

# Environmental Impact Statement Preparation Notice

## PROPOSED PU'UNANI SUBDIVISION TMKs (2)3-5-02:02 and 03

Prepared for:

**Towne Development of Hawaii, Inc.  
Endurance Investors, LLC  
Association of II Wai Hui, LP**

REGISTRATION  
QUALITY CONTROL

06 JUL 19 P 3:32

RECEIVED

May 2