integration of water systems may provide improved emergency back-up, reliability and system hydraulics. System integration feasibility can best be explored through a comprehensive review of water use patterns, climatological anomalies and infrastructure system characteristics in the West Maui Community Plan region. Accordingly, the Department of Water Supply seeks the cooperation of major land owners and private water service providers (including the Kaanapali Water Corp.), to facilitate the definition of an appropriate and acceptable feasibility study framework for system integration.

The Honokowai Aquifer which underlies this project has a sustainable yield of 8 mgd. We are not clear how the applicant intends to utilize the water resource. Irrigation water should be addressed at this time. Demands based on system standards for multifamily use, is estimated between 3,000 and 8,000 gpd.

By Water All Things Find Life

This project overlies the Honokowai Aquifer system. In order to protect this aquifer, DWS recommends that the applicant utilize Best Management Practices (BMP's) designed to minimize infiltration and runoff of contaminants from all construction and vehicle operations. Attached for the applicant are sample BMP'S for principle operations and a list of references. Additional information is available from the State Department of Health.

To further conserve both potable and nonpotable water resources, the applicant should refer to the attached documents for water conservation and also consider these listed measures prior to construction:

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20.675 requires the use of low flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available, and can help cut back on water bills.

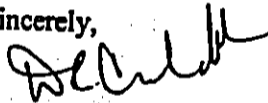
Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip". *The applicant should establish a regular maintenance program.*

Use Climate-adapted Plants: The project site is located in "Maui County Planting Plan" - Plant Zones 3 & 5. Please refer to the attached documents "Saving Water in the Yard". Native plants adapted to the area conserve water and further protect the watershed from degradation due to invasive alien species.

Prevent Over-Watering By Automated Systems: Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

Should you have questions, please contact our Water Resources and Planning Division at 270-7199.

Sincerely,



David R. Craddick
Director

rs

cc: engineering

cc: applicant w/attachments:

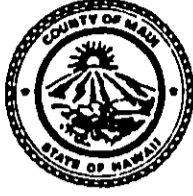
- 1) "The Costly Drip"
- 2) Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"
- 3) References for Further Reading from "The Megamanual - Nonpoint Source Management Manual." Commonwealth of Massachusetts
- 4) Selected BMP'S from "Guidance Specifying Management Measures For Sources of Nonpoint Pollution In Coastal Waters." U.S. EPA.
- 5) "Saving Water in The Yard - What and How to Plant In Your Area"

By Water All Things Find Life

CORRECTION

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

MAY 23 2000



**DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 270-7816 • Fax (808) 270-7833**

May 17, 2000

Ms. Gwen Ohashi Hiraga, Project Manager
Munekiyō, Arakawa & Hiraga, Inc.
305 High Street Suite 104
Wailuku, Maui, Hawaii 96793

Re: Five (5) Lot Subdivision of TMK 4-4-08:016, Kaanapali, Maui, Hawaii

Dear Ms. Hiraga,

Thank you for the opportunity to comment on this application. We provide the following:

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The Honokowai Aquifer which underlies this project has a sustainable yield of 8 mgd. We are not clear how the applicant intends to utilize the water resource. Irrigation water should be addressed at this time. Demands based on system standards for multifamily use, is estimated between 3,000 and 8,000 gpd.

By Water All Things Find Life

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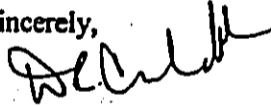
Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip". *The applicant should establish a regular maintenance program.*

Use Climate-adapted Plants: The project site is located in "Maui County Planting Plan" - Plant Zones 3 & 5. Please refer to the attached documents "Saving Water in the Yard". Native plants adapted to the area conserve water and further protect the watershed from degradation due to invasive alien species.

Prevent Over-Watering By Automated Systems: Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

Should you have questions, please contact our Water Resources and Planning Division at 270-7199.

Sincerely,



David R. Craddick
Director

rs

cc: engineering

cc: applicant w/attachments:

- 1) "The Costly Drip"
- 2) Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"
- 3) References for Further Reading from "The Megamanual - Nonpoint Source Management Manual." Commonwealth of Massachusetts
- 4) Selected BMP'S from "Guidance Specifying Management Measures For Sources of Nonpoint Pollution In Coastal Waters." U.S. EPA.
- 5) "Saving Water in The Yard - What and How to Plant In Your Area"

By Water All Things Find Life

July 3, 2000

David R. Craddick
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Early Consultation Comments of Proposed Five (5) Lot Subdivision,
TMK 4-4-008:016, Kaanapali, Maui, Hawaii

Dear Mr. Craddick:

Thank you for your letter of May 17, 2000, regarding the proposed Five (5) Lot subdivision in Kaanapali.

In response to your comments, please note that the applicant's engineer discussed your letter with Mr. Jeff Eng of Kaanapali Water Corporation. Mr. Eng has confirmed that the Kaanapali Water System has been built to Water Systems Standards and that water is currently available for the subject parcel. Further, the applicant will coordinate water usage for this project with the Kaanapali Water Corporation.

The Draft Environmental Assessment will include a Preliminary Engineering Report for the project. This Report includes information on existing conditions and proposed improvements regarding the water system.

Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Gwen Ohashi Hiraga

Gwen Ohashi Hiraga
Project Manager

GOH:to

cc: Curtis DeWeese, Sunstone Realty Partners, LLC

sunstonekpal/dws/lt.001

Chapter X

***Letters Receiving During
the Draft Environmental
Assessment Public Comment
Period and Responses
to Substantive Comments***

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

236 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4186

August 4, 2000

John Min
Maui Planning Department
205 South High Street
Wailuku, HI 96793

Attn: Daren Suzuki

Dear Mr. Min:

Subject: Draft environmental assessment (EA) for Five Lot Subdivision, Kaanapali

We have the following comments to offer:

1. **Residential development:** From the figures in the draft EA it is difficult to tell the existing use of the property directly across Kekaa Drive. Is this area part of the golf course? Will it also be developed for homes? If so, then all *foreseeable* development plans for this area must be disclosed, along with an analysis and discussion of the cumulative impacts of the development in total.
2. **Pond:** Figure 4, the Flood Insurance Rate Map, shows a pond south of the proposed subdivision. How close is this pond, is any part of it considered wetland, and what mitigation measures do you propose to prevent impacts to the pond?
3. **SMA boundary:** In the final EA indicate where the SMA boundary lies in relation to this project, either in a new figure or added to an existing figure.

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,

A handwritten signature in cursive script, appearing to read "Genevieve Salmonson".

GENEVIEVE SALMONSON
Director

c: Gwen Hiraga
Curtis DeWeese, SunStone Realty

August 22, 2000

Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Assessment
Five Lot Subdivision, Kaanapali

Dear Ms. Salmonson:

Thank you for your letter of August 4, 2000, to John Min of the Maui Planning Department commenting on the Draft Environmental Assessment (EA) for the proposed Five-Lot Subdivision in Kaanapali, Maui.

In response to your comments, the following is noted:

1. **Residential Development**

The existing use of the property surrounding the project area is the existing golf course. More specifically, the area directly across Kekaa Drive is the 16th fairway of the golf course. Beyond the 16th fairway is the Kaanapali Royal condominium. We are not aware of any development plans for this area and as noted, this area is already developed with the Royal Kaanapali condominium and is part of the Kaanapali Golf Course.

2. **Pond**

The pond identified on Figure 4 of the Draft EA is a man-made water feature of the golf course. The proposed project will not impact this water feature.

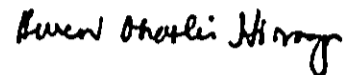
3. **SMA Boundary**

The SMA boundary is the Honoapiilani Highway. We will indicate the boundary on the existing Figure 2 or add a new figure in the Final EA document.

Genevieve Salmonson, Director
August 22, 2000
Page 2

We appreciate your comments and hope these responses are satisfactory. Should you require additional information, please do not hesitate to contact me.

Very truly yours,



Gwen Ohashi Hiraga
Project Manager

GOH:cc

cc: John Min, Department of Planning
Curt DeWeese, Sunstone Realty Partners, LLC

sunstone/kpa/foeqc.tr

52.2

AUG 20 2000

JAMES "KIMO" APANA
Mayor

ALICE L. LEE
Director

PRISCILLA P. MIKELL
Deputy Director



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

August 21, 2000

'00 AUG 25 09:47

DEPT OF HOUSING AND HUMAN CONCERNS
RECEIVED

TO: John E. Min
Director of Planning

FROM: Alice L. Lee *AL*
Director of Housing and Human Concerns

SUBJECT: I.D. No. CPA 2000/0006
TMK: 4-4-8:16
Project Name: Community Plan Amendment from Park to
Multi-family in Order to Develop a Five-
lot Residential Subdivision and Related
Improvements, Kaanapali, Maui
Applicant: Curtis DeWeese, Sunstone Realty Partners LLC

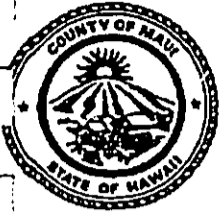
We have reviewed the Community Plan Amendment application for the subject project and have no comments to offer. We are returning the application for your use.

Thank you for the opportunity to comment.

ETO:hs

Enclosure

c: Housing Administrator



**DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI**

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

AUG 26 2000 JAMES "KIMO" APANA
Mayor

FLOYD S. MIYAZONO
Director

ELIZABETH D. MENOR
Deputy Director

(808) 270-7230
FAX (808) 270-7934

August 22, 2000

'00 AUG 24 12:35

DEPT. OF
PARKS & RECREATION
RECEIVED

MEMO TO: John E. Min, Planning Director

FROM: *Floyd S. Miyazono*
FLOYD S. MIYAZONO, Director

SUBJECT: CPA 2000/0006

We have reviewed the subject application and have no comments or objections to the proposed action.

Thank you for the opportunity to review and comment. Please contact me or Mr. Patrick Matsui, Chief of Planning and Development, at extension 7387 if there are any questions.

c: Patrick Matsui, Chief-Planning and Development

PHONE (808) 594-1888

SEP 01 2000
FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

August 23, 2000

00 AUG 30 P1:07
LET
RECEIVED

Mr. John E. Min, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Maui, Hawaii 96793

PSR# 141

Subject: Community Plan Amendment from Park to Multi-Family in Order to Develop a Five-Lot Residential Subdivision and Related Improvements, Kaanapali, Maui
TMK: 4-4-8:16

Dear Mr. Min,

Thank you for the opportunity to review and respond to the above-referenced document. As with any project, the Office of Hawaiian Affairs is concerned that subsurface archaeological, historical and cultural remains may be impacted as well as the cultural integrity of the land.

At this time, the Office of Hawaiian Affairs has no immediate concerns with this proposed project. We are relying on your commitment to stop work, notify the State Historic Preservation Division, the Office of Hawaiian Affairs and other Hawaiian agencies, and consult with us if any human remains are inadvertently discovered during the course of this undertaking.

If you have any questions, please contact Ken R. Salva Cruz, Policy Analyst, at 594-1847.

Sincerely,

A handwritten signature in black ink, appearing to read "Colin C. Kippen, Jr." with a stylized flourish at the end.

Colin C. Kippen, Jr.
Deputy Administrator

cc: Board of Trustees
Maui CRS
OEQC
File

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September 5, 2000

Colin C. Kippen, Jr., Deputy Administrator
Office of Hawaiian Affairs
711 Kapi'olani Boulevard, Suite 500
Honolulu, Hawaii 96813

SUBJECT: Proposed Five (5) Lot Subdivision, TMK 4-4-8:16, Kaanapali, Maui,
Hawaii

Dear Mr. Kippen:

The Department of Planning has provided us with a copy of your letter dated August 23, 2000, commenting on the proposed Five (5) Lot Subdivision in Kaanapali.

In response to your comments, please note that should any human remains be inadvertently discovered during the project's development, the applicant will stop work in the immediate vicinity and will notify the State Historic Preservation Division, your office, and others to ensure that applicable procedures relating to Chapter 6E, Hawaii Revised Statutes, are implemented.

We appreciate your comments on the Community Plan Amendment application and Draft Environmental Assessment.

Very truly yours,


Gwen Ohashi Hiraga
Project Manager

GOH:lfm

cc: John E. Min, Director of Planning
Curt DeWeese, SunStone Realty Partners LLC

sunstone@kapioloha.hi

SEP 01 2000



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

'00 AUG 29 12:49

August 24, 2000

LD-NAV

Ref.: CPA2000006.RCM

Honorable John E. Min
Planning Director
County of Maui
Planning Department
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Min:

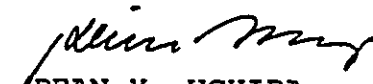
SUBJECT: Application for Community Plan Amendment from Park to
Multi-Family I.D.: CPA 2000 0006 - TMK: 4-4-8: 16

Thank you for the opportunity to review and comment on the
subject matter.

By separate transmittal, our Historic Preservation Division
had received the subject document for their review and comment.
They will review the informational material and submit their
comments (if any) directly to you by separate cover letter. The
Department has no other comment to offer on the subject matter.

Should you have any questions, please feel free to contact
Nicholas Vaccaro of the Land Division's Support Services Branch
at 808-587-0438.

Very truly yours,


DEAN Y. UCHIDA
Administrator

C: Maui District Land Office
Historic Preservation Division

BENJAMIN J. CAYETANO
GOVERNOR



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

'00 AUG 30 P1:06

August 28, 2000



KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAII
GLENN M. OKIMOTO

IN REPLY REFER TO:
STP 8.9661

Mr. John E. Min
Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Min:

Subject: Kaanapali Five (5) Lot Subdivision
Community Plan Amendment Application CPA 2000/0006
TMK: 4-4-8: 16

Thank you for your transmittal requesting our review of the subject project.

Our prior comments STP 8.9542 dated May 10, 2000 (copy attached) are still applicable.

We appreciate the opportunity to provide comments.

Very truly yours,


KAZU HAYASHIDA
Director of Transportation

May 10, 2000

'00 AUG 30 P1:06

RECEIVED

STP 8.9542

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

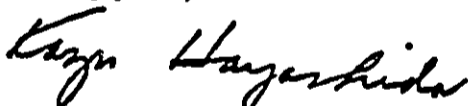
Subject: Kaanapali Five (5) Lot Subdivision
Early Consultation Requirements for an Environmental Assessment (EA)
TMK: 4-4-08:16

Thank you for your transmittal requesting our review of the subject project.

The proposed development of five (5) single family units will not impact our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,



KAZU HAYASHIDA
Director of Transportation

c: HWY-P, STP(EKT)

SEP 08 2000



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

September 1, 2000

Civil Works Technical Branch

'00 SEP -1 P2:53

DEPT.
OF
RECEIVED

Mr. Daren Suzuki, Staff Planner
County of Maui
Department of Planning
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Suzuki:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (DEA) for the Community Plan Amendment from Park to Multi-Family to Develop a Five-Lot Residential Subdivision at Kaanapali, Maui (TMK 4-4-8: 16). The following comments are provided in accordance with Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

a. The information provided was insufficient to provide a determination for a DA permit. A site visit will need to be conducted to make that determination. For further information, please contact Ms. Lolly Silva at (808) 438-7023 and refer to file number 20000172.

b. The flood hazard information provided on page 7 of the DEA is correct.

Should you require additional information, please contact Ms. Jessie Dobinchick of my staff at (808) 438-8876.

Sincerely,

Steve Yamamoto, P.E.
Acting Chief, Civil Works
Technical Branch

SEP 08 2000



United States
Department of
Agriculture

Natural
Resources
Conservation
Service

210 Ima Kala St.
Suite 209
Wailuku, HI 96793

Our People...Our Islands...In Harmony

'00 SEP -5 P2:38

DC. Y...
CC...
RECEIVED
DATE: September 1, 2000

Mr. John E. Min, Director
Department of Planning
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Min,

SUBJECT: Community Plan Amendment from Park to Multi-family in Order to
Develop a Five-lot Residential Subdivision and Related Improvements,
Kaanapali, Maui
TMK: 4-4-008: 016
I.D. CPA 2000/0006

We have no comment on the subject application.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Neal S. Fujiwara".

Neal S. Fujiwara
District Conservationist

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

5-27



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

SEP 0 2000
RALPH M. NAGAMINE, L.S., P.E.
Land Use and Codes Administration

RONALD R. RISKA, P.E.
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

ANDREW M. HIROSE
Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Division

SEP -5 P3:22
RECEIVED

DATE: SEPTEMBER 5, 2000

MEMO TO: JOHN E. MIN
DIRECTOR OF PLANNING

FROM: *CJ* CHARLES JENCKS *RMN*
DIRECTOR OF PUBLIC WORKS AND WASTE MANAGEMENT

SUBJECT: COMMUNITY PLAN AMENDMENT #CPA2000/0006
SUNSTONE REALTY FIVE-LOT SUBDIVISION
TMK (2) 4-4-008: 016

We reviewed the subject application for a Community Plan Amendment and we have no comments regarding said application at this time. Departmental requirements will be imposed during the subdivision process.

Please call me at 270-7845 if you have any questions regarding this memorandum.

RMN

P:\PLANNING\PLANNING\MAUI\COMMENTS\Community.Plan.Amendment\Sunstone.Realty.5-Lot.Subdivision

References

References

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, January 1994.

County of Maui, The General Plan of the County of Maui 1990 Update.

County of Maui, West Maui Community Plan, February 1996.

Maui County Data Book, 1999.

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State of Hawaii, Department of Business, Economic Development and Tourism, Data Book, 1990.

State of Hawaii, Department of Business, Economic Development and Tourism, Data Book, 1992.

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Telephone conversation with Ray Domingo, State of Hawaii, Department of Labor and Industrial Relations, March 1, 2000.

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University of Hawaii-Land Study Bureau, Detailed Land Classification Island of Maui, May 1967.

Appendix A

Preliminary Engineering Report

Preliminary Engineering Report for

PARCEL 28
(Lot 23 of land Court Application 1744)

Lahaina, Maui, Hawaii
TMK: (2) 4-4-08:16

Developer: SunStone Realty Partners LLC
1001 Bishop Street, Suit 1250
Honolulu, HI 96813



Austin, Tsutsumi & Associates, Inc.
Civil Engineers
1871 Willi Pa Loop, Suite A
Wailuku, Maui, Hawaii 96793

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- EXHIBIT 2 General Plan
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APPENDIX C: PRELIMINARY WATER DEMAND COMPUTATIONS

APPENDIX D: PRELIMINARY WASTEWATER CONTRIBUTION COMPUTATIONS

**PRELIMINARY ENGINEERING REPORT
FOR
PARCEL 28**

I. INTRODUCTION

The purpose of this report is to provide an overview of the engineering design for Parcel 28, a new subdivision project in Kaanapali, Lahaina, Maui, Hawaii. This overview provides a description of existing on-site and pertinent off-site conditions along with proposed improvements.

II. PROPOSED PROJECT

A. Location

The proposed project is located in Kaanapali, Lahaina, Maui, in Kaanapali Resort, TMK: (2) 4-4-08:16. It is situated between Kaanapali Parkway and Kekaa Drive adjacent to the number 2 fairway of the Royal Kaanapali Golf Course (North Course). The current land owner is H.F.J. Company Limited. Refer to Appendix A, Exhibit 1: Location and Vicinity Map.

B. Project Description

The proposed project consists of 5 residential lots ranging in size from approximately 13,200 to 15,250 square feet. The total project area is approximately 1.602 acres. Access to the lots will be provided off existing Kekaa Drive. Refer to Appendix A, Exhibit 2: General Site Plan.

On-site improvements include construction of driveway aprons, and installation of sewer and water laterals. Off-site work will include connection of these laterals to existing utilities in the vicinity of the project area.

All infrastructure work will adhere to the "Standard Specifications" and "Standard Details" of the Department of Public Works, County of Maui. The Water system improvements shall be constructed in accordance with requirements set forth by the Kaanapali Water Corp., unless otherwise noted.

III. EXISTING CONDITIONS

A. Topography and Soil Conditions

Currently, the site is grassed to conform to adjacent golf course areas. The parcel is currently vacant of any structures and usage.

The site slopes toward the southwest at approximately 8 percent. Elevations at the site range from 8 to 54 feet mean sea level (msl). Refer to Appendix A, Exhibit 3: Topographic Map.

The major soil types present on the site is Wahikuli Silty Clay (WbB) and Ewa Silty Clay Loam (EaA). Classifications are based on the USDA Soil Conservation Service, "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, dated August 1972.

B. Infrastructure

1. Water

Existing utilities are situated in the neighboring roadways. A 16" ductile iron waterline is situated within the Kekaa Drive right of way and a 12" ductile iron waterline runs along Kaanapali Parkway. Existing fire hydrants are located along Kekaa Drive at approximately 100 foot spacings. These utilities are privately owned and maintained by the Kaanapali Water Corp.

2. Sewer

The site currently generates no wastewater flow. Existing sewer utilities in the vicinity include a 21 inch sewerline running along Kaanapali Parkway. The sewer utility is allowed to gravity to an existing sewage pump station located just to the east of the 17th green of the Royal Kaanapali Golf Course (North course).

3. Drainage

Existing drainage utilities in the proximity of the project site include a catch basin at the intersection of Kekaa Drive and Kaanapali Parkway which discharges into a lagoon to the south of the project site. Existing on-site runoff is estimated at approximately 2.30 cubic feet per second (cfs). Refer to Appendix B: Hydrology Calculations.

4. Roadway

The proposed project is situated along the 44' wide Kekaa Drive right of way. The typical section for Kekaa Drive consist of a 24' wide travelway including curb and gutters, 6' sidewalks, and 4' wide landscape areas.

C. Flood Zone

The project site sits in a designated flood zone "C". Flood zone "C" is considered an area of minimal flooding. Flood zone information is provided by the Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), Panel No. 150003 0153 B, dated June 1, 1981.

IV. PROPOSED INFRASTRUCTURE IMPROVEMENTS

A. Grading Plan

No grading is proposed for the project site.

B. Drainage Plan

Runoff from the project site will be allowed to discharge per the existing condition. No drainage improvements are proposed for this project.

C. Water

Water laterals and meters will be installed to service the 5 proposed residential lots. The laterals will be connected off of an existing 16" ductile iron waterline located in the Kekaa Drive right of way.

D. Sewer

A sewer line will be installed along the west boundary of the project site and will be provided with laterals to service the 5 proposed residential lots. This sewerline will flow toward Kekaa Drive and connected to an existing 21" sewerline running along Kaanapali Parkway. The connection point will be in the vicinity of the Kekaa Drive and Kaanapali Parkway intersection.

E. Other Improvements

In addition to the proposed utility improvements, driveway aprons will be constructed to provide access to each individual lot.

V. CONCLUSION

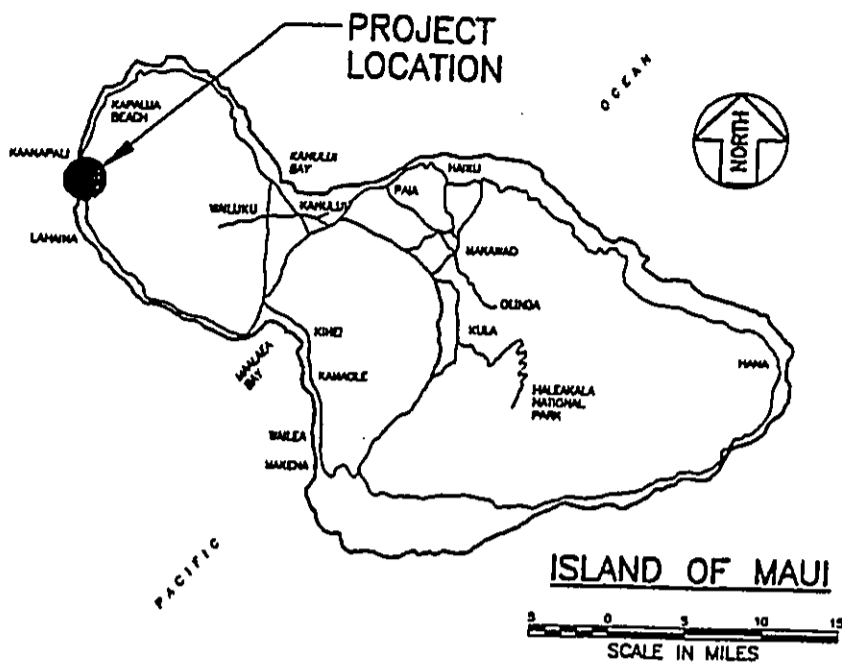
The proposed improvements for this project will be designed to produce no adverse effects to existing facilities and to the surrounding environment. All improvements will be designed in accordance with the rules and regulations of all applicable agencies.

APPENDICES

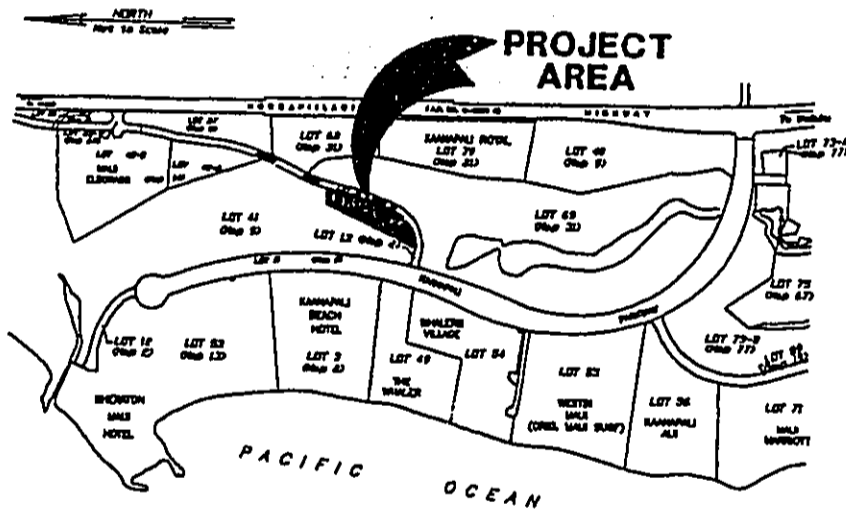
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APPENDIX A

EXHIBITS



PROJECT LOCATION
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VICINITY MAP
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PRELIMINARY ENGINEERING REPORT

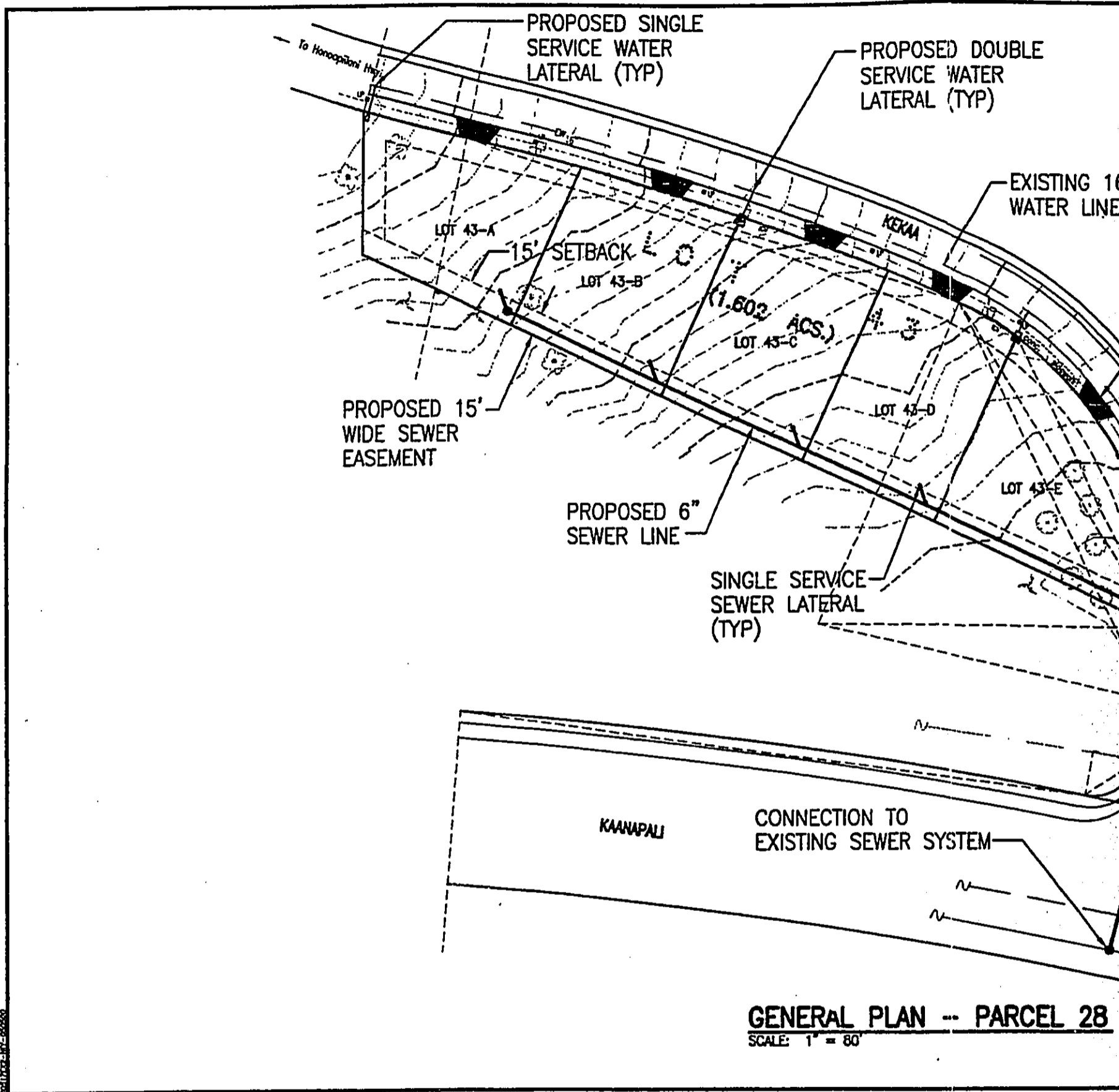
PARCEL 28 TMK: (2) 4-4-08:16
KAANAPALI, LAHAINA, MAUI, HAWAII

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
CIVIL ENGINEERS - SURVEYORS • HONOLULU, WAILUKU, HAWAII

EXHIBIT I

PROJECT LOCATION AND VICINITY MAP

PREPARED FOR: SunStone Realty Partners, LLC



GENERAL PLAN -- PARCEL 28
 SCALE: 1" = 80'

PRELIMINARY ENGINEERING REPORT

PARCEL 28 TMK: (2) 4-4-08:16
 KAA NAPALI, LAHAINA, MAUI, HAWAII

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
 CIVIL ENGINEERS - SURVEYORS • HONOLULU, WAILUKU, HAWAII

DOUBLE
WATER
(TYP)

TRUE NORTH
SCALE: 1"=80'

EXISTING 16"
WATER LINE

NEW CONCRETE
DRIVEWAY APRON (TYP)

LOT 43-E

APPROXIMATE LOCATION
OF EXISTING SEWAGE
PUMP STATION

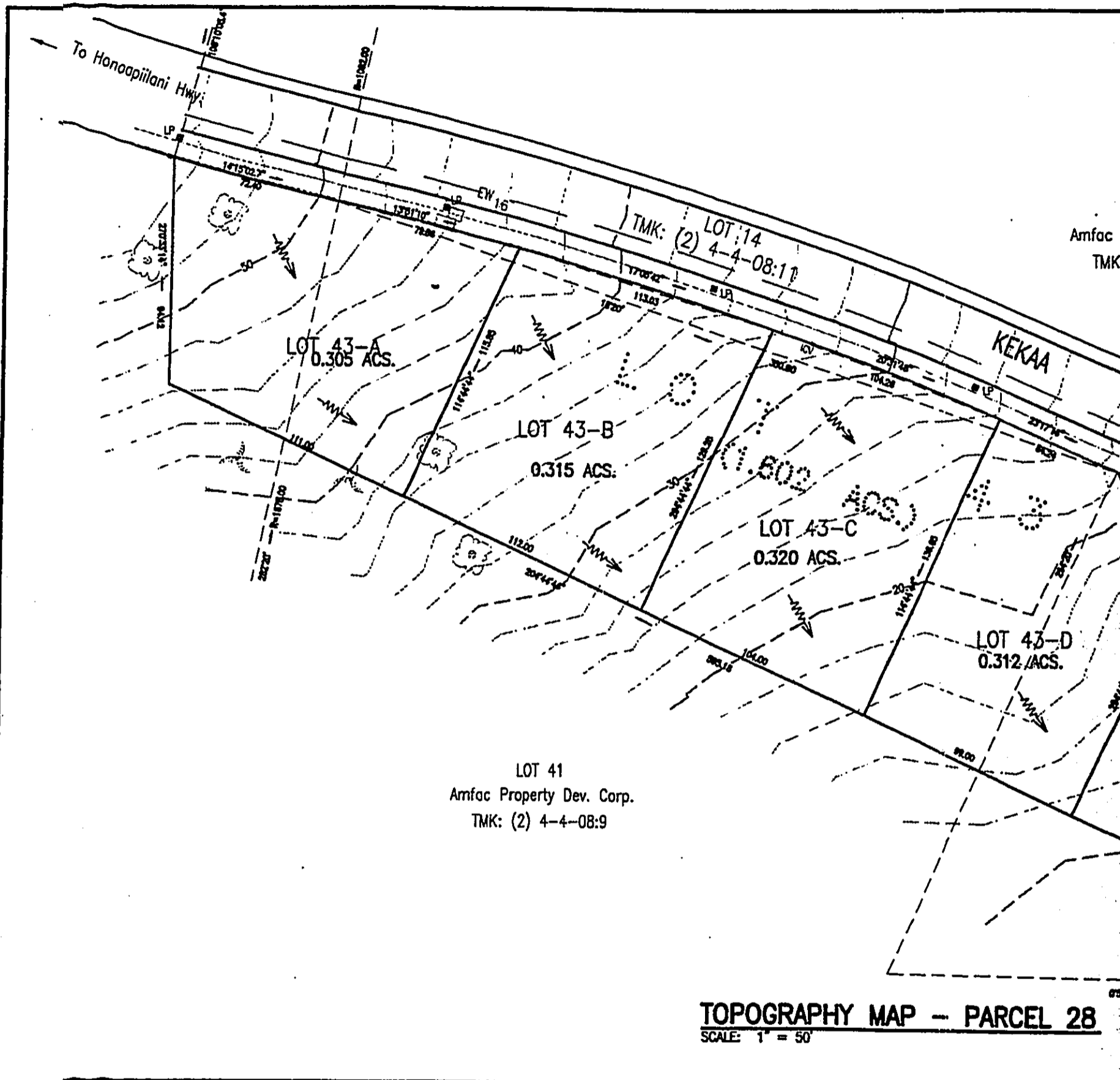
STEM

PARCEL 28

PARKWAY

EXHIBIT 2 GENERAL PLAN

PREPARED FOR: SunStone Realty Partners, L.P.



PRELIMINARY ENGINEERING REPORT

**PARCEL 28 TMK: (2) 4-4-08:16
KAANAPALI, LAHAINA, MAUI, HAWAII**

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
CIVIL ENGINEERS - SURVEYORS • HONOLULU, WAILUKU, HAWAII

TRUE NORTH
SCALE: 1"=50'

LOT 69
Amfac Property Investment
TMK: (2) 4-4-08:10

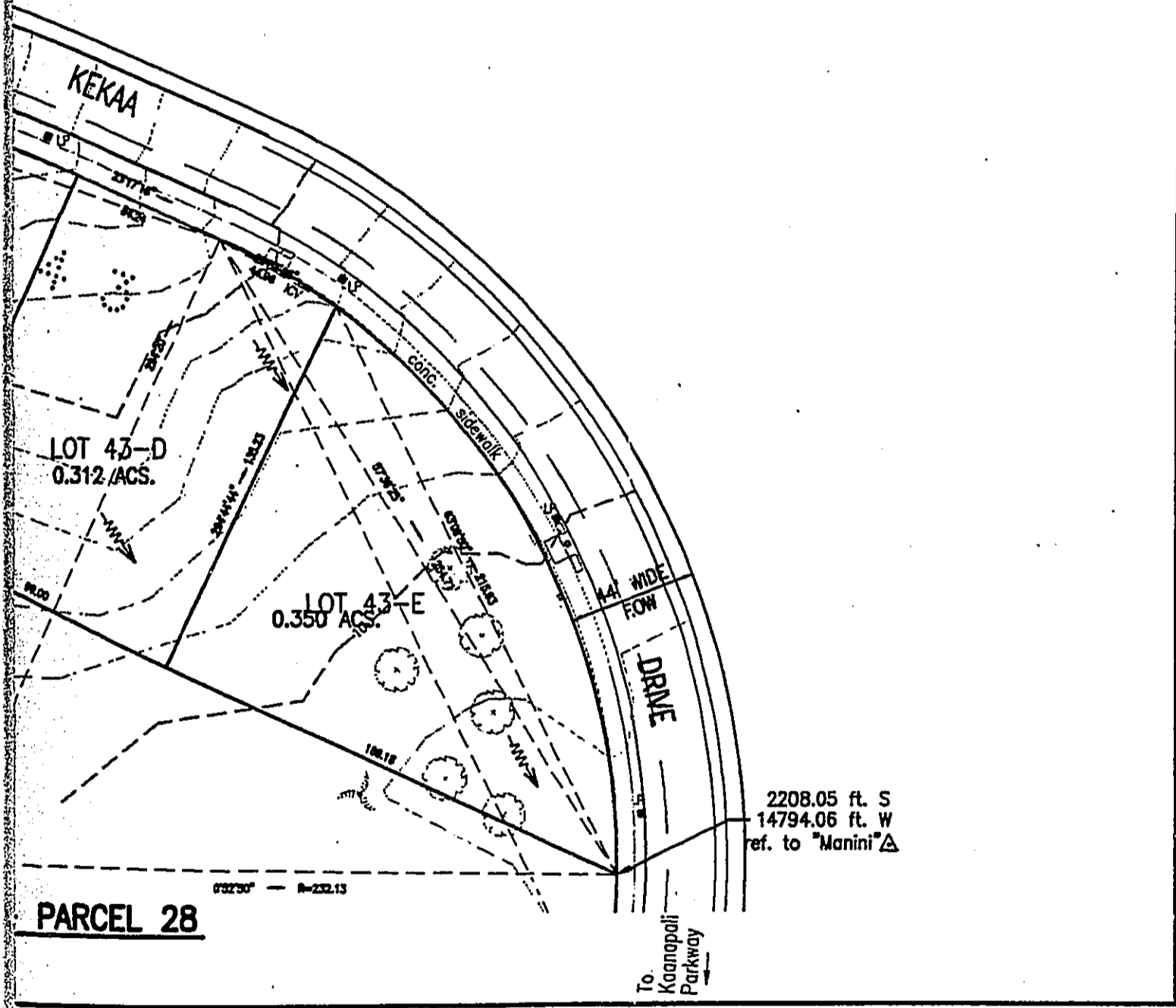
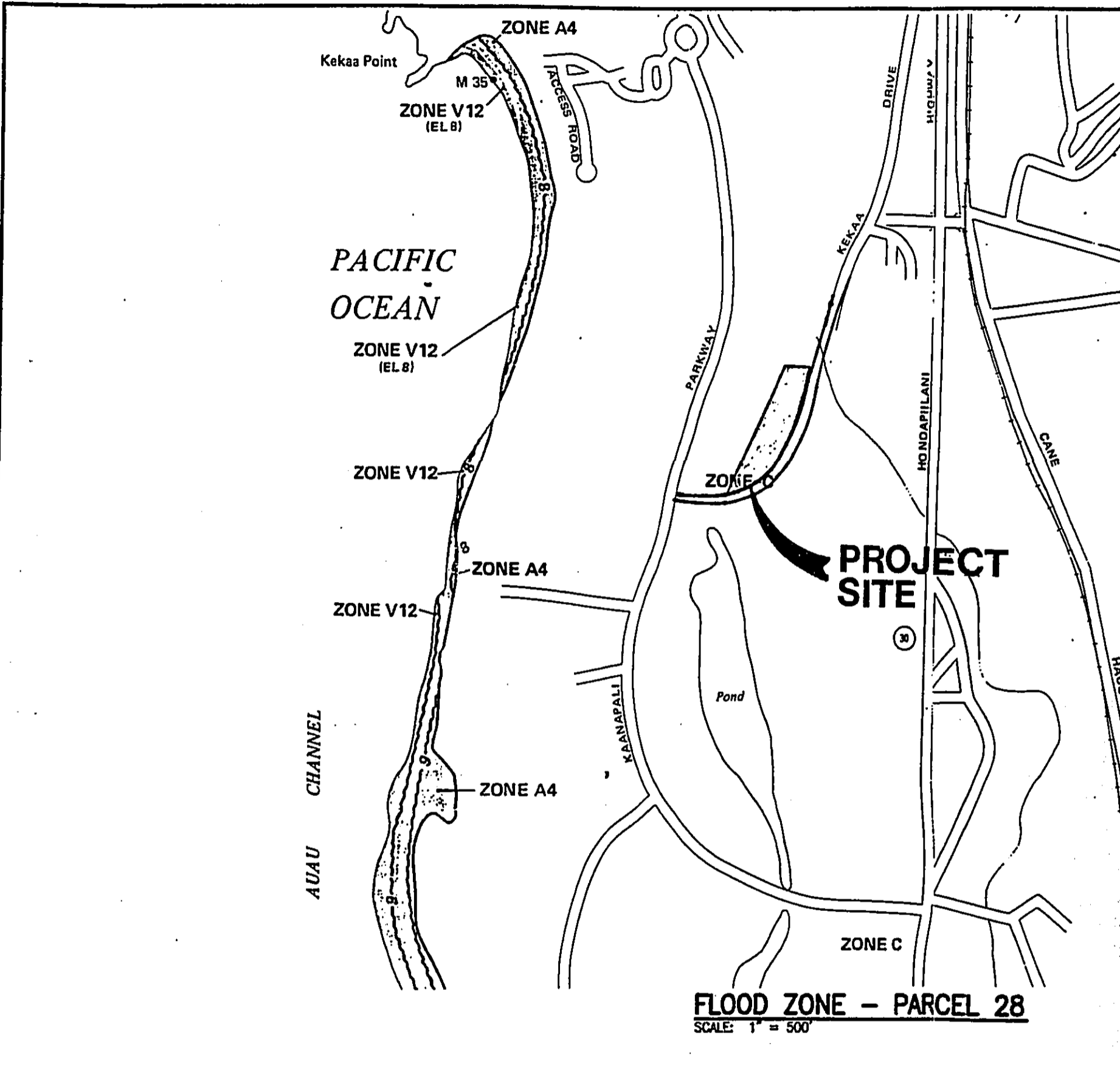


EXHIBIT 3 TOPOGRAPHY MAP

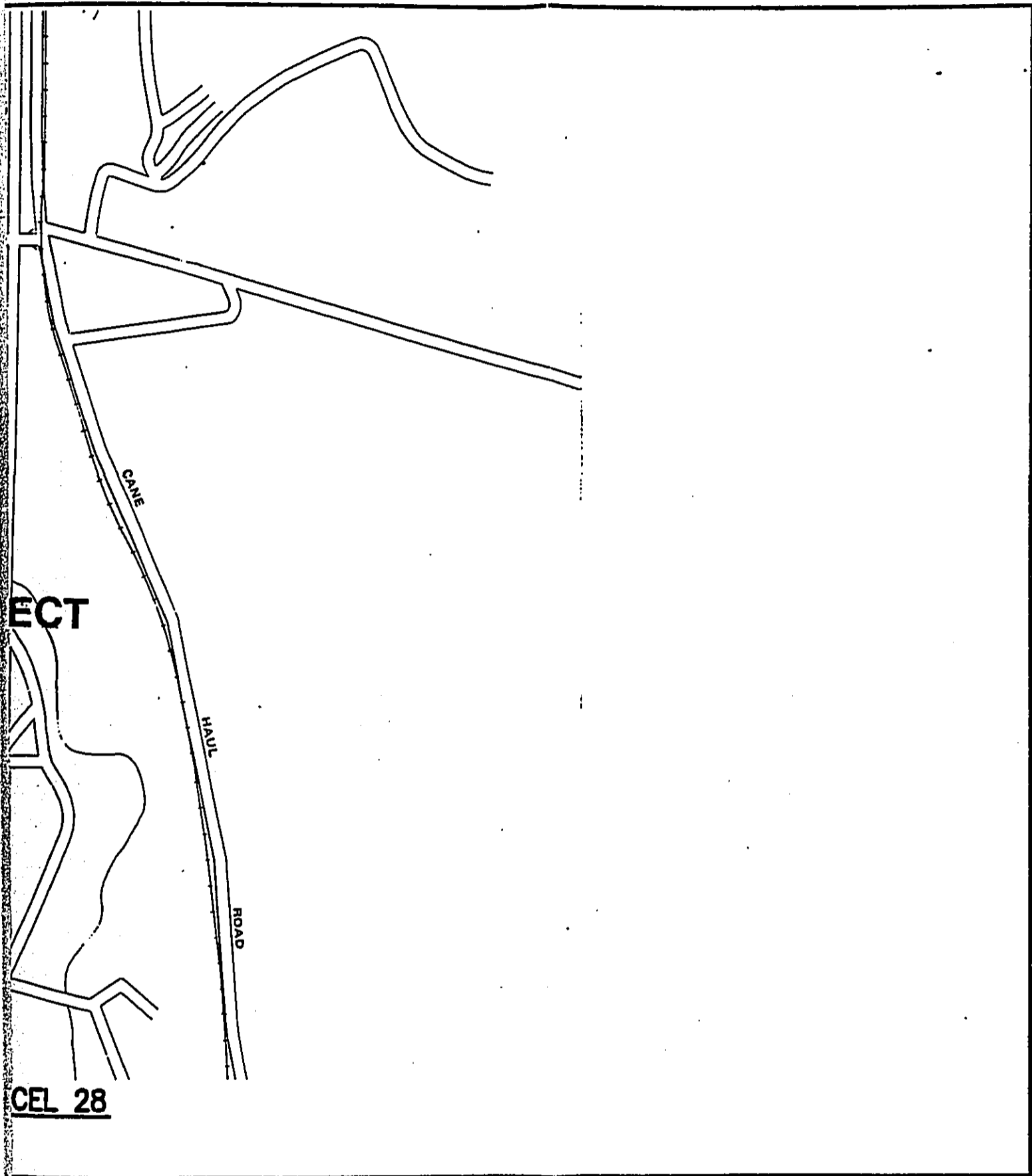
PREPARED FOR: SunStone Realty Partners LLC



PRELIMINARY ENGINEERING REPORT

PARCEL 28 TMK: (2) 4-4-08:16
 KAAANAPALI, LAHAINA, MAUI, HAWAII

ATA AUSTIN, TSUTSUMI & ASSOCIATES, INC.
 CIVIL ENGINEERS - SURVEYORS • HONOLULU, WAILUKU, HAWAII



CEL 28

EXHIBIT 4
FLOOD ZONE

PREPARED FOR: SunStone Realty Partners LLC

APPENDIX B

PRELIMINARY HYDROLOGY COMPUTATIONS

EXISTING ON-SITE HYDROLOGY CALCULATIONS

Project Site Description:

Runoff Coefficient (c)

Site description: Grassed, heavy soil, steep 7%

$$c = 0.35$$

Area (a)

$$a = 1.602 \text{ acres}$$

Rainfall Intensity (i)

Recurrence Interval: 50 Yr - 1 Hr = 2.5 inches

Average site slope: 8%

Longest reach length: approximately 625 feet

Time of concentration: 20 minutes

$$i = 4.1 \text{ inches / hour}$$

Runoff (Q)

$$Q = c \times i \times a$$

Q = discharge, in cubic feet per second (cfs)

c = runoff coefficient

i = rainfall intensity, inches per hour

a = watershed area, in acres

$$Q = (0.35)(1.602 \text{ acres})(4.1 \text{ inches / hour})$$

$$= 2.30 \text{ cfs}$$

Reference: Rules for the Design of Storm Drainage Facilities in the County of Maui
Department of Public Works and Waste Management, County of Maui, 1995

Project: Parcel 28
Kaanapali, Lahaina, Maui, Hawaii
TMK: (2) 4-4-08:16

Job No: M-00-517
Computed by: NIY
Date: 5/4/00



Austin, Tsutsumi & Associates, Inc. • Civil Engineers • Surveyors
1871 Wili Pa Loop • Suite A • Wailuku, HI 96793 • (808) 244-8044

APPENDIX C

PRELIMINARY WATER DEMAND COMPUTATIONS

[Faint, illegible text, likely bleed-through from the reverse side of the page]

APPENDIX D

**PRELIMINARY WASTEWATER CONTRIBUTION
COMPUTATIONS**

PRELIMINARY WASTEWATER CONTRIBUTION CALCULATIONS

Project Site Description:

Number of Residence Lots: 5
Wastewater Contribution: 350 gallons / day / home

Assumptions:

1 Home per Residence Lot

Wastewater Contribution Calculation:

$$5 \text{ homes} \left(\frac{350 \text{ gallons}}{\text{day} \cdot \text{home}} \right) = 1,750 \text{ gpd}$$

Average Daily Wastewater Contribution = 1,750 gpd

Reference: Wastewater Flow Standards
Wastewater Reclamation Division, County of Maui, 1993

Project: Parcel 28
Kaanapali, Lahaina, Maui, Hawaii
TMK: (2) 4-4-08:16

Job No: M-00-517
Computed by: NIY
Date: 5/4/00



Austin, Tsutsumi & Associates, Inc. • Civil Engineers • Surveyors
1871 Wili Pa Loop • Suite A • Wailuku, HI 96793 • (808) 244-8044

SEP 23 2000

FILE COPY

2000-09-23-MA-~~FEA~~

***Final
Environmental Assessment***

*** FIVE-LOT SUBDIVISION,
KAANAPALI *
(TMK 4-4-08:16)**

Prepared for:

September 2000

SunStone Realty Partners LLC


MUNEKIYO, ARAKAWA & HIRAGA, INC.

***Final
Environmental Assessment***

**FIVE-LOT SUBDIVISION,
KAANAPALI
(TMK 4-4-08:16)**

Prepared for:

September 2000

SunStone Realty Partners LLC


MUNEKIYO, ARAKAWA & HIRAGA, INC.

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Preface

The applicant, SunStone Realty Partners LLC, proposes a five-lot subdivision and related improvements at 2495 Kekaa Drive, Lahaina, Maui, Hawaii. A community plan amendment is necessary for the completion of the subdivision. Pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules, this Environmental Assessment documents the project's technical characteristics, environmental impacts and alternatives, and advances findings and conclusions relative to the project.

Chapter 1

Project Overview

I. PROJECT OVERVIEW

A. PROJECT LOCATION, EXISTING USE AND LAND OWNERSHIP

The proposed subdivision is located in the planned resort community of Kaanapali at 2495 Kekaa Drive in Lahaina, Maui, Hawaii and is identified as TMK 4-4-08:16. See Figure 1 and Figure 2.

The project site is situated between Kekaa Drive and Kaanapali Parkway, adjacent to the 2nd hole of the Royal Kaanapali Golf Course's Tournament (fka, North) Course. The property, consisting of approximately 1.602 acres, is vacant and landscaped with grass.

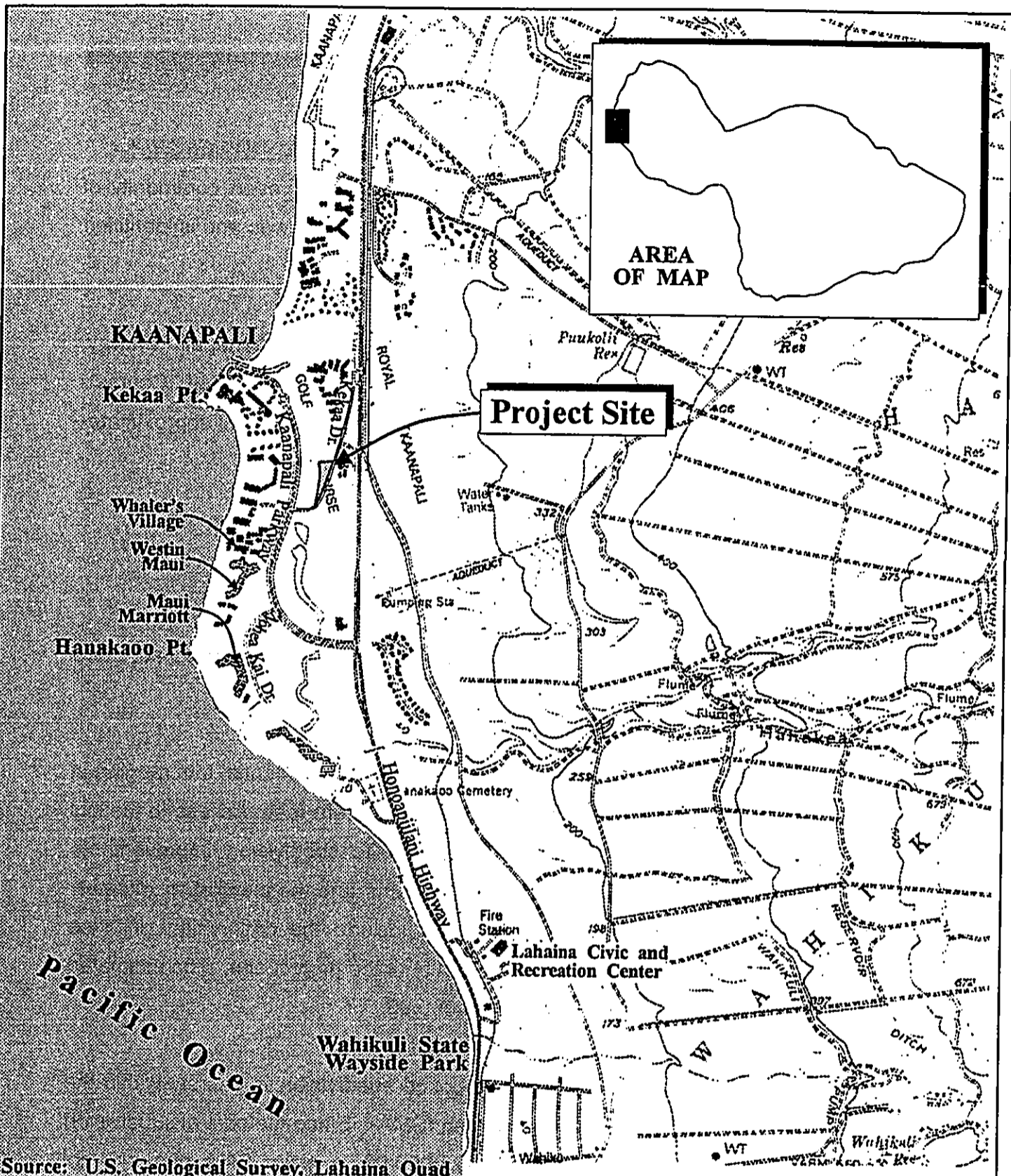
The owner of the property is H.F.J. Company, Ltd.

B. PROPOSED ACTION

A five-lot subdivision for single-family residential use is proposed. See Figure 3.

The proposed subdivision will consist of five (5) residential lots ranging in size from approximately 13,200 to 15,250 square feet. Access to the lots will be provided from Kekaa Drive. Onsite subdivision improvements include the construction of driveway aprons and the installation of sewer and water laterals. Offsite work will include the connection of these laterals to existing utilities in the vicinity of the project site. The estimated cost of the improvements is \$113,060.00.

It is noted that the site of the proposed subdivision is entirely within the County's Special Management Area (SMA). Since the cost of subdivision improvements do not exceed \$125,000.00, a major SMA permit is not anticipated.



Source: U.S. Geological Survey, Lahaina Quad

Figure 1 Five-Lot Subdivision
Regional Location Map



Prepared for: SunStone Realty Partners LLC

MUNEKIYO, ARAKAWA & HIRADA, INC.

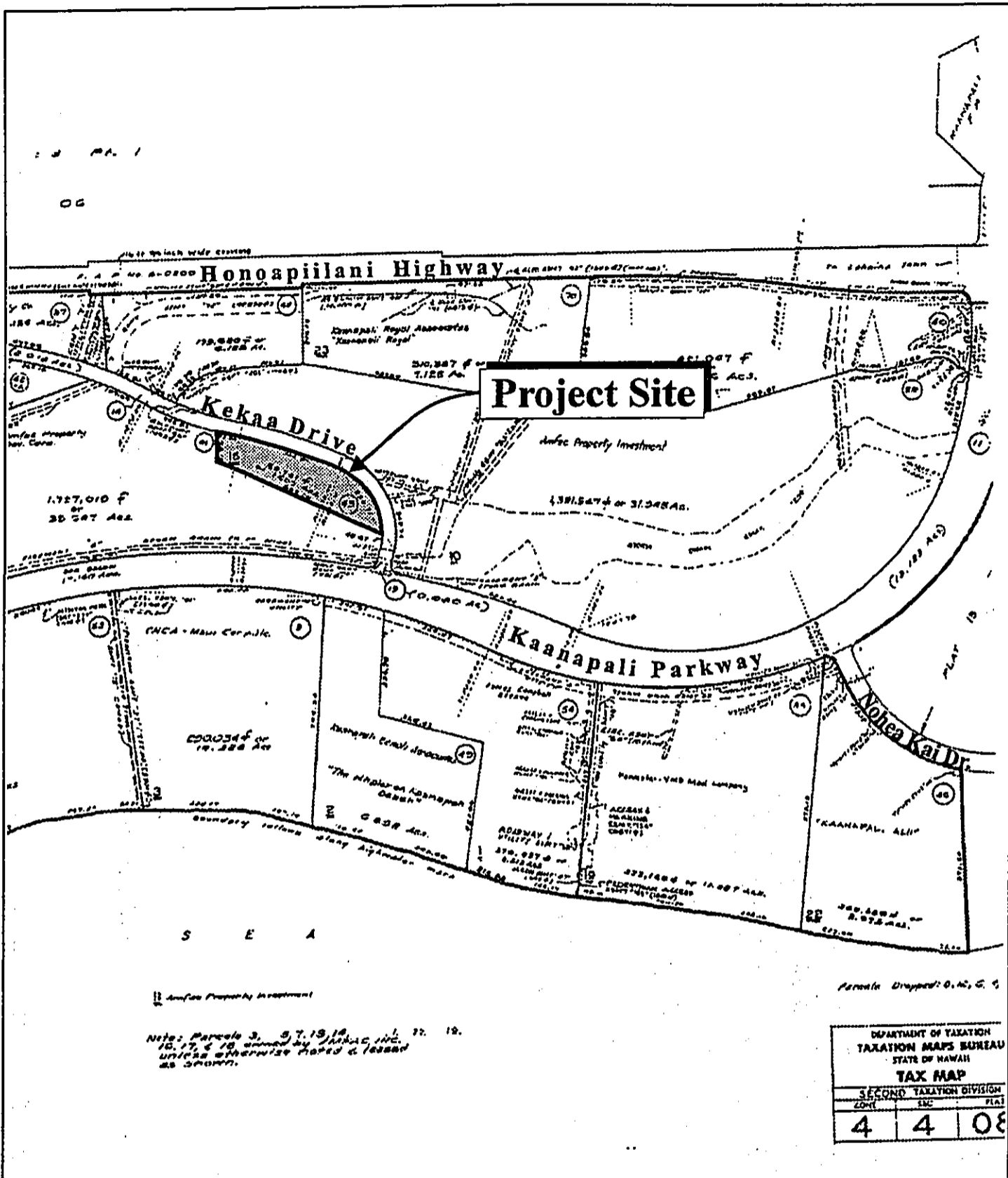


Figure 2

Five-Lot Subdivision
Site Location Map



Prepared for: SunStone Realty Partners LLC

Since the subdivision is subject to a Community Plan Amendment, environmental review pursuant to Chapter 343, Hawaii Revised Statutes (HRS), would be required.

Construction of the project will commence upon the receipt of applicable regulatory approvals and permits. The estimated duration of construction is approximately 60 days.

F

Chapter II

***Description of the
Existing Environment***

II. DESCRIPTION OF THE EXISTING ENVIRONMENT

A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

The subject property is situated within the limits of the Kaanapali Beach Resort and the Royal Kaanapali Golf Course's Tournament Course. Kekaa Drive adjoins the project site to the east and south, while the 2nd and 15th holes of the Tournament Course border the site to the north and west.

The proposed subdivision is located near the southern extent of the Kaanapali Beach Resort. This master planned development consists of hotels, condominiums, and single- and multi-family residential properties, as well as a tennis center, shopping center, whaling museum, and two (2) championship golf courses.

Existing land uses in the vicinity of the project site include multi-family residential condominiums, such as the Whaler, Maui Eldorado, and Kaanapali Royal, while hotel properties include the Sheraton Maui and Kaanapali Beach Hotel. Other land uses in proximity of the site include the Whalers Village museum and shopping complex.

2. Climate

Like most areas of Hawaii, West Maui's climate is relatively uniform year-round. The region's tropical latitude, its position relative to storm tracts and the Pacific anticyclone, and the surrounding ocean combine to produce this stable climate. Variations in climate among different regions, then, is largely left to local terrain.

In Lahaina, August is historically the warmest month with an

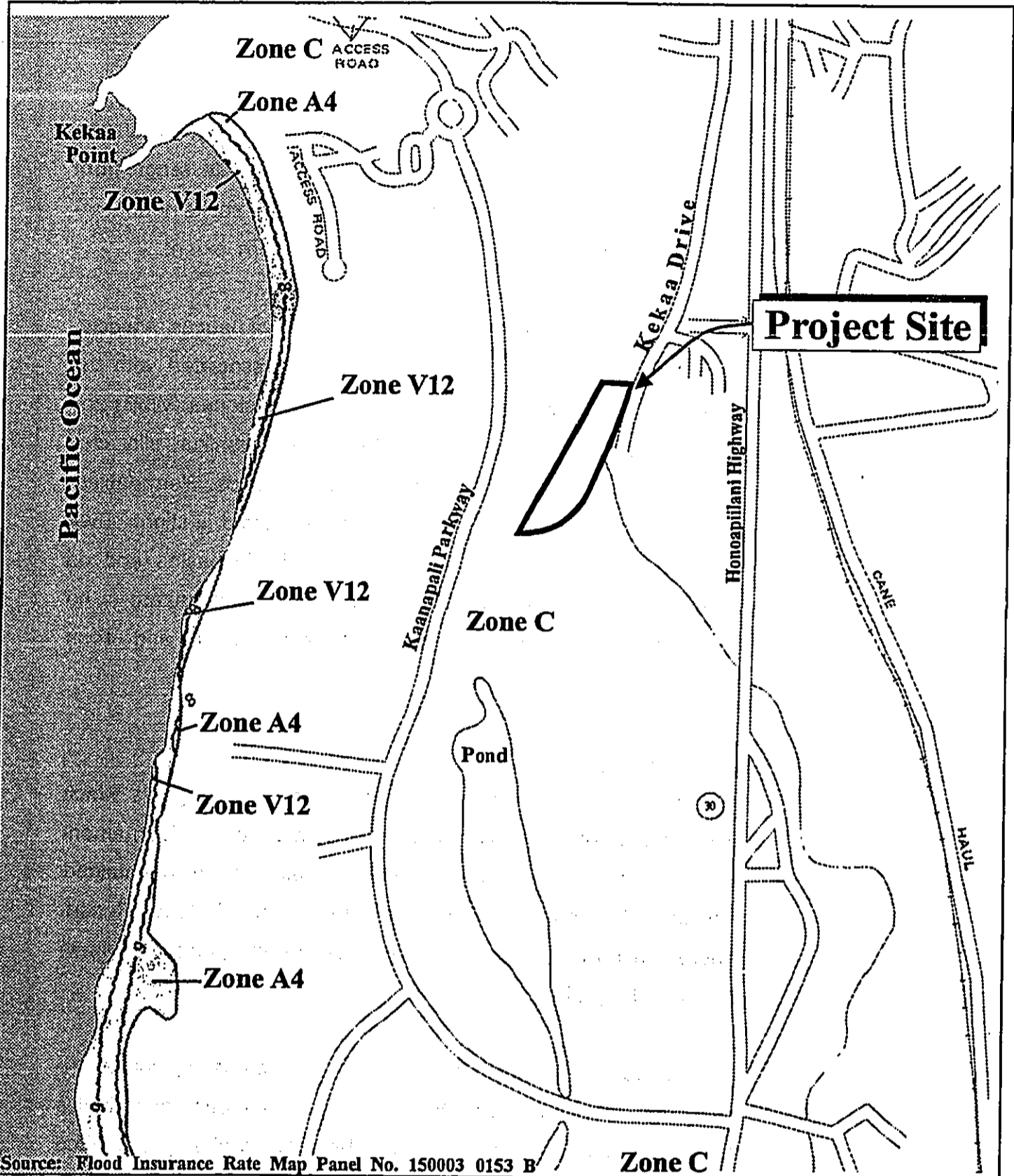
average high temperature of approximately 88 degrees Fahrenheit and average low temperature of 70 degrees Fahrenheit. January is normally the coolest month of the year with an average high temperature of 80 degrees Fahrenheit and an average low temperature of approximately 62 degrees Fahrenheit.

Rainfall at Lahaina is highly seasonal, with most precipitation occurring between October and April when winter storms hit the area. Situated on the leeward side of the West Maui Mountains, this region receives most of its rainfall in late afternoon and early evening, after seabreezes take moisture upslope during the day. Precipitation data collected at the Wahikuli Station (#364) show that on average January is the wettest month, with 3.31 inches of precipitation, while June is the driest, with just 0.25 inches. The average annual total is 18.5 inches.

The winds in the region are also seasonal. The northeasterly tradewind occurs 90 percent of the time during the summer, and just 50 percent of the time in the winter. Wind patterns also vary on a daily basis, with tradewinds generally being stronger in the afternoon. During the day, winds blow onshore toward the warmer land mass. In the evening, the reverse occurs, as breezes blow toward the relatively warm ocean.

3. **Flood and Coastal Hazards**

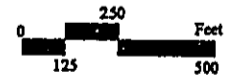
The Flood Insurance Rate Map (FIRM) for this area of the island indicates that the proposed improvements lie within Zone C which is an area of minimal flooding. See Figure 4.



Source: Flood Insurance Rate Map Panel No. 150003 0153 B

Figure 4

**Five-Lot Subdivision
Flood Insurance Rate Map**



Prepared for: SunStone Realty Partners LLC

MUNEKIYO, ARAKAWA & HIRADA, INC.

4. **Topography and Soils**

The project site is characterized by topography which gently slopes in a southwesterly direction. Elevations on the site range from approximately 54 feet above mean sea level (amsl) at its northeastern limits to about 8 feet amsl at its southwestern extent.

Soils at the project site belong to the Pulehu-Ewa-Jaucas Association. See Figure 5. The specific soil type associated with the project site is Wahikuli silty clay, 3 to 7 percent slopes (WbB) and Ewa silty clay loam (EaA). See Figure 6. Wahikuli silty clay consists of well-drained soils on smooth, low uplands. Permeability is moderate, runoff is slow, and the erosion hazard is slight. Ewa silty clay loam consists of well-drained soils in basins and on alluvial fans. Runoff is very slow and the erosion hazard is no more than slight. Both soils are used for agricultural and urban uses.

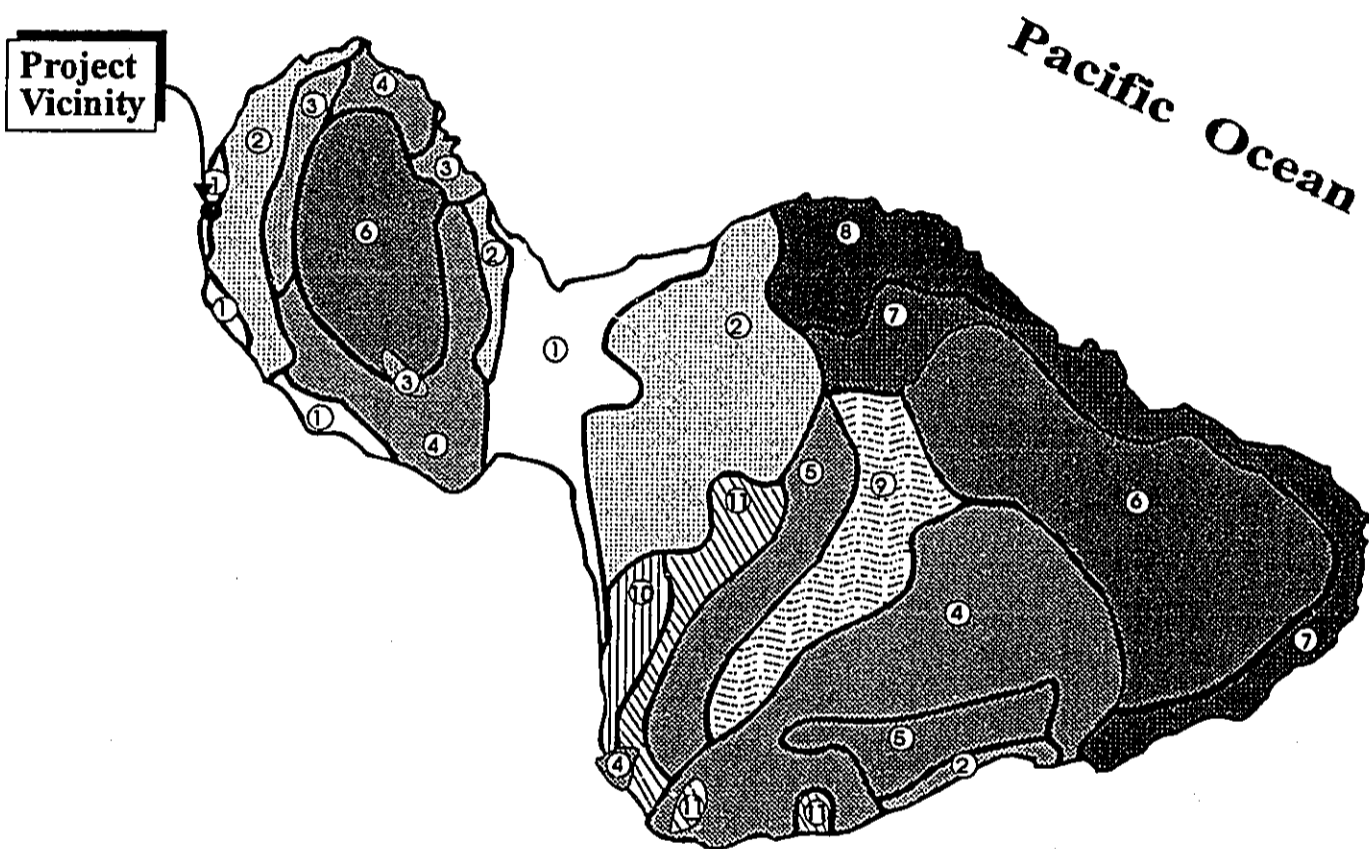
5. **Flora and Fauna**

The project site is landscaped with well-manicured grass which was planted in connection with the development of the Tournament Course. This existing condition comports with the well-maintained landscaped character associated with the Kaanapali Beach Resort. There are no rare, threatened or endangered species of plants found at the project site.

Animal life which may be found in this area is typical of the urbanized regions of West Maui. Avifauna commonly found in this area include the common mynah, Japanese white-eye, spotted dove, barred dove and house finch. There are no known rare, threatened or endangered species of fauna or avifauna found in the

LEGEND

- | | |
|--|-------------------------------------|
| ① Pulehu-Ewa-Jaucas association | ⑦ Hana-Makaalae-Kailua association |
| ② Waiakoa-Keahua-Molokai association | ⑧ Pauwela-Haiku association |
| ③ Honolua-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 | |



Map Source: USDA Soil Conservation Service

Figure 5

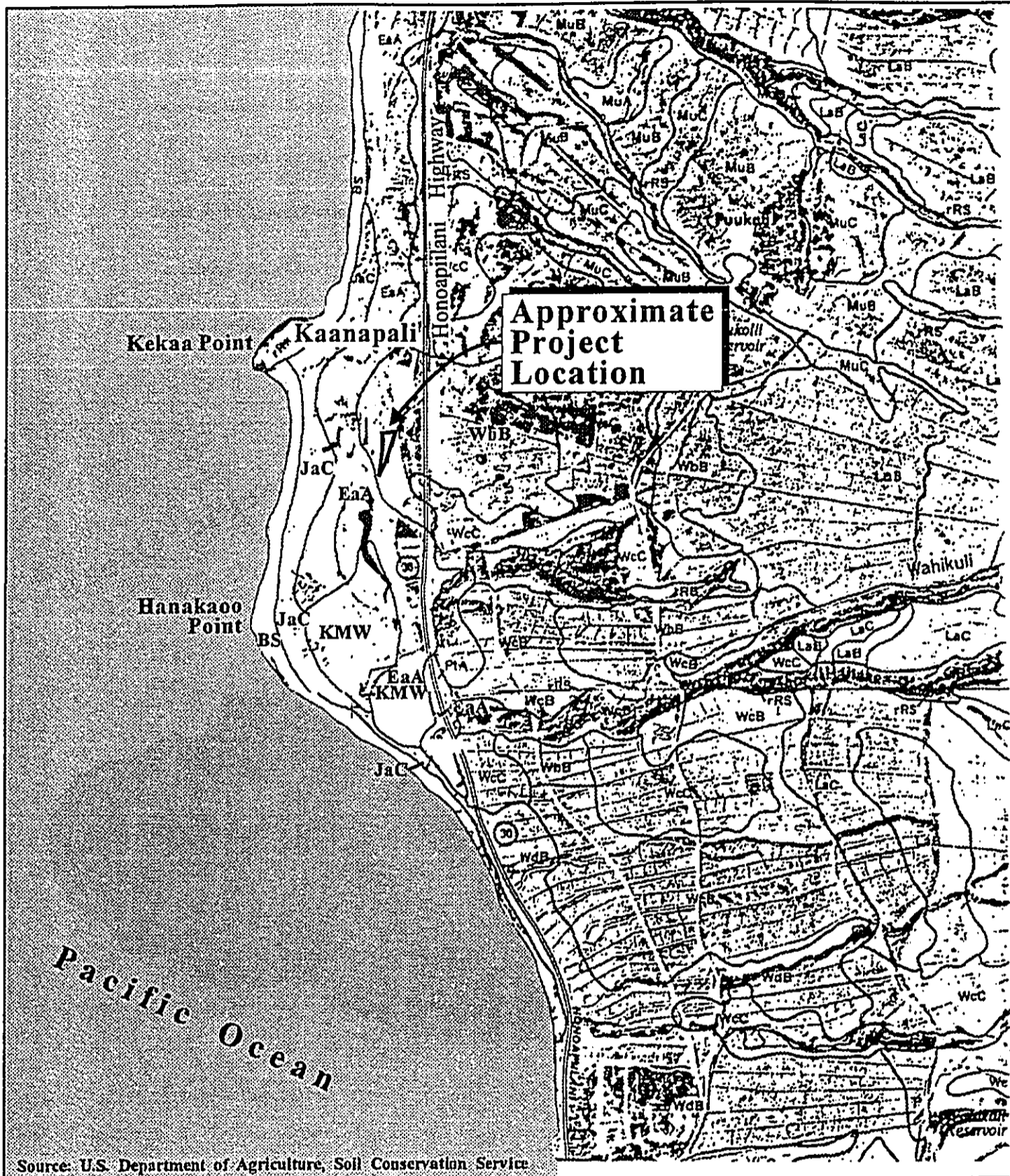
Five-Lot Subdivision
Soil Association Map

NOT TO SCALE



Prepared for: SunStone Realty Partners LLC

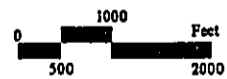
MUNEKIYO, ARAKAWA & HIRADA, INC.



Source: U.S. Department of Agriculture, Soil Conservation Service

Figure 6

Five-Lot Subdivision
Soil Classification Map



Prepared for: SunStone Realty Partners LLC

MUNEKIYO, ARAKAWA & HIRAGA, INC.

vicinity of the project site.

6. **Air Quality**

The subject property in general does not experience adverse air quality conditions. Airborne pollutants that do exist can largely be attributed to automobile exhaust from surrounding parking lots and roadways. Other sources include emissions and fugitive dust related to pineapple and diversified agricultural operations. These sources, however, are intermittent and the prevailing tradewinds will disperse particulates generated by these temporary sources.

7. **Noise**

Existing background noise in the vicinity of the project site is principally attributed to vehicular and golf cart traffic along Kekaa Drive and golf course cart paths.

8. **Archaeological/Historic Resources**

The land underlying the subject property has been previously disturbed in connection with the development of the golf course. Accordingly, there are no surface archaeological features found at the site.

9. **Scenic and Open Space Resources**

The project site is situated within the scenic Kaanapali Beach Resort, a visitor destination area which provides hotel, commercial, and recreational facilities and amenities, as well as single- and multi-family residential properties.

The West Maui Mountains, and the ocean and offshore islands of Lanai and Molokai, respectively, comprise scenic resources to the

east and west of the project site. Open space resources in the vicinity of the site are characterized by both of the Kaanapali Beach Resort's golf courses, as well as by the agricultural lands below the foothills of the West Maui Mountains.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Regional Setting

The majority of lands in West Maui are either State designated "Conservation" or "Agricultural". Generally, "Conservation" lands occupy the higher elevations, while the "Agricultural" district spans the foothills of the West Maui Mountains.

"Urban" designated lands occupy the lower elevations along the coast and include the communities of Kahana-Napili-Kapalua and Kaanapali. These resort communities include several hotels and visitor-oriented condominiums. Lahaina, meanwhile, is more typical of a residential community. Single-family, business, light industrial and agricultural zones prevail in this part of West Maui.

The town of Lahaina is the commercial center for West Maui. The town contains several shopping centers and retail business areas, and serves as a core for the region's residential housing.

Part of West Maui's attraction can be attributed to its year-round dry and warm climate, complemented by many white-sand beaches and scenic landscape. Most of the visitor accommodations are located in Lahaina and the resort communities of Kaanapali, Honokowai, Kahana, Napili and Kapalua.

The Kapalua-West Maui Airport at Mahinahina conveniently links

West Maui to Oahu and other neighbor islands.

2. **Population**

The resident population of the West Maui Community Plan region has demonstrated a substantial increase over the last two decades. Population gains were especially evident in the 1970's as the rapidly developing visitor industry attracted many new residents. In 1990, the population of the Lahaina region was 14,574. The resident population for the year 2010 is projected to be 21,776 (Community Resources, Inc., 1994).

Growth at the County level exhibits a similar pattern. The County's 1980 resident population of 71,600 has increased 40.4 percent to 100,504 in 1990 (Maui County Data Book, 1999). Growth in the County is expected to continue, with the resident population for the year 2010 estimated to be 140,060 (Community Resources, Inc., 1994).

3. **Economy**

The economy of Maui is heavily dependent upon the visitor industry. The dependency on the visitor industry is especially evident in West Maui, which is one of the State's major resort destination areas. Major hotels in this region include the Hyatt Regency Maui (816 rooms), Maui Marriott (720 rooms), Westin Maui (761 rooms), the Kapalua Bay Hotel & Villas (344 rooms), and the Ritz-Carlton Kapalua (548 rooms).

West Maui's visitor orientation is reflected in the character of Lahaina Town, which serves as a center for visitor-related retail outlets, as well as visitor-related activities.

Agriculture, another vital component of the West Maui economy, is handled by Pioneer Mill Company, Ltd. (PMCo) and Maui Land and Pineapple Company, Inc. (ML&P). Until the closure of sugar cultivation in December 1999, PMCo cultivated most of its approximately 6,700 acres of fee simple and leased lands with sugar cane. PMCo is currently in the process of diversifying its agricultural operations by utilizing portions of its lands for seed corn and alfalfa cultivation. A sister company, Kaanapali Estate Coffee, Inc. presently cultivates about 500 acres in coffee.

MLP's fields remain an important component of the region's agricultural base. In 1988, MLP entered the fresh fruit market, air shipping pineapples to the mainland in an effort to diversify its operations.

The availability of jobs reflects the current status of the economy. As of January 2000, Maui County's unemployment rate was about 5.1 percent (R. Domingo, State Department of Labor and Industrial Relations, March 2000).

C. PUBLIC SERVICES AND INFRASTRUCTURE

1. Solid Waste Disposal

Single-family residential solid waste collection service is provided by the County of Maui on a once-a-week basis. Residential solid waste collected by County crews is disposed at the County's Central Maui Landfill, located four (4) miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies.

A refuse transfer station located about 13 miles south of the project site at Olowalu serves West Maui residents and accommodates household refuse and green waste, as well as used oil; no commercial waste is accepted at this facility. A private waste disposal service has been contracted by the County to transport waste from this facility to the Central Maui Landfill.

2. **Medical Facilities**

The only major medical facility on the Island is Maui Memorial Medical Center, located approximately 20 miles from Lahaina, midway between Wailuku and Kahului. The approximately 200-bed facility provides general, acute, and emergency care services.

In addition, regular hours are offered by private practices in Lahaina, which include the Maui Medical Group, Lahaina Physicians, West Maui Healthcare Center, and Kaiser Permanente's Lahaina Clinic.

3. **Police and Fire Protection**

The project site is within the Maui Police Department's service area, which services all of the Lahaina district. The MPD's Lahaina Station is located in the Lahaina Civic Center complex at Wahikuli, approximately one (1) mile east of the project site. The Lahaina Patrol includes 59 full-time personnel, including one (1) captain, two (2) lieutenants, police officers, public safety aides, and administrative support staff.

Fire prevention, suppression and protection services for the Lahaina District are provided by the Maui Fire Department's (MFD) Lahaina Fire Station, also located in the Lahaina Civic Center and

the Napili Fire Station, located in Napili. The Lahaina Fire Station includes an engine and a ladder company, and is staffed by 30 full-time personnel. The Napili Fire Station consists of an engine company including 15 full-time firefighting personnel.

4. **Educational Facilities**

The West Maui area is served by four (4) public schools operated by the State of Hawaii, Department of Education: Lahainaluna High School; Lahaina Intermediate School; King Kamehameha Elementary School; and Princess Nahienaena Elementary School. The region is also served by several privately operated preschools and elementary schools.

5. **Recreational Facilities**

West Maui is served by numerous recreational facilities offering diverse opportunities for the region's residents. There are 17 County parks and three (3) State beach parks in West Maui. Approximately one-third of the County parks are situated along the shoreline and are excellent swimming, diving, and snorkeling areas. Located in proximity to the subject property is Hanakao'o Beach Park, providing public beach parking, restrooms, and access to Hanakao'o Beach as well.

In addition, Kaanapali and Kapalua Resorts operate world-class golf courses which are available for public use.

6. **Roadway System**

Honoapiilani Highway (State Highway 30) is the main roadway serving the West Maui region. This highway is the only link between West Maui and the rest of the Island (although an

unimproved segment of highway extends around the north coast of the Island to Waihee, providing limited access). The highway consists of two (2) travel lanes except for a four-lane segment from Kaanapali Parkway to Lahainaluna Road. A 2.2 mile segment of the highway, between Kaanapali Parkway to the Honokowai Stream Bridge, is currently being widened from two (2) to four (4) lanes. Completion of this road widening project is anticipated to occur by the summer of 2000.

The principal roadway serving the Kaanapali Beach Resort is Kaanapali Parkway, a private, divided parkway which serves the major hotels along Kaanapali Beach.

Roadways providing access to the proposed subdivision include Honoapiilani Highway, Kaanapali Parkway, and Kekaa Drive, a private two-lane roadway.

7. Water System

The Kaanapali Beach Resort is served by the privately owned and operated Kaanapali Water Corporation (KWC) water system. The KWC provides potable, fire protection and irrigation water for the Resort. KWC's water supply is provided by four (4) deep wells located in Honokowai and Mahinahina.

Existing waterlines in the vicinity of the project site are situated within the neighboring roadways. A 16-inch ductile iron waterline is situated within the Kekaa Drive right-of-way and a 12-inch ductile iron waterline runs along Kaanapali Parkway. Existing fire hydrants are located along Kekaa Drive and are spaced approximately 100 feet apart. See Appendix A.

8. **Wastewater System**

The County's wastewater collection and transmission system and the Lahaina Wastewater Reclamation Facility (LWRF) accommodate the region's wastewater needs. The LWRF, located along Honoapiilani Highway just north of the Kaanapali Beach Resort, has been recently upgraded and expanded to a design capacity of 9.0 million gallons per day (MGD). A series of force mains and gravity lines convey wastewater from Kaanapali to the LWRF.

The project site currently generates no wastewater flow. Existing sewerlines in the vicinity include a 21-inch sewerline running along Kaanapali Parkway. The sewerline conveys wastewater to an existing sewage pump station located just to the east of the 17th green of the Tournament Course. Refer to Appendix A.

9. **Drainage**

There are no drainage improvements on the project site. The site is landscaped with grass and is characterized by terrain which gently slopes in a southwesterly direction. Onsite elevations range from about 54 feet amsl at its northeastern extent to approximately 8 feet amsl at its southwestern limits.

Existing drainage improvements in proximity of the project site include a catch basin at the intersection of Kekaa Drive and Kaanapali Parkway which discharges runoff into a lagoon to the south of the site. Existing onsite runoff is estimated at approximately 2.30 cubic feet per second (cfs). Refer to Appendix A.

10. **Electrical, Telephone and CATV Systems**

Electrical and telephone service to the West Maui region is

CORRECTION

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

unimproved segment of highway extends around the north coast of the Island to Waihee, providing limited access). The highway consists of two (2) travel lanes except for a four-lane segment from Kaanapali Parkway to Lahainaluna Road. A 2.2 mile segment of the highway, between Kaanapali Parkway to the Honokowai Stream Bridge, is currently being widened from two (2) to four (4) lanes. Completion of this road widening project is anticipated to occur by the summer of 2000.

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10. **Electrical, Telephone and CATV Systems**

Electrical and telephone service to the West Maui region is

provided by Maui Electric Company and GTE Hawaiian Tel, respectively. Cable television (CATV) service is provided by Hawaiian Cablevision.

Chapter III

Potential Impacts and Mitigation Measures

III. POTENTIAL IMPACTS AND MITIGATION MEASURES

A. IMPACTS TO THE EXISTING ENVIRONMENT

1. Surrounding Land Uses

The proposed action calls for a five-lot single-family residential subdivision within the Kaanapali Beach Resort. In addition to complementing present land uses within the Resort, including existing single-family residential properties, such as the Kaanapali Vista, Kaanapali Fairways, Kaanapali Hillside, Kaanapali Golf Estates, and Kai Ala Subdivisions, the proposed project will be designed to be architecturally and aesthetically compatible with other properties in the Resort. The proposed project is not anticipated to have any significant impacts upon surrounding uses.

2. Flora and Fauna

The project site is landscaped with well-manicured grass which was planted in connection with the development of the Tournament Course. As such, the removal of existing vegetation is not considered an adverse impact to this component of the natural environment.

Similarly, there are no known rare, endangered or threatened species of avifauna or wildlife in the project vicinity. The project will not displace any known significant habitats. The project is not anticipated to have an adverse impact to the area's fauna and avifauna population.

3. Air Quality and Noise

No grading is proposed for the project; site work will be limited to trenching for utilities and the construction of driveway aprons. Accordingly, no adverse effects to air quality are anticipated during

the construction period. Noise impacts attributed to the project will include noise generated by short-term, construction-related activities. To minimize the effects of noise, construction activities are anticipated to be limited to daylight hours.

Once completed, the project is not expected to adversely impact local and regional ambient air quality conditions, nor is it anticipated to have long-term noise impacts upon the environment.

4. Archaeological/Historic Resources

The project site is landscaped with grass and has been previously disturbed in connection with the development of the golf course. As such, the proposed project should have no effect upon significant archaeological/historic resources. In addition, the proposed project is not anticipated to have an adverse effect on cultural practices. Should any archaeological or historic features be uncovered during construction activities, work will be halted in the immediate vicinity and the State Historic Preservation Division (SHPD) will be contacted to ensure applicable procedures relating to Chapter 6E, HRS, are implemented.

5. Scenic and Open Space Resources

The proposed subdivision will be designed and landscaped to ensure compatibility with existing surrounding land uses. The subdivision is also intended to complement the existing high quality aesthetic and visual character of the Kaanapali Beach Resort. Upon completion of site work, the lots and building pads will be grassed and street trees planted. Design guidelines for the project will assure consistency in architectural forms that are in keeping with the standards of the Resort. In this light, the project should

not have an adverse impact upon the overall scenic character of surrounding properties.

B. IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT

On a short-term basis, the proposed project will support construction and construction-related employment. Accordingly, the project will have a beneficial impact on the local economy during the period of construction. In the long term, residents of the subdivision will contribute to the economy through the payment of taxes, as well as through the purchases of goods and services from local merchants and providers.

The proposed project is not anticipated to have an adverse effect on population parameters.

C. IMPACTS TO PUBLIC SERVICES

Inasmuch as the proposed project is not expected to significantly increase the regional population base, impacts of the proposed action upon public services are not anticipated. Specifically, demands upon existing recreational and educational facilities will not be adversely impacted by the proposed project. Similarly, the proposed project will not affect the service area requirements for the Lahaina Police and Fire Stations.

D. IMPACTS TO INFRASTRUCTURE

1. Roadways

Roadways providing access to the proposed 5-lot subdivision include Honoapiilani Highway, Kaanapali Parkway, and Kekaa Drive. Access to the lots within the subdivision will be provided from Kekaa Drive. This roadway includes a 44-foot wide right-of-way and a typical section consisting of a 24-foot wide travelway (including curbs and gutters), 6-foot wide sidewalks, and 4-foot

wide landscape areas. The traffic generated by the proposed subdivision is not anticipated to adversely affect traffic operating conditions on Kekaa Drive or other surrounding roadways.

2. Water

The proposed improvements should have a negligible effect upon water usage. The domestic water demand for the project is estimated to be about 4,806 gallons per day (gpd). Refer to Appendix A. Water laterals and meters will be installed to service the individual residential lots. The laterals will be connected to an existing 16-inch ductile iron waterline located in the Kekaa Drive right-of-way. All water system improvements will be designed in accordance with KWC water system requirements. The proposed project is not anticipated to have an adverse effect on public or private water source and storage facilities, as well as water transmission and distribution systems.

3. Wastewater

The project is not anticipated to impact existing County wastewater collection and treatment facilities. The wastewater flow for the proposed subdivision is estimated to be approximately 1,750 gpd. Refer to Appendix A. A sewerline will be installed along the western boundary of the project site and will be provided with laterals to service the individual residential lots. This sewerline will convey flows toward Kekaa Drive to an existing 21-inch sewerline located in the vicinity of the Kekaa Drive and Kaanapali Parkway intersection. All wastewater system improvements will be designed in accordance with County of Maui design criteria.

4. **Drainage**

No grading is proposed on the subject property. Site work for the project will be minimal, with work limited to excavation for utilities and the construction of driveway aprons.

Based on a 50-year, 1-hour storm, the existing onsite surface runoff is estimated to be 2.30 cubic feet per second (cfs).

No drainage improvements are proposed for the project. Runoff from the project site will maintain the existing drainage condition.

Chapter IV

***Relationship to Land Use
Plans, Policies and Controls***

IV. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, HRS, relating to the Land Use Commission, establishes the four (4) major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation". The subject property is located within the "Urban" district. See Figure 7. The proposed subdivision is a use consistent with the Urban designation.

B. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter, "The general plan shall 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 shall set forth the desired sequence, patterns and characteristics of future development".

The following General Plan objective and policy are addressed by the proposed action.

Objective:

1. To provide a choice of attractive, sanitary and affordable homes for all our residents.

Policies:

- a. Encourage the construction of housing in a variety of price ranges and geographic locations.

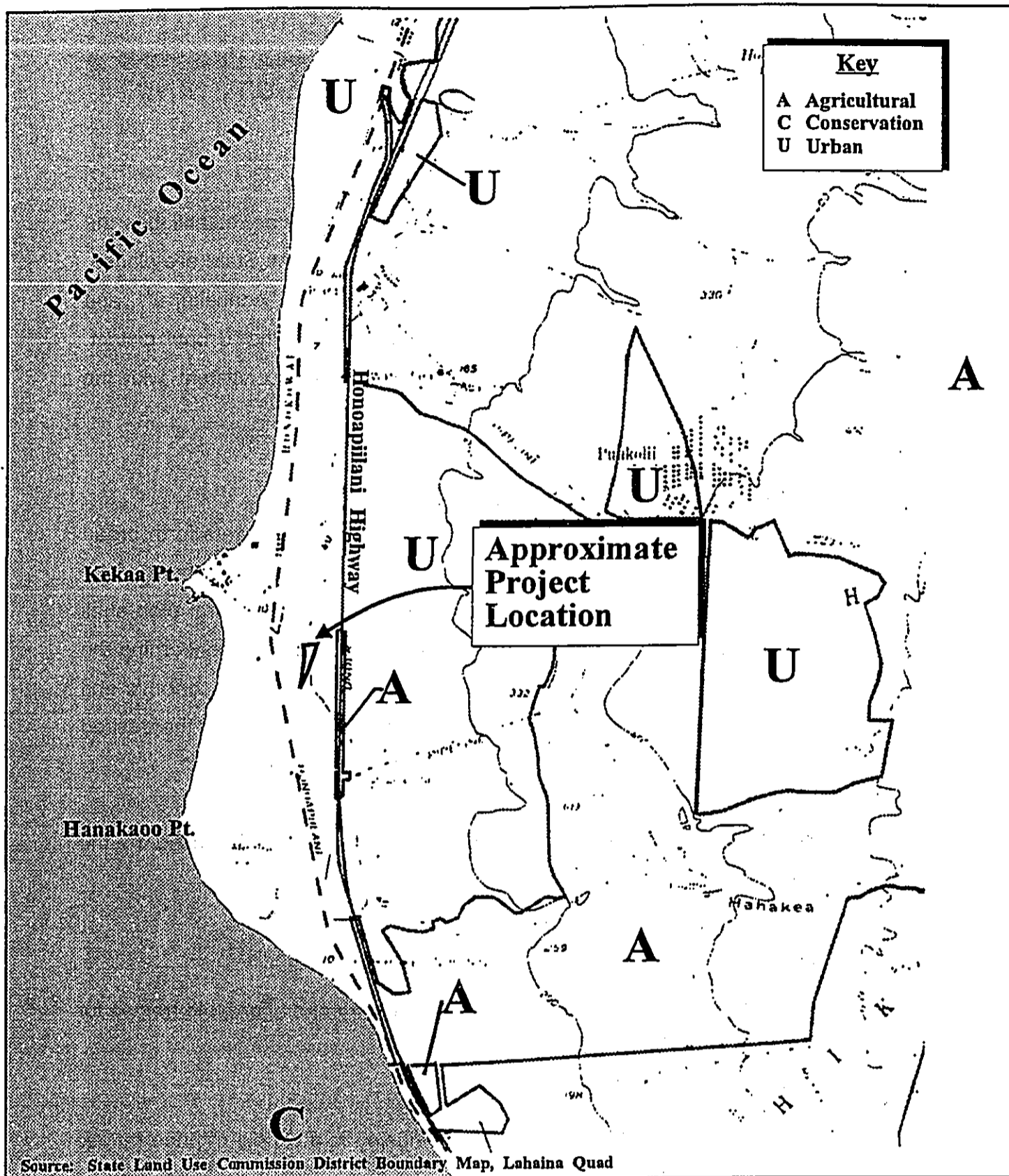
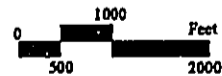


Figure 7

Five-Lot Subdivision
 State Land Use Classifications



Prepared for: SunStone Realty Partners LLC

MUNEKIYO ARAKAWA & HIRADA, INC.

C. WEST MAUI COMMUNITY PLAN

The subject parcel is located in the West Maui Community Plan region which is one (1) of nine (9) 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 General Plan of the County of Maui. Each Community Plan contains recommendations and standards which guide the sequencing, patterns and characteristics of future development in the region.

The West Maui Community Plan's land use map designates the subject property "Park Golf Course (PK-GC)". To establish consistency with the property's underlying apartment zoning designation, a Community Plan land use map amendment to "Multi-Family" is being requested for the property. A single-family subdivision, as proposed, would be consistent with the "Multi-Family" designation of the West Maui Community Plan. See Figure 8.

It is noted that the Community Plan sets forth goals which are statements identifying preferred future conditions. Goals associated with the development of the proposed project include the following:

Economic Activity

Goal:

A diversified economy that provides a range of stable employment opportunities for residents, allows for desired commercial services for the community, and supports the existing visitor and agricultural industries, all in a manner that will enhance both the community's quality of life and the environment.

Urban Design

Goal:

An attractive and functionally integrated urban environment that

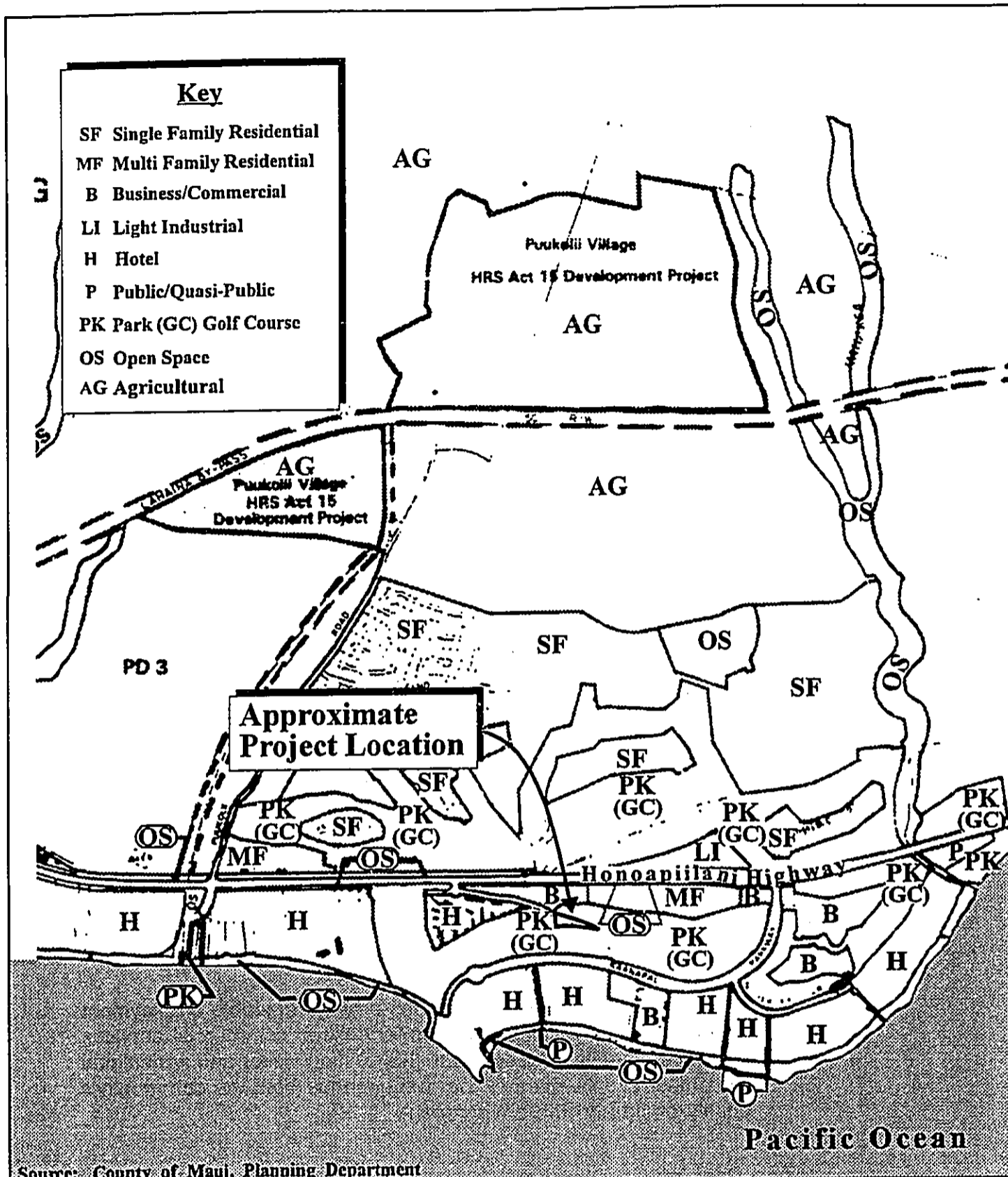


Figure 8

Five-Lot Subdivision
West Maui Community Plan Designations

NOT TO SCALE



Prepared for: SunStone Realty Partners LLC

MUNEKIYO, ARAKAWA & HIRAGA, INC.

enhances neighborhood character, promotes quality design at the resort destinations of Ka'anapali and Kapalua, defines a unified landscape planting and beautification theme along major public roads and highways, watercourses, and at major public facilities, and recognizes the historic importance and traditions of the region.

D. COUNTY ZONING

The Maui County zoning designation for the subject property is "A-2, Apartment". The proposed five-lot subdivision conforms with the permitted uses for this district.

E. SPECIAL MANAGEMENT AREA (SMA) OBJECTIVES AND POLICIES

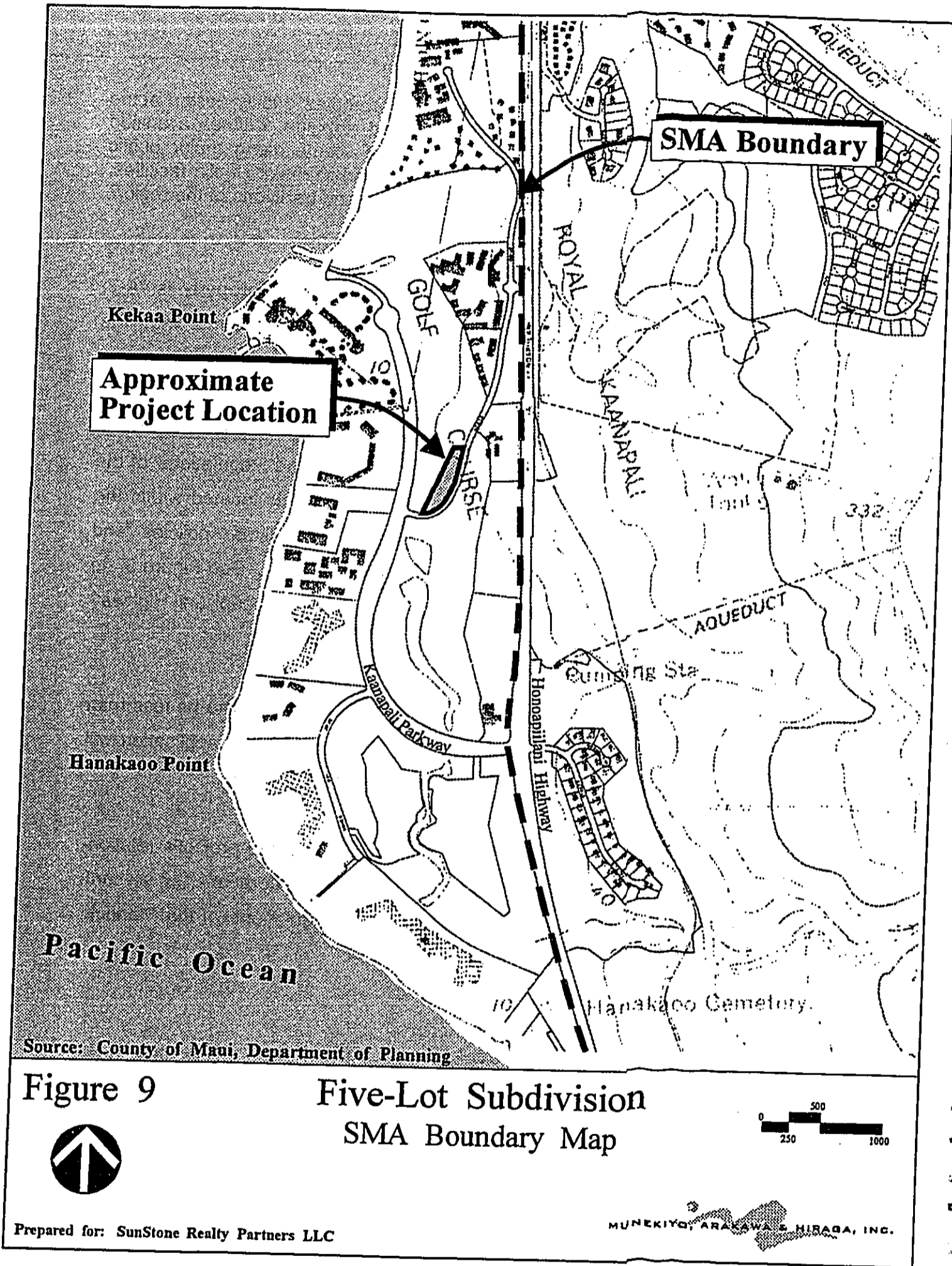
Pursuant to Chapter 205A, HRS, and the Rules and Regulations of the Planning Commission of the County of Maui, projects located within the SMA are evaluated with respect to SMA objectives, policies and guidelines. The proposed project falls within the SMA. See Figure 9. In the general vicinity of the project, lands makai of Honoapiilani Highway are within the SMA.

Total development costs for the subdivision is estimated to be less than \$125,000.00. In this regard, a SMA Assessment (Minor) application will be filed with the County of Maui, Department of Planning.

In anticipation of that filing, this section addresses the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A, HRS, and the Rules and Regulations of the Planning Commission.

Recreational Resources

Objective: Provide coastal recreational resources accessible to the public.



Policies:

- a. Improve coordination and funding of coastal recreation planning and management; and
- b. Provide adequate, accessible and diverse recreational opportunities in the coastal zone management area by:
 - i. Protecting coastal resources uniquely suited for recreation activities that cannot be provided in other areas;
 - ii. Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sandy beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the State for recreation when replacement is not feasible or desirable;
 - iii. Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;
 - iv. Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;
 - v. Ensuring public recreational use of County, State, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;
 - vi. Adopting water quality standards and regulating point and non-point sources of pollution to protect and where feasible, restore the recreational value of coastal waters;
 - vii. Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and
 - viii. Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions, and crediting such dedication against the requirements of Section 46-6, Hawaii Revised Statutes.

Response: The proposed project will not impact coastal recreational resources. Access to shoreline areas will remain unaffected by the proposed action.

Historical/Cultural Resources

Objective: Protect, preserve and where desirable, restore those natural and man-made historic and prehistoric resources in the coastal zone management areas that are significant in Hawaiian and American history and culture.

Policies:

- a. Identify and analyze significant archaeological resources;
- b. Maximize information retention through preservation of remains and artifacts or salvage operations; and
- c. Support State goals for protection, restoration, interpretation and display of historic resources.

Response: The project area has been previously graded and landscaped. There are no surface archaeological features impacted by the proposed action. In this regard, the proposed project is considered to have no adverse affect on historical or cultural resources.

Scenic and Open Space Resources

Objective: Protect, preserve and where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:

- a. Identify valued scenic resources in the coastal zone management area;
- b. Ensure that new developments are compatible with their visual environment by designing and locating such developments to minimize the alteration of natural land forms and existing public views to and along the shoreline;

-
- c. Preserve, maintain and, where desirable, improve and restore shoreline open space and scenic resources; and
 - d. Encourage those developments which are not coastal dependent to locate in inland areas.

Response: The proposed project will not adversely affect the scenic and open space character of the Kaanapali resort area. As a low-density single-family subdivision, building heights and massing will be consistent with surrounding developed properties.

Coastal Ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

- a. Improve the technical basis for natural resource management;
- b. Preserve valuable coastal ecosystems, including reefs of significant biological or economic importance;
- c. Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and
- d. Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Response: The proposed improvements are not anticipated to affect coastal ecosystems.

Economic Uses

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

- a. Concentrate coastal dependent development in appropriate areas;

-
- b. Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy-generating facilities are located, designed, and constructed to minimize adverse social, visual and environmental impacts in the coastal zone management area; and
 - c. Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:
 - i. Utilization of presently designated locations is not feasible;
 - ii. Adverse environmental effects are minimized; and
 - iii. The development is important to the State's economy.

Response: The project will have a beneficial short-term impact on the local economy during construction by providing construction-related employment. In the long term, the subdivision would support service-based businesses.

Coastal Hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream flooding, erosion, subsidence, and pollution.

Policies:

- a. Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- b. Control development in areas subject to storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;
- c. Ensure that developments comply with requirements of the Federal Flood Insurance Program;
- d. Prevent coastal flooding from inland projects; and

-
- e. Develop a coastal point and nonpoint source and pollution control program.

Response: No adverse drainage-related or natural hazard impacts to adjoining and downstream properties are anticipated as a result of the proposed action.

Managing Development

Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazard.

Policies:

- a. Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;
- b. Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and
- c. Communicate the potential short and long-term impacts of proposed significant coastal developments early in their life-cycle and in terms understandable to the general public to facilitate public participation in the planning and review process.

Response: This Environmental Assessment is being prepared for public review in compliance with Chapter 343, HRS, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules.

In addition, applicable governmental requirements will be adhered to in the design and construction of the proposed project.

Public Participation

Objective: Stimulate public awareness, education, and participation in coastal management.

Policies:

- a. Maintain a public advisory body to identify coastal management problems and to provide policy advise and assistance to the coastal zone management program;
- b. Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and
- c. Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Response: Public awareness and participation for this project is facilitated through the Chapter 343, HRS process. The proposed project is not contrary to the objective of public awareness, education and participation.

Beach Protection

Objective: Protect beaches for public use and recreation.

Policies:

- a. Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;
- b. Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and
- c. Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response: The proposed subdivision will not affect natural beach processes.

Marine Resources

Objective: Implement the State's ocean resources management plan.

Policies:

- (A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;
- (B) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;
- (C) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;
- (D) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;
- (E) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and
- (F) Encourage research and development of new, innovative technologies for exploring, using, or protecting marine and coastal resources.

* * *

Response: The proposed project will not adversely impact marine resources.

F. REQUIRED PERMITS OR APPROVALS

1. Community Plan Amendment (PK (GC) to MF);
2. Special Management Area Minor Permit; and
3. Subdivision Approval.

Chapter V

***Adverse Environmental Effects
Which Cannot Be Avoided***

V. ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The proposed project is not anticipated to result in any adverse environmental effects.

Construction impacts are temporary and are not anticipated to be significant. Appropriate mitigation measures will be implemented to ensure that construction-related impacts are minimized.

The proposed project is not anticipated to create any significant long-term adverse environmental effects.

Chapter VI

Alternatives Analysis

VI. ALTERNATIVES ANALYSIS

The following alternatives were considered.

A. ALTERNATIVE A

Alternative A represents the proposed subdivision. The subdivision provides for five (5) new resort residential lots which are compatible with the surrounding environs of the Kaanapali area. The low density format of the proposed development further enhances this alternative, as impacts relative to traffic and building massing and heights are minimized. Moreover, current market conditions support the development of single-family resort residential properties.

B. ALTERNATIVE B

The underlying A-2, Apartment zoning permits a higher density development with permitted heights up to four (4) stories. This alternative, while advantageous from a project development standpoint, is less desirable from the point of view of traffic and view impacts.

C. SITE PLAN ALTERNATIVES

Site plan alternatives were evaluated for the subdivision. These alternatives examined options for locations and number of driveways, as well as lot configurations. Due to the relatively small size of the parcel and its frontage location along Kekaa Drive, the proposed subdivision layout was deemed to be most appropriate from both functional and cost standpoints.

Chapter VII

***Irreversible and Irretrievable
Commitments of Resources***

VII. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

The proposed subdivision would involve the commitment of land, fuel, labor, funding and material resources. There are no significant irreversible or irretrievable commitments of resources resulting from the project are anticipated.

Chapter VIII

Findings and Conclusions

VIII. FINDINGS AND CONCLUSIONS

Every phase of the proposed action, expected consequences, both primary and secondary, and the cumulative as well as the short-term and the long-term effects of the action have been evaluated in accordance with the Significance Criteria of Section 11-200-12 of the Administrative Rules. Based on the analysis, the proposed project will not result in any significant impacts. Discussion of project conformance to the criteria is noted as follows:

1. **No Irrevocable Commitment to Loss or Destruction of any Natural or Cultural Resources Would Occur as a Result of the Proposed Project**

The project site has already been developed and landscaped. Fauna and avifauna are typical of a developed area. There are no known rare, endangered or threatened species of flora, fauna or avifauna within the project site.

From an archaeological resources standpoint, the ground surface has already been altered by previous development activities. However, if archaeological or cultural materials are found during construction, work in the vicinity will cease and the SHPD will be notified to ensure compliance with Chapter 6E, HRS.

2. **The Proposed Action Would Not Curtail the Range of Beneficial Uses of the Environment**

The project site presently contains an open, grassed area. The proposed subdivision does not impinge upon or limit other beneficial uses of the environment.

3. **The Proposed Action Does Not Conflict With the State's Long-Term Environmental Policies or Goals or Guidelines as Expressed in Chapter 344, Hawaii Revised Statutes**

The State Environmental Policy and Guidelines are set forth in Chapter 344, HRS. The proposed action is in consonance with the following

policies and guidelines:

Environmental Policy

Enhance the quality of life by:

* * *

- (C) Establishing communities which provide a sense of identify, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian.

Guidelines

Community Life and Housing

- (A) Foster lifestyles compatible with the environment; preserve the variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods which reflect the culture and mores of the community.

4. The Economic or Social Welfare of the Community or State Would Not Be Substantially Affected

The project provides a direct benefit to the local economy during the construction phase. There are no adverse economic or social welfare issues which have been identified in connection with the proposed action.

5. The Proposed Action Does Not Affect Public Health

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

6. No Substantial Secondary Impacts, Such as Population Changes or Effects on Public Facilities, are Anticipated

No population changes as a result of the project are anticipated.

From a land use standpoint, the proposed subdivision is compatible with the surrounding resort uses.

No significant effects upon public facilities such as roadway, water, sewer, or drainage systems, are expected. The project is also not expected to significantly impact public services such as police, fire and medical services.

7. **No Substantial Degradation of Environmental Quality is Anticipated**

No substantial degradation of environmental quality resulting from the project is anticipated.

8. **The Proposed Action Does Not Involve a Commitment to Larger Actions Nor Would Cumulative Impacts Result in Considerable Effects Upon the Environment**

The proposed subdivision would be built in one phase and would not involve a commitment to future expansion or larger actions. The proposed project will not create any significant long-term adverse environmental effects.

9. **No Rare, Threatened or Endangered Species or Their Habitats Would Be Adversely Affected by the Proposed Project**

There are no known significant habitats or rare, threatened or endangered species of flora, fauna or avifauna, or their habitats at the project site.

10. **Air Quality, Water Quality or Ambient Noise Levels Would Not Be Detrimentially Affected By The Proposed Project**

Construction activities may result in temporary air quality and noise impacts. Construction will be limited to daylight hours. Noise and dust impacts will be kept to a minimum in order to minimize any effects upon surrounding properties.

In the long term, the project is not anticipated to have a significant impact on air quality or noise parameters.

11. **The Proposed Project Would Not Affect Environmentally Sensitive Areas, Such as Flood Plains, Tsunami Zones, Erosion-prone Areas, Geologically Hazardous Lands, Estuaries, Fresh Waters, or Coastal Waters**

The project site is located in Zone C, an area of minimal flooding. The proposed improvements will comply with applicable flood hazard area development standards. In addition, there are no geologically hazardous lands, estuaries, perennial or intermittent streams, or fresh waters within or adjacent to the site which will be impacted by the proposed action.

12. **The Proposed Action Would Not Substantially Affect Scenic Vistas and Viewplanes Identified in County or State Plans or Studies**

The proposed action will not adversely affect the scenic character of the surrounding properties or the Kaanapali resort in general.

13. **The Proposed Action Would Not Require Substantial Energy Consumption**

The proposed project will involve the short-term commitment of fuel for equipment, vehicles, and machinery during construction activities. However, this use is not anticipated to result in a substantial consumption of energy resources. In the long term, the project will create an additional demand for electricity. However, this demand is not deemed to be substantial or excessive in the context of the region's overall energy consumption.

Based on the foregoing findings, it is concluded that the proposed action will not result in any significant impacts.

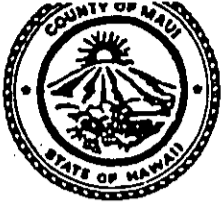
Chapter IX

***Agencies Contacted in the
Preparation of the Draft
Environmental Assessment***

**IX. AGENCIES CONTACTED IN THE PREPARATION OF THE
DRAFT ENVIRONMENTAL ASSESSMENT**

1. Neal Fujiwara, Soil Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209
Wailuku, Hawaii 96793-2100
2. Lolly Silva
Department of the Army
U.S. Army Engineer District, Hnl.
Attn: Operations Division
Bldg. T-1, Room 105
Fort Shafter, Hawaii 96858-5440
3. Robert P. Smith
Pacific Islands Manager
U. S. Fish and Wildlife Service
P.O. Box 50167
Honolulu, Hawaii 96850
4. David Blane, Director
State of Hawaii
Office of Planning
Department of Business, Economic,
Development and Tourism
P.O. Box 2359
Honolulu, Hawaii 96804
5. Herbert Matsubayashi
District Environmental Health
Program Chief
State of Hawaii
Department of Health
54 High Street
Wailuku, Hawaii 96793
6. Timothy Johns, Director
State of Hawaii
Department of Land and Natural
Resources
P. O. Box 621
Honolulu, Hawaii 96809
7. Don Hibbard
State of Hawaii
Department of Land and Natural
Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawaii 96707
8. Kazu Hayashida, Director
State of Hawaii
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813
9. Robert Starot, Maui District Engineer
State of Hawaii
Department of Transportation
Highways Division
650 Palapala Drive
Kahului, Hawaii 96732
10. Honorable Kimo Apana, Mayor
County of Maui
200 S. High Street
Wailuku, Hawaii 96732
11. Clayton Ishikawa, Chief
County of Maui
Department of Fire Control
200 Dairy Road
Kahului, Hawaii 96732
12. Alice Lee, Director
County of Maui
Department of Housing and
Human Concerns
200 S. High Street
Wailuku, Hawaii 96793
13. Floyd Miyazono, Director
County of Maui
Department of Parks and
Recreation
1580 C. Kaahumanu Avenue
Wailuku, Hawaii 96793

-
14. John Min, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawaii 96793
 15. Tom Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawaii 96793
 16. Charles Jencks, Director
County of Maui
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96793
 17. David Craddick, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793
 18. Maui Electric Company, Ltd.
P. O. Box 398
Kahului, Hawaii 96732
 19. Kaanapali Beach Resort Association
2530 Kekaa Drive, Suite 1-B
Lahaina, Hawaii 96761



DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

FLOYD S. MIYAZONO
Director

ELIZABETH D. MENOR
Deputy Director

(808) 270-7230
FAX (808) 270-7934

April 24, 2000

Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

**SUBJECT: FIVE (5) LOT SUBDIVISION OF TMK 4-4-08:16
KAANAPALI, MAUI, HAWAII**

We have reviewed the site map and subdivision plan for the above-referenced project and have no comments at this time. However, we reserve comments as more details on the compliance with the park dedication requirements are submitted.

Thank you for the opportunity to review and comment on this matter. Please feel free to contact me or Mr. Patrick Matsui, Chief of Parks Planning and Development, at extension 7387 should you have any other questions.

Sincerely,

FLOYD S. MIYAZONO
Director

c: Patrick Matsui, Chief of Planning and Development



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

JAMES "KIMO" APANA
Mayor
ALICE L. LEE
Director
PRISCILLA P. MIKELL
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

April 24, 2000

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Ohashi Hiraga:

Subject: Five (5) Lot Subdivision of TMK 4-4-08:16,
Kaanapali, Maui, Hawaii

We have reviewed your April 18, 2000 letter and attachments regarding the subject subdivision and wish to inform you that we have no comments to offer.

Thank you for the opportunity to comment.

Very truly yours,

ALICE L. LEE
Director of Housing and
Human Concerns

ETO:hs

c: Housing Administrator

TO SUPPORT AND ENHANCE THE SOCIAL WELL-BEING OF THE CITIZENS OF MAUI COUNTY

PRINTED ON RECYCLED PAPER



United States
Department of
Agriculture

Natural
Resources
Conservation
Service

210 Imi Kala St.
Suite 209
Wailuku, HI 96793

Our People...Our Islands...In Harmony

DATE: April 26, 2000

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Ohashi Hiraga,

SUBJECT: Five Lot Subdivision, Kaanapali
TMK: 4-4-008: 16

We have no comment to the proposed project.

Sincerely,

Neal S. Fujiwara
District Conservationist



April 27, 2000

Ms. Gwen Ohashi Hiraga
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Hiraga:

Subject: Five (5) Lot Subdivision of TMK 4-4-08:16, Kaanapali, Maui, Hawaii

Thank you for allowing us to comment on the subject project.

In reviewing the information transmitted and our records, we have no objection to the subject project. We encourage the developer's electrical consultant to meet with us as soon as practical to verify the project's electrical requirements so that service can be provided on a timely basis.

If you have any questions or concerns, please call Dan Takahata at 871-2385.

Sincerely,

A handwritten signature in cursive script that reads "Edward L. Reinhardt". The ink is dark and the signature is written in a fluid, connected style.

Edward L. Reinhardt
Manager, Energy Delivery

MAY 08 2000



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96859-5440

REPLY TO
ATTENTION OF

May 3, 2000

Regulatory Branch

Ms. Gwen Ohashi Hiraga
Munekiyo, Arakawa and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

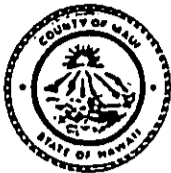
This is in response to your letter regarding the proposal to develop a five-lot subdivision at TMK 4-4-06:16 located in Kaanapali, Maui. Based on the information provided, it is not possible to reach a conclusive determination regarding Department of the Army (DA) permit requirements at this time. A final jurisdictional determination regarding DA permit requirements will be made after our office has had the opportunity to review the Environmental Assessment (EA). Please provide our office a copy of the EA when it is available.

File Number 200000172 is assigned to this project. Please refer to this number in any future correspondence with our office. Should you need additional information, you may contact Ms. Lolly Silva of my staff at (808)438-7023 or by fax at (808)438-4060 .

Sincerely,

A handwritten signature in cursive script that reads "George P. Young".

George P. Young, P.E.
Chief, Regulatory Branch



JAMES "KIMO" APANA
MAYOR

OUR REFERENCE
YOUR REFERENCE

POLICE DEPARTMENT
COUNTY OF MAUI

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

May 4, 2000

MAY 09 2000



THOMAS M. PHILLIPS
CHIEF OF POLICE

DEPUTY CHIEF OF POLICE

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793


Dear Ms. Hiraga:

SUBJECT: Five (5) Lot Subdivision of TMK 4-4-08:16
Kaanapali, Maui, Hawaii

Thank you for your letter of April 18, 2000 requesting comments on the above subject.

We have reviewed the proposed summary and would like to reserve our comments until the actual plans for development becomes available.

Very truly yours,


Assistant Chief Robert Tam Ho
for: Thomas M. Phillips
Chief of Police

c: John E. Min, Planning Department

MAY 11 2000

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955



COUNTY OF MAUI
**DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT**
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration

RON R. RISKI, P.E.
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

May 8, 2000

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga
305 South High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

SUBJECT: EARLY CONSULTATION
SUNSTONE REALTY LLC - 5 LOT SUBDIVISION
TMK: (2) 4-4-008:016

We reviewed the subject project and have the following comments.

1. The Wastewater Reclamation Division cannot insure that wastewater capacity will be available for this project. The developer is not required to pay assessment fees at this time but is required to fund any necessary off-site improvements to the collection system and wastewater pump stations.
2. Provide a Sewer Impact Study to substantiate that the existing wastewater system is adequate to serve this project.
3. There is no sewer line fronting this property and off-site improvements will be required. Plans for the existing facilities in the area are available for review in our office.
4. A letter from Amfac Property Development Corp. stating that "this project will use a portion of its Lahaina Wastewater Treatment Plant reserve capacity" should be submitted with the construction plans.
5. A Traffic Assessment Report and Drainage Report should be included in the draft environmental assessment.

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955



COUNTY OF MAUI
**DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT**
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

JUN 19 2000

RALPH NAGAMINE, L.S., P.E.
Land Use and Codes Administration

RON R. RISKA, P.E.
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

ANDREW M. HIROSE
Solid Waste Division

June 15, 2000

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga
305 South High Street, Suite 104
Wailuku, HI 96793

Dear Ms. Hiraga:

SUBJECT: KAA NAPALI FIVE (5) SUBDIVISION
EARLY CONSULTATION REQUIREMENTS FOR AN ENVIRONMENTAL
ASSESSMENT (EA)
TMK: 4-4-08:16

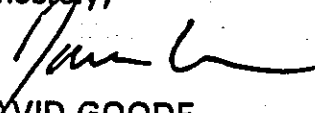
We wish to amend our May 8, 2000 letter by amending comment #5 to read as follows:

5. A preliminary drainage report should be included in the draft environmental assessment.

We note that the private road fronting the project connects to a state highway. Therefore, county roadways are not affected.

If you have any questions, please call me at 270-7845.

Sincerely,


DAVID GOODE
Deputy Director of Public Works
and Waste Management

DG:ry
Attachment
cc: LUCA
Planning

July 3, 2000

Mr. David Goode
Department of Public Works
and Waste Management
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Early Consultation Comments of Proposed Five (5) Lot Subdivision,
TMK 4-4-008:016, Kaanapali, Maui, Hawaii

Dear Mr. Goode:

Thank you for your letters of May 8, 2000 and June 15, 2000, regarding the proposed Five (5) Lot subdivision in Kaanapali. In response to your comments, the following is noted:

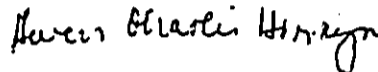
1. The applicant acknowledges the comments pertaining to wastewater and will comply with requirements for funding of any necessary off-site improvements to the collection system and wastewater pump stations.
2. The Draft Environmental Assessment will include the Preliminary Engineering Report for this project and a Sewer Impact Study will be done in coordination with Amfac Property Development Corporation.
3. As noted in the Preliminary Engineering Report, a sewer line will be installed along the west boundary of the project site and will be provided with laterals to service the five (5) proposed residential lots. This sewerline will flow toward Kekaa Drive and connect to an existing 21-inch sewerline running along Kaanapali Parkway. The connection point will be in the vicinity of the Kekaa Drive and Kaanapali Parkway intersection.
4. The applicant acknowledges the comments regarding confirmation from Amfac Property Development Corp. for use of a portion of its Lahaina Wastewater Treatment Plan reserve capacity. The requested letter will be submitted with the project's construction plans.

Mr. David Goode
July 3, 2000
Page 2

5. As previously noted, the Draft Environmental Assessment will include a Preliminary Engineering Report for this project and information regarding drainage is included in the report.
6. The applicant acknowledges the comments regarding compliance with Title 18, pertaining to Subdivisions.

Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,



Gwen Ohashi Hiraga
Project Manager

GOH:to

cc: Curtis DeWeese, Sunstone Realty Partners, LLC

sunstonekpatldpwmlr.001

BENJAMIN J. CAYETANO
GOVERNOR



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

May 10, 2000

MAY 12 2000



KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAII
GLENN M. OKIMOTO

IN REPLY REFER TO:
STP 8.9542

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

Subject: Kaanapali Five (5) Lot Subdivision
Early Consultation Requirements for an Environmental Assessment (EA)
TMK: 4-4-08:16

Thank you for your transmittal requesting our review of the subject project.

The proposed development of five (5) single family units will not impact our State transportation facilities.

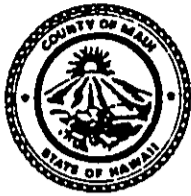
We appreciate the opportunity to provide comments.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Kazu Hayashida".

KAZU HAYASHIDA
Director of Transportation

MAY 23 2000



**DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 270-7816 • Fax (808) 270-7833**

May 17, 2000

Ms. Gwen Ohashi Hiraga, Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street Suite 104
Wailuku, Maui, Hawaii 96793

Re: Five (5) Lot Subdivision of TMK 4-4-08:016, Kaanapali, Maui, Hawaii

Dear Ms. Hiraga,

Thank you for the opportunity to comment on this application. We provide the following:

This project is served by Kaanapali's private water system. Effective May 11, 1998, our Department no longer reviews or sets requirements on private water systems for domestic and fire protection purposes. For projects involving private water systems, we recommend that the planning commission require that water systems be built to Water System Standards as certified by a licensed engineer. We would be willing to review the construction drawings should the proposed water improvements be installed to standards.

The 1996 West Maui Community Plan lists policies and objectives for water and utilities. One of these objectives include, "Study the feasibility of integrating all regional water systems into a public water system to be managed and operated by the County". Integration of water systems may provide improved emergency back-up, reliability and system hydraulics. System integration feasibility can best be explored through a comprehensive review of water use patterns, climatological anomalies and infrastructure system characteristics in the West Maui Community Plan region. Accordingly, the Department of Water Supply seeks the cooperation of major land owners and private water service providers (including the Kaanapali Water Corp.), to facilitate the definition of an appropriate and acceptable feasibility study framework for system integration.

The Honokowai Aquifer which underlies this project has a sustainable yield of 8 mgd. We are not clear how the applicant intends to utilize the water resource. Irrigation water should be addressed at this time. Demands based on system standards for multifamily use, is estimated between 3,000 and 8,000 gpd.

By Water All Things Find Life

This project overlies the Honokowai Aquifer system. In order to protect this aquifer, DWS recommends that the applicant utilize Best Management Practices (BMP's) designed to minimize infiltration and runoff of contaminants from all construction and vehicle operations. Attached for the applicant are sample BMP'S for principle operations and a list of references. Additional information is available from the State Department of Health.

To further conserve both potable and nonpotable water resources, the applicant should refer to the attached documents for water conservation and also consider these listed measures prior to construction:

Utilize Low-Flow Fixtures and Devices: Maui County Code Subsection 16.20.675 requires the use of low flow water fixtures and devices in faucets, showerheads, urinals, water closets and hose bibs. Water conserving washing machines, ice-makers and other units are also available, and can help cut back on water bills.

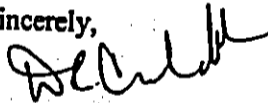
Maintain Fixtures to Prevent Leaks: A simple, regular program of repair and maintenance can prevent the loss of hundreds or even thousands of gallons a day. Refer to the attached handout, "The Costly Drip". *The applicant should establish a regular maintenance program.*

Use Climate-adapted Plants: The project site is located in "Maui County Planting Plan" - Plant Zones 3 & 5. Please refer to the attached documents "Saving Water in the Yard". Native plants adapted to the area conserve water and further protect the watershed from degradation due to invasive alien species.

Prevent Over-Watering By Automated Systems: Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

Should you have questions, please contact our Water Resources and Planning Division at 270-7199.

Sincerely,



David R. Craddick
Director

rs

cc: engineering

cc: applicant w/attachments:

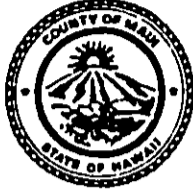
- 1) "The Costly Drip"
- 2) Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"
- 3) References for Further Reading from "The Megamanual - Nonpoint Source Management Manual." Commonwealth of Massachusetts
- 4) Selected BMP'S from "Guidance Specifying Management Measures For Sources of Nonpoint Pollution In Coastal Waters." U.S. EPA.
- 5) "Saving Water in The Yard - What and How to Plant In Your Area"

By Water All Things Find Life

CORRECTION

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

MAY 23 2000



**DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P.O. BOX 1109
WAILUKU, MAUI, HAWAII 96793-7109
Telephone (808) 270-7816 • Fax (808) 270-7833**

May 17, 2000

Ms. Gwen Ohashi Hiraga, Project Manager
Munekyo, Arakawa & Hiraga, Inc.
305 High Street Suite 104
Wailuku, Maui, Hawaii 96793

Re: Five (5) Lot Subdivision of TMK 4-4-08:016, Kaanapali, Maui, Hawaii

Dear Ms. Hiraga,

Thank you for the opportunity to comment on this application. We provide the following:

This project is served by Kaanapali's private water system. Effective May 11, 1998, our Department no longer reviews or sets requirements on private water systems for domestic and fire protection purposes. For projects involving private water systems, we recommend that the planning commission require that water systems be built to Water System Standards as certified by a licensed engineer. We would be willing to review the construction drawings should the proposed water improvements be installed to standards.

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The Honokowai Aquifer which underlies this project has a sustainable yield of 8 mgd. We are not clear how the applicant intends to utilize the water resource. Irrigation water should be addressed at this time. Demands based on system standards for multifamily use, is estimated between 3,000 and 8,000 gpd.

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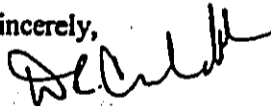
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Use Climate-adapted Plants: The project site is located in "Maui County Planting Plan" - Plant Zones 3 & 5. Please refer to the attached documents "Saving Water in the Yard". Native plants adapted to the area conserve water and further protect the watershed from degradation due to invasive alien species.

Prevent Over-Watering By Automated Systems: Provide rain-sensors on all automated irrigation controllers. Check and reset controllers at least once a month to reflect the monthly changes in evapotranspiration rates at the site. As an alternative, provide the more automated, soil-moisture sensors on controllers.

Should you have questions, please contact our Water Resources and Planning Division at 270-7199.

Sincerely,



David R. Craddick
Director

rs

cc: engineering

cc: applicant w/attachments:

- 1) "The Costly Drip"
- 2) Ordinance 2108 - An ordinance amending Chapter 16.20 of the Maui County Code, pertaining to the plumbing code"
- 3) References for Further Reading from "The Megamanual - Nonpoint Source Management Manual." Commonwealth of Massachusetts
- 4) Selected BMP'S from "Guidance Specifying Management Measures For Sources of Nonpoint Pollution In Coastal Waters." U.S. EPA.
- 5) "Saving Water in The Yard - What and How to Plant In Your Area"

By Water All Things Find Life

July 3, 2000

David R. Craddick
Department of Water Supply
200 South High Street
Wailuku, Hawaii 96793

SUBJECT: Early Consultation Comments of Proposed Five (5) Lot Subdivision,
TMK 4-4-008:016, Kaanapali, Maui, Hawaii

Dear Mr. Craddick:

Thank you for your letter of May 17, 2000, regarding the proposed Five (5) Lot subdivision in Kaanapali.

In response to your comments, please note that the applicant's engineer discussed your letter with Mr. Jeff Eng of Kaanapali Water Corporation. Mr. Eng has confirmed that the Kaanapali Water System has been built to Water Systems Standards and that water is currently available for the subject parcel. Further, the applicant will coordinate water usage for this project with the Kaanapali Water Corporation.

The Draft Environmental Assessment will include a Preliminary Engineering Report for the project. This Report includes information on existing conditions and proposed improvements regarding the water system.

Should you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Gwen Ohashi Hiraga

Gwen Ohashi Hiraga
Project Manager

GOH:to

cc: Curtis DeWeese, Sunstone Realty Partners, LLC

sunstonekpal/dws/lt.001

Chapter X

***Letters Receiving During
the Draft Environmental
Assessment Public Comment
Period and Responses
to Substantive Comments***

BENJAMIN J. CAYETANO
GOVERNOR



GENEVIEVE SALMONSON
DIRECTOR

STATE OF HAWAII
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

236 SOUTH BERETANIA STREET
SUITE 702
HONOLULU, HAWAII 96813
TELEPHONE (808) 586-4186
FACSIMILE (808) 586-4186

August 4, 2000

John Min
Maui Planning Department
205 South High Street
Wailuku, HI 96793

Attn: Daren Suzuki

Dear Mr. Min:

Subject: Draft environmental assessment (EA) for Five Lot Subdivision, Kaanapali

We have the following comments to offer:

1. Residential development: From the figures in the draft EA it is difficult to tell the existing use of the property directly across Kekaa Drive. Is this area part of the golf course? Will it also be developed for homes? If so, then all *foreseeable* development plans for this area must be disclosed, along with an analysis and discussion of the cumulative impacts of the development in total.
2. Pond: Figure 4, the Flood Insurance Rate Map, shows a pond south of the proposed subdivision. How close is this pond, is any part of it considered wetland, and what mitigation measures do you propose to prevent impacts to the pond?
3. SMA boundary: In the final EA indicate where the SMA boundary lies in relation to this project, either in a new figure or added to an existing figure.

If you have any questions, please call Nancy Heinrich at 586-4185.

Sincerely,

GENEVIEVE SALMONSON
Director

c: Gwen Hiraga
Curtis DeWeese, SunStone Realty

August 22, 2000

Genevieve Salmonson, Director
Office of Environmental Quality Control
235 South Beretania Street, Suite 702
Honolulu, Hawaii 96813

SUBJECT: Draft Environmental Assessment
Five Lot Subdivision, Kaanapali

Dear Ms. Salmonson:

Thank you for your letter of August 4, 2000, to John Min of the Maui Planning Department commenting on the Draft Environmental Assessment (EA) for the proposed Five-Lot Subdivision in Kaanapali, Maui.

In response to your comments, the following is noted:

1. **Residential Development**

The existing use of the property surrounding the project area is the existing golf course. More specifically, the area directly across Kekaa Drive is the 16th fairway of the golf course. Beyond the 16th fairway is the Kaanapali Royal condominium. We are not aware of any development plans for this area and as noted, this area is already developed with the Royal Kaanapali condominium and is part of the Kaanapali Golf Course.

2. **Pond**

The pond identified on Figure 4 of the Draft EA is a man-made water feature of the golf course. The proposed project will not impact this water feature.

3. **SMA Boundary**

The SMA boundary is the Honoapiilani Highway. We will indicate the boundary on the existing Figure 2 or add a new figure in the Final EA document.

Genevieve Salmonson, Director
August 22, 2000
Page 2

We appreciate your comments and hope these responses are satisfactory. Should you require additional information, please do not hesitate to contact me.

Very truly yours,



Gwen Ohashi Hiraga
Project Manager

GOH:cc

cc: John Min, Department of Planning
Curt DeWeese, Sunstone Realty Partners, LLC

sunstone/kpa/foeqc.tr

5202

AUG 20 2000

JAMES "KIMO" APANA
Mayor

ALICE L. LEE
Director

PRISCILLA P. MIKELL
Deputy Director



DEPARTMENT OF
HOUSING AND HUMAN CONCERNS
COUNTY OF MAUI

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 270-7805 • FAX (808) 270-7165

August 21, 2000

'00 AUG 25 09:47

DEPT OF HOUSING AND HUMAN CONCERNS
RECEIVED

TO: John E. Min
Director of Planning

FROM: Alice L. Lee *AL*
Director of Housing and Human Concerns

SUBJECT: I.D. No. CPA 2000/0006
TMK: 4-4-8:16
Project Name: Community Plan Amendment from Park to
Multi-family in Order to Develop a Five-
lot Residential Subdivision and Related
Improvements, Kaanapali, Maui
Applicant: Curtis DeWeese, Sunstone Realty Partners LLC

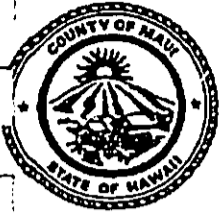
We have reviewed the Community Plan Amendment application for the subject project and have no comments to offer. We are returning the application for your use.

Thank you for the opportunity to comment.

ETO:hs

Enclosure

c: Housing Administrator



**DEPARTMENT OF
PARKS AND RECREATION
COUNTY OF MAUI**

1580-C KAAHUMANU AVENUE WAILUKU, HAWAII 96793

AUG 26 2000 JAMES "KIMO" APANA
Mayor

FLOYD S. MIYAZONO
Director

ELIZABETH D. MENOR
Deputy Director

(808) 270-7230
FAX (808) 270-7934

August 22, 2000

'00 AUG 24 12:35

DEPT. OF PARKS & RECREATION
COUNTY OF MAUI
RECEIVED

MEMO TO: John E. Min, Planning Director

FROM: *Floyd S. Miyazono*
FLOYD S. MIYAZONO, Director

SUBJECT: CPA 2000/0006

We have reviewed the subject application and have no comments or objections to the proposed action.

Thank you for the opportunity to review and comment. Please contact me or Mr. Patrick Matsui, Chief of Planning and Development, at extension 7387 if there are any questions.

c: Patrick Matsui, Chief-Planning and Development

PHONE (808) 594-1888

SEP 01 2000
FAX (808) 594-1865



STATE OF HAWAII
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAII 96813

August 23, 2000

00 AUG 30 P1:07

Mr. John E. Min, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Maui, Hawaii 96793

PSR# 141

Subject: Community Plan Amendment from Park to Multi-Family in Order to Develop a Five-Lot Residential Subdivision and Related Improvements, Kaanapali, Maui
TMK: 4-4-8:16

Dear Mr. Min,

Thank you for the opportunity to review and respond to the above-referenced document. As with any project, the Office of Hawaiian Affairs is concerned that subsurface archaeological, historical and cultural remains may be impacted as well as the cultural integrity of the land.

At this time, the Office of Hawaiian Affairs has no immediate concerns with this proposed project. We are relying on your commitment to stop work, notify the State Historic Preservation Division, the Office of Hawaiian Affairs and other Hawaiian agencies, and consult with us if any human remains are inadvertently discovered during the course of this undertaking.

If you have any questions, please contact Ken R. Salva Cruz, Policy Analyst, at 594-1847.

Sincerely,

A handwritten signature in black ink, appearing to read "Colin C. Kippen, Jr." with a stylized flourish at the end.

Colin C. Kippen, Jr.
Deputy Administrator

cc: Board of Trustees
Maui CRS
OEQC
File

September 5, 2000

Colin C. Kippen, Jr., Deputy Administrator
Office of Hawaiian Affairs
711 Kapi'olani Boulevard, Suite 500
Honolulu, Hawaii 96813

**SUBJECT: Proposed Five (5) Lot Subdivision, TMK 4-4-8:16, Kaanapali, Maui,
Hawaii**

Dear Mr. Kippen:

The Department of Planning has provided us with a copy of your letter dated August 23, 2000, commenting on the proposed Five (5) Lot Subdivision in Kaanapali.

In response to your comments, please note that should any human remains be inadvertently discovered during the project's development, the applicant will stop work in the immediate vicinity and will notify the State Historic Preservation Division, your office, and others to ensure that applicable procedures relating to Chapter 6E, Hawaii Revised Statutes, are implemented.

We appreciate your comments on the Community Plan Amendment application and Draft Environmental Assessment.

Very truly yours,


Gwen Ohashi Hiraga
Project Manager

GOH:lfm

cc: John E. Min, Director of Planning
Curt DeWeese, SunStone Realty Partners LLC

sunstone@kapioloha.hi

SEP 01 2000



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION
P.O. BOX 621
HONOLULU, HAWAII 96809

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

'00 AUG 29 12:49

August 24, 2000

LD-NAV

Ref.: CPA2000006.RCM

Honorable John E. Min
Planning Director
County of Maui
Planning Department
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Min:

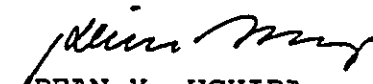
SUBJECT: Application for Community Plan Amendment from Park to
Multi-Family I.D.: CPA 2000 0006 - TMK: 4-4-8: 16

Thank you for the opportunity to review and comment on the
subject matter.

By separate transmittal, our Historic Preservation Division
had received the subject document for their review and comment.
They will review the informational material and submit their
comments (if any) directly to you by separate cover letter. The
Department has no other comment to offer on the subject matter.

Should you have any questions, please feel free to contact
Nicholas Vaccaro of the Land Division's Support Services Branch
at 808-587-0438.

Very truly yours,


DEAN Y. UCHIDA
Administrator

C: Maui District Land Office
Historic Preservation Division

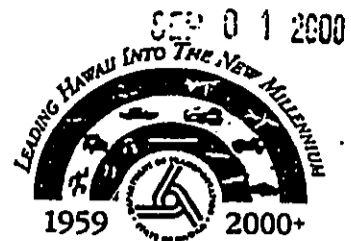
BENJAMIN J. CAYETANO
GOVERNOR



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

'00 AUG 30 P1:06

August 28, 2000



KAZU HAYASHIDA
DIRECTOR

DEPUTY DIRECTORS
BRIAN K. MINAII
GLENN M. OKIMOTO

IN REPLY REFER TO:
STP 8.9661

Mr. John E. Min
Director
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawaii 96793

Dear Mr. Min:

Subject: Kaanapali Five (5) Lot Subdivision
Community Plan Amendment Application CPA 2000/0006
TMK: 4-4-8: 16

Thank you for your transmittal requesting our review of the subject project.

Our prior comments STP 8.9542 dated May 10, 2000 (copy attached) are still applicable.

We appreciate the opportunity to provide comments.

Very truly yours,


KAZU HAYASHIDA
Director of Transportation

May 10, 2000

'00 AUG 30 P1:06

RECEIVED

STP 8.9542

Ms. Gwen Ohashi Hiraga
Project Manager
Munekiyo, Arakawa & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

Subject: Kaanapali Five (5) Lot Subdivision
Early Consultation Requirements for an Environmental Assessment (EA)
TMK: 4-4-08:16

Thank you for your transmittal requesting our review of the subject project.

The proposed development of five (5) single family units will not impact our State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,



KAZU HAYASHIDA
Director of Transportation

c: HWY-P, STP(EKT)

SEP 08 2000



DEPARTMENT OF THE ARMY
U. S. ARMY ENGINEER DISTRICT, HONOLULU
FT. SHAFTER, HAWAII 96858-5440

REPLY TO
ATTENTION OF

September 1, 2000

Civil Works Technical Branch

'00 SEP -1 P2:53

DEPT.
OF
RECEIVED

Mr. Daren Suzuki, Staff Planner
County of Maui
Department of Planning
250 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Suzuki:

Thank you for the opportunity to review and comment on the Draft Environmental Assessment (DEA) for the Community Plan Amendment from Park to Multi-Family to Develop a Five-Lot Residential Subdivision at Kaanapali, Maui (TMK 4-4-8: 16). The following comments are provided in accordance with Corps of Engineers authorities to provide flood hazard information and to issue Department of the Army (DA) permits.

a. The information provided was insufficient to provide a determination for a DA permit. A site visit will need to be conducted to make that determination. For further information, please contact Ms. Lolly Silva at (808) 438-7023 and refer to file number 20000172.

b. The flood hazard information provided on page 7 of the DEA is correct.

Should you require additional information, please contact Ms. Jessie Dobinchick of my staff at (808) 438-8876.

Sincerely,

Steve Yamamoto, P.E.
Acting Chief, Civil Works
Technical Branch

SEP 08 2000



United States
Department of
Agriculture

Natural
Resources
Conservation
Service

210 Ima Kala St.
Suite 209
Wailuku, HI 96793

Our People...Our Islands...In Harmony

'00 SEP -5 P2:38

DC. Y...
CC...
RECEIVED
DATE: September 1, 2000

Mr. John E. Min, Director
Department of Planning
County of Maui
250 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Min,

SUBJECT: Community Plan Amendment from Park to Multi-family in Order to
Develop a Five-lot Residential Subdivision and Related Improvements,
Kaanapali, Maui
TMK: 4-4-008: 016
I.D. CPA 2000/0006

We have no comment on the subject application.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Neal S. Fujiwara".

Neal S. Fujiwara
District Conservationist

JAMES "KIMO" APANA
Mayor

CHARLES JENCKS
Director

DAVID C. GOODE
Deputy Director

5-27



COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
AND WASTE MANAGEMENT
LAND USE AND CODES ADMINISTRATION
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

SEP 0 2000
RALPH M. NAGAMINE, L.S., P.E.
Land Use and Codes Administration

RONALD R. RISKA, P.E.
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.
Engineering Division

ANDREW M. HIROSE
Solid Waste Division

BRIAN HASHIRO, P.E.
Highways Division

SEP -5 P3:22
RECEIVED

DATE: SEPTEMBER 5, 2000

MEMO TO: JOHN E. MIN
DIRECTOR OF PLANNING

FROM: *CJ* CHARLES JENCKS *RMN*
DIRECTOR OF PUBLIC WORKS AND WASTE MANAGEMENT

SUBJECT: COMMUNITY PLAN AMENDMENT #CPA2000/0006
SUNSTONE REALTY FIVE-LOT SUBDIVISION
TMK (2) 4-4-008: 016

We reviewed the subject application for a Community Plan Amendment and we have no comments regarding said application at this time. Departmental requirements will be imposed during the subdivision process.

Please call me at 270-7845 if you have any questions regarding this memorandum.

RMN

P:\PLANNING\PLANNING\MAUI\COMMENTS\Community.Plan.Amendment\Sunstone.Realty.5-Lot.Subdivision

References

References

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, January 1994.

County of Maui, The General Plan of the County of Maui 1990 Update.

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University of Hawaii-Land Study Bureau, Detailed Land Classification Island of Maui, May 1967.

Appendix A

Preliminary Engineering Report

Preliminary Engineering Report for

PARCEL 28
(Lot 23 of land Court Application 1744)

Lahaina, Maui, Hawaii
TMK: (2) 4-4-08:16

Developer: SunStone Realty Partners LLC
1001 Bishop Street, Suit 1250
Honolulu, HI 96813



Austin, Tsutsumi & Associates, Inc.
Civil Engineers
1871 Willi Pa Loop, Suite A
Wailuku, Maui, Hawaii 96793

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APPENDIX A: EXHIBITS

- EXHIBIT 1 Location and Vicinity Map
- EXHIBIT 2 General Plan
- EXHIBIT 3 Topography Map
- EXHIBIT 4 Flood Zone

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APPENDIX C: PRELIMINARY WATER DEMAND COMPUTATIONS

APPENDIX D: PRELIMINARY WASTEWATER CONTRIBUTION COMPUTATIONS

**PRELIMINARY ENGINEERING REPORT
FOR
PARCEL 28**

I. INTRODUCTION

The purpose of this report is to provide an overview of the engineering design for Parcel 28, a new subdivision project in Kaanapali, Lahaina, Maui, Hawaii. This overview provides a description of existing on-site and pertinent off-site conditions along with proposed improvements.

II. PROPOSED PROJECT

A. Location

The proposed project is located in Kaanapali, Lahaina, Maui, in Kaanapali Resort, TMK: (2) 4-4-08:16. It is situated between Kaanapali Parkway and Kekaa Drive adjacent to the number 2 fairway of the Royal Kaanapali Golf Course (North Course). The current land owner is H.F.J. Company Limited. Refer to Appendix A, Exhibit 1: Location and Vicinity Map.

B. Project Description

The proposed project consists of 5 residential lots ranging in size from approximately 13,200 to 15,250 square feet. The total project area is approximately 1.602 acres. Access to the lots will be provided off existing Kekaa Drive. Refer to Appendix A, Exhibit 2: General Site Plan.

On-site improvements include construction of driveway aprons, and installation of sewer and water laterals. Off-site work will include connection of these laterals to existing utilities in the vicinity of the project area.

All infrastructure work will adhere to the "Standard Specifications" and "Standard Details" of the Department of Public Works, County of Maui. The Water system improvements shall be constructed in accordance with requirements set forth by the Kaanapali Water Corp., unless otherwise noted.

III. EXISTING CONDITIONS

A. Topography and Soil Conditions

Currently, the site is grassed to conform to adjacent golf course areas. The parcel is currently vacant of any structures and usage.

The site slopes toward the southwest at approximately 8 percent. Elevations at the site range from 8 to 54 feet mean sea level (msl). Refer to Appendix A, Exhibit 3: Topographic Map.

The major soil types present on the site is Wahikuli Silty Clay (WbB) and Ewa Silty Clay Loam (EaA). Classifications are based on the USDA Soil Conservation Service, "Soil Survey of the Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, dated August 1972.

B. Infrastructure

1. Water

Existing utilities are situated in the neighboring roadways. A 16" ductile iron waterline is situated within the Kekaa Drive right of way and a 12" ductile iron waterline runs along Kaanapali Parkway. Existing fire hydrants are located along Kekaa Drive at approximately 100 foot spacings. These utilities are privately owned and maintained by the Kaanapali Water Corp.

2. Sewer

The site currently generates no wastewater flow. Existing sewer utilities in the vicinity include a 21 inch sewerline running along Kaanapali Parkway. The sewer utility is allowed to gravity to an existing sewage pump station located just to the east of the 17th green of the Royal Kaanapali Golf Course (North course).

3. Drainage

Existing drainage utilities in the proximity of the project site include a catch basin at the intersection of Kekaa Drive and Kaanapali Parkway which discharges into a lagoon to the south of the project site. Existing on-site runoff is estimated at approximately 2.30 cubic feet per second (cfs). Refer to Appendix B: Hydrology Calculations.

4. Roadway

The proposed project is situated along the 44' wide Kekaa Drive right of way. The typical section for Kekaa Drive consist of a 24' wide travelway including curb and gutters, 6' sidewalks, and 4' wide landscape areas.

C. Flood Zone

The project site sits in a designated flood zone "C". Flood zone "C" is considered an area of minimal flooding. Flood zone information is provided by the Federal Emergency Management Agency, Flood Insurance Rate Map (FIRM), Panel No. 150003 0153 B, dated June 1, 1981.

IV. PROPOSED INFRASTRUCTURE IMPROVEMENTS

A. Grading Plan

No grading is proposed for the project site.

B. Drainage Plan

Runoff from the project site will be allowed to discharge per the existing condition. No drainage improvements are proposed for this project.

C. Water

Water laterals and meters will be installed to service the 5 proposed residential lots. The laterals will be connected off of an existing 16" ductile iron waterline located in the Kekaa Drive right of way.

D. Sewer

A sewer line will be installed along the west boundary of the project site and will be provided with laterals to service the 5 proposed residential lots. This sewerline will flow toward Kekaa Drive and connected to an existing 21" sewerline running along Kaanapali Parkway. The connection point will be in the vicinity of the Kekaa Drive and Kaanapali Parkway intersection.

E. Other Improvements

In addition to the proposed utility improvements, driveway aprons will be constructed to provide access to each individual lot.

V. CONCLUSION

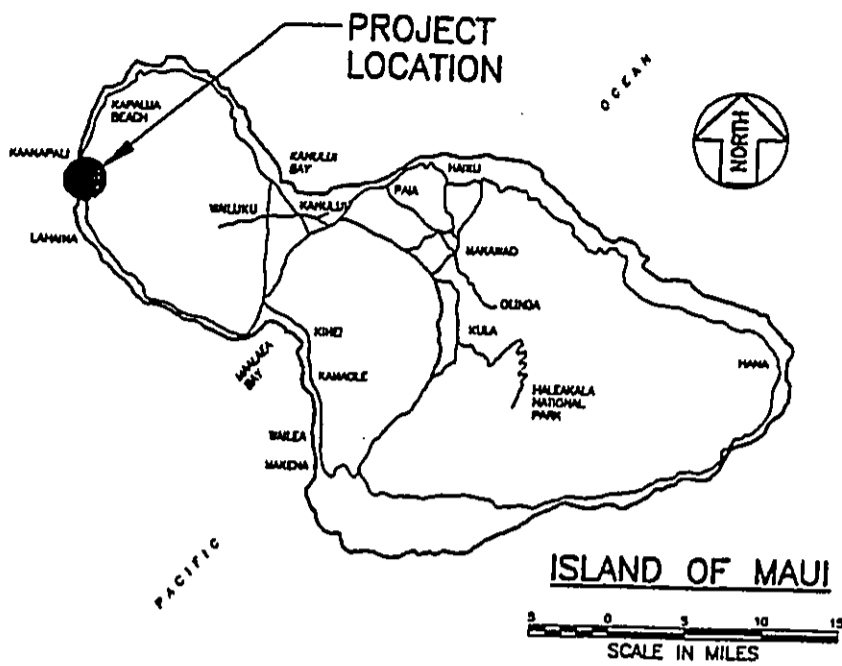
The proposed improvements for this project will be designed to produce no adverse effects to existing facilities and to the surrounding environment. All improvements will be designed in accordance with the rules and regulations of all applicable agencies.

APPENDICES

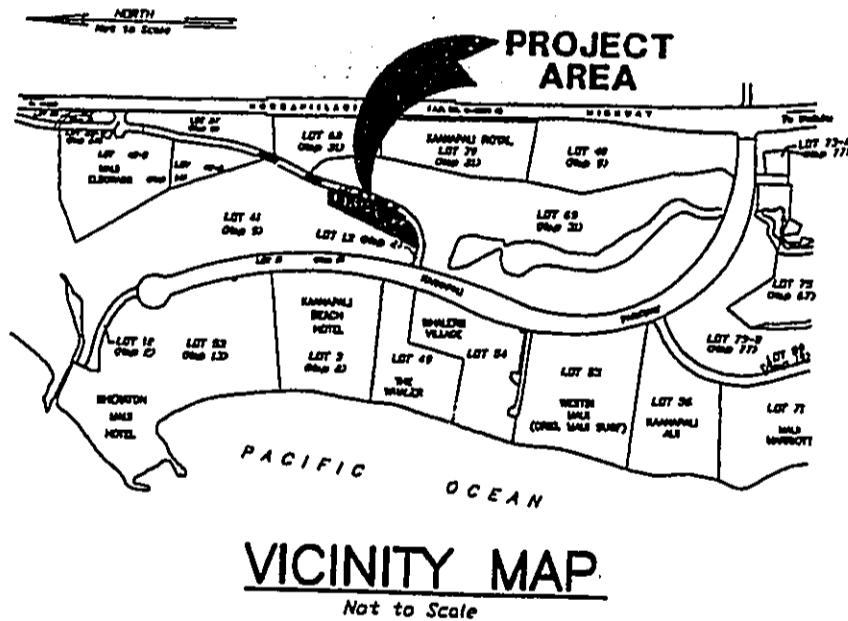
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APPENDIX A

EXHIBITS



PROJECT LOCATION
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PRELIMINARY ENGINEERING REPORT

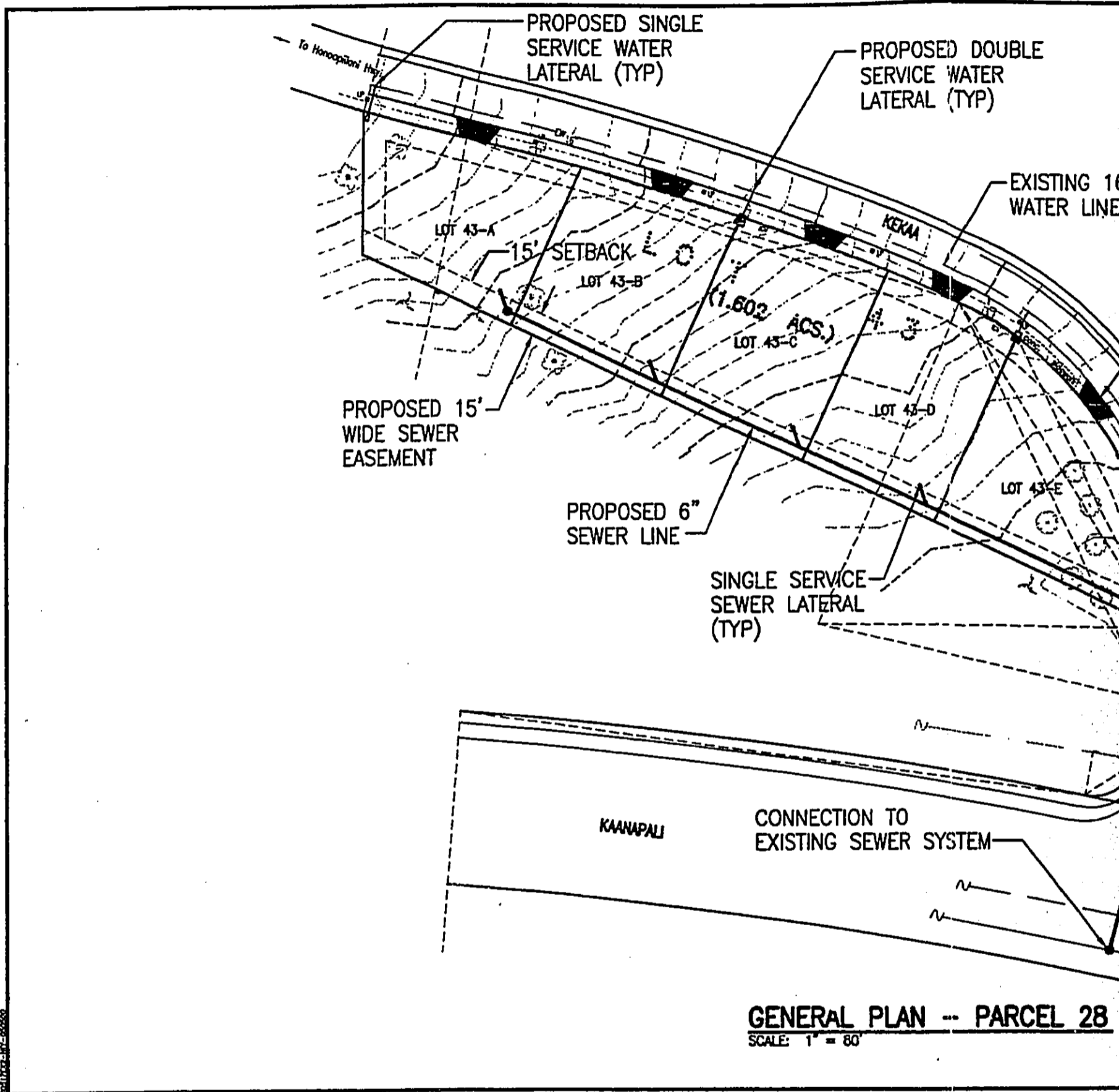
PARCEL 28 TMK: (2) 4-4-08:16
KAANAPALI, LAHAINA, MAUI, HAWAII

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
CIVIL ENGINEERS - SURVEYORS • HONOLULU, WAILUKU, HAWAII

EXHIBIT I

PROJECT LOCATION AND VICINITY MAP

PREPARED FOR: SunStone Realty Partners, LLC



PRELIMINARY ENGINEERING REPORT

**PARCEL 28 TMK: (2) 4-4-08:16
 KAA NAPALI, LAHAINA, MAUI, HAWAII**

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
 CIVIL ENGINEERS - SURVEYORS • HONOLULU, WAILUKU, HAWAII

DOUBLE
WATER
(TYP)

TRUE NORTH
SCALE: 1" = 80'

EXISTING 16"
WATER LINE

NEW CONCRETE
DRIVEWAY APRON (TYP)

LOT 43-E

APPROXIMATE LOCATION
OF EXISTING SEWAGE
PUMP STATION

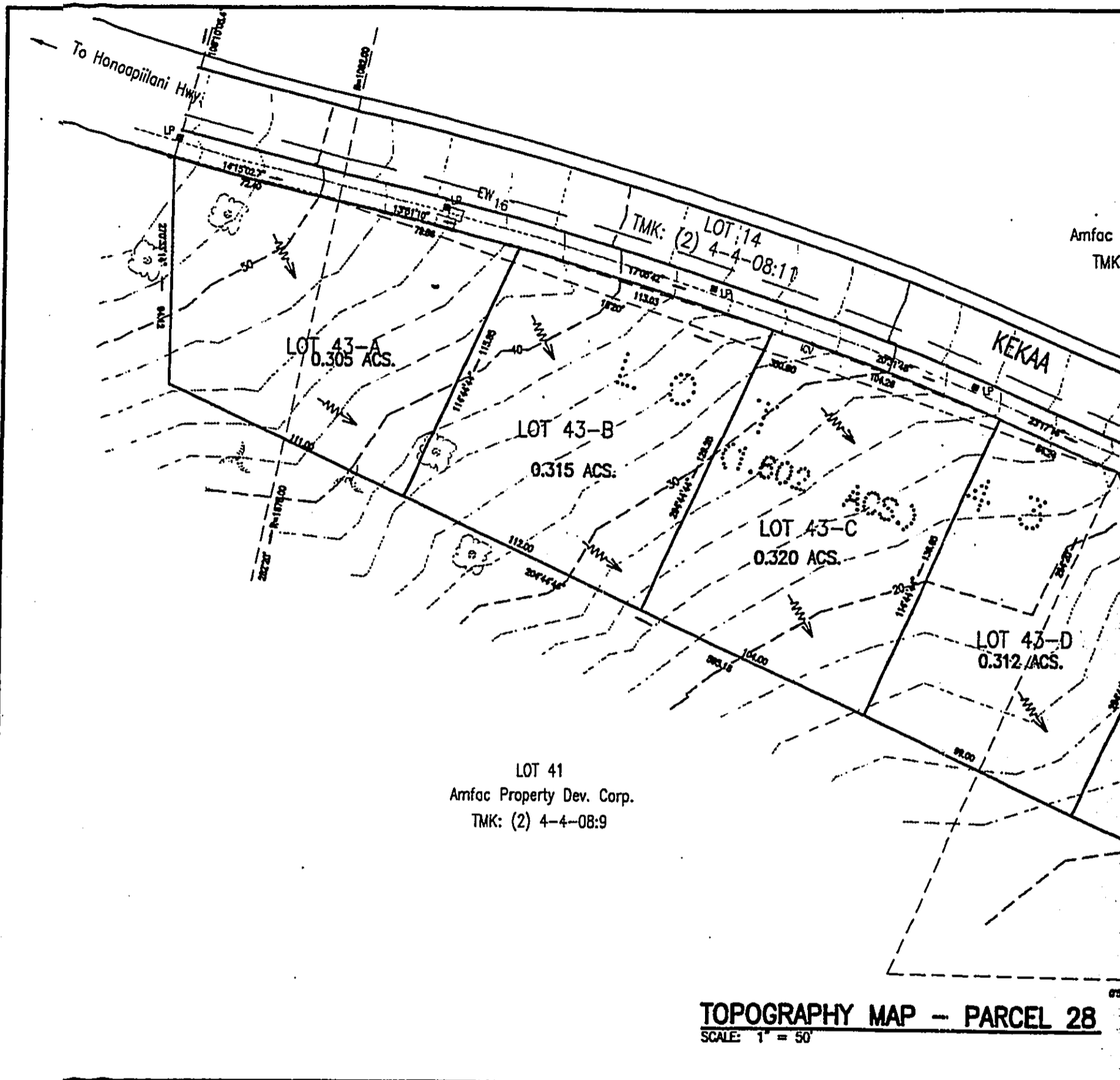
STEM

PARCEL 28

PARKWAY

EXHIBIT 2 GENERAL PLAN

PREPARED FOR: SunStone Realty Partners, L.P.



PRELIMINARY ENGINEERING REPORT

**PARCEL 28 TMK: (2) 4-4-08:16
KAANAPALI, LAHAINA, MAUI, HAWAII**

AUSTIN, TSUTSUMI & ASSOCIATES, INC.
CIVIL ENGINEERS - SURVEYORS • HONOLULU, WAILUKU, HAWAII

TRUE NORTH
SCALE: 1"=50'

LOT 69
Amfac Property Investment
TMK: (2) 4-4-08:10

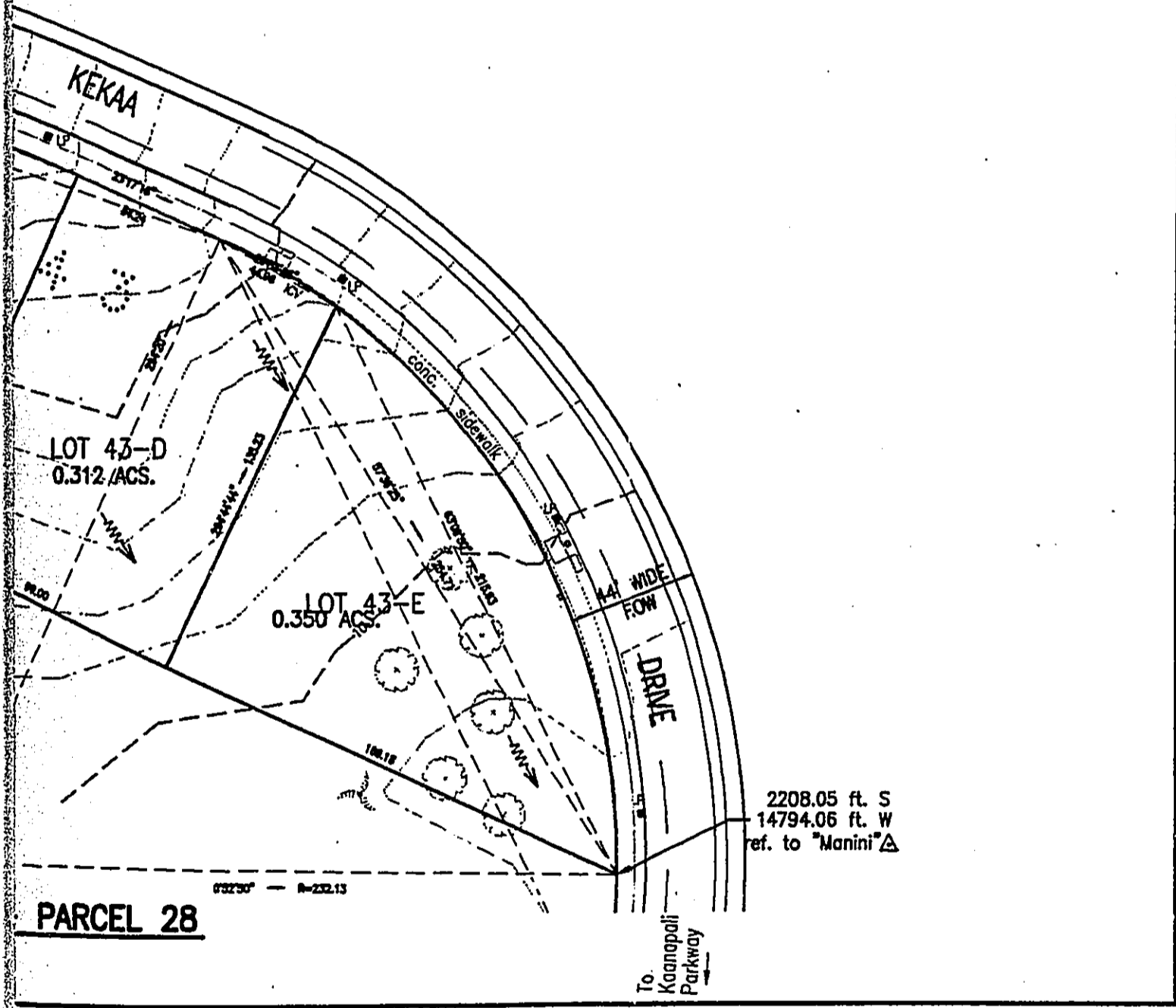
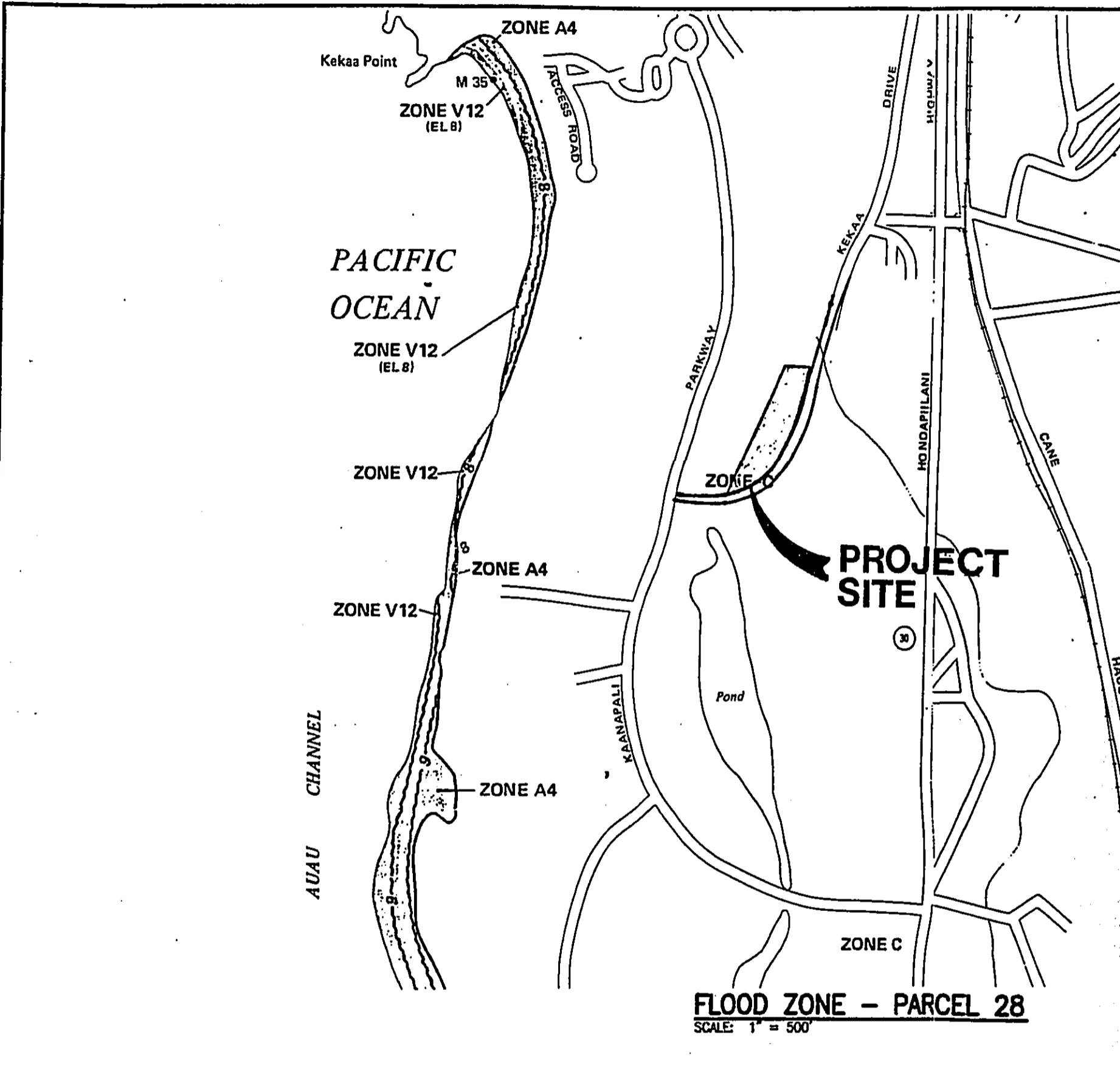


EXHIBIT 3 TOPOGRAPHY MAP

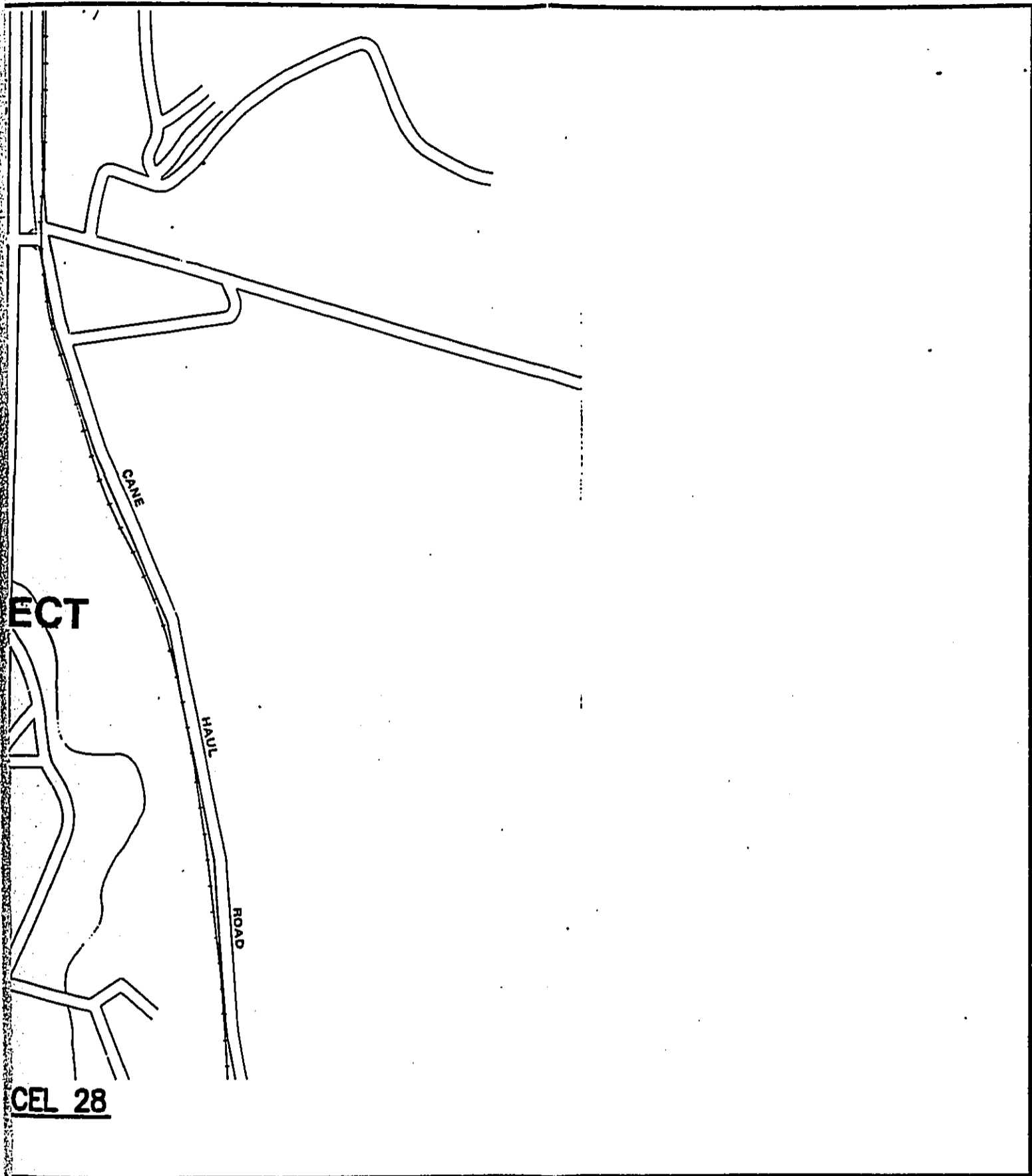
PREPARED FOR: SunStone Realty Partners LLC



PRELIMINARY ENGINEERING REPORT

PARCEL 28 TMK: (2) 4-4-08:16
 KAA NAPALI, LAHAINA, MAUI, HAWAII

ATA AUSTIN, TSUTSUMI & ASSOCIATES, INC.
 CIVIL ENGINEERS - SURVEYORS • HONOLULU, WAILUKU, HAWAII



ECT

CEL 28

EXHIBIT 4
FLOOD ZONE

PREPARED FOR: SunStone Realty Partners LLC

APPENDIX B

PRELIMINARY HYDROLOGY COMPUTATIONS

EXISTING ON-SITE HYDROLOGY CALCULATIONS

Project Site Description:

Runoff Coefficient (c)

Site description: Grassed, heavy soil, steep 7%

$$c = 0.35$$

Area (a)

$$a = 1.602 \text{ acres}$$

Rainfall Intensity (i)

Recurrence Interval: 50 Yr - 1 Hr = 2.5 inches

Average site slope: 8%

Longest reach length: approximately 625 feet

Time of concentration: 20 minutes

$$i = 4.1 \text{ inches / hour}$$

Runoff (Q)

$$Q = c \times i \times a$$

Q = discharge, in cubic feet per second (cfs)

c = runoff coefficient

i = rainfall intensity, inches per hour

a = watershed area, in acres

$$Q = (0.35)(1.602 \text{ acres})(4.1 \text{ inches / hour})$$

$$= 2.30 \text{ cfs}$$

Reference: Rules for the Design of Storm Drainage Facilities in the County of Maui
Department of Public Works and Waste Management, County of Maui, 1995

Project: Parcel 28
Kaanapali, Lahaina, Maui, Hawaii
TMK: (2) 4-4-08:16

Job No: M-00-517
Computed by: NIY
Date: 5/4/00



Austin, Tsutsumi & Associates, Inc. • Civil Engineers • Surveyors
1871 Wili Pa Loop • Suite A • Wailuku, HI 96793 • (808) 244-8044

APPENDIX C

PRELIMINARY WATER DEMAND COMPUTATIONS

[Faint, illegible text, likely bleed-through from the reverse side of the page]

APPENDIX D

**PRELIMINARY WASTEWATER CONTRIBUTION
COMPUTATIONS**

PRELIMINARY WASTEWATER CONTRIBUTION CALCULATIONS

Project Site Description:

Number of Residence Lots: 5
Wastewater Contribution: 350 gallons / day / home

Assumptions:

1 Home per Residence Lot

Wastewater Contribution Calculation:

$$5 \text{ homes} \left(\frac{350 \text{ gallons}}{\text{day} \cdot \text{home}} \right) = 1,750 \text{ gpd}$$

Average Daily Wastewater Contribution = 1,750 gpd

Reference: Wastewater Flow Standards
Wastewater Reclamation Division, County of Maui, 1993

Project: Parcel 28
Kaanapali, Lahaina, Maui, Hawaii
TMK: (2) 4-4-08:16

Job No: M-00-517
Computed by: NIY
Date: 5/4/00



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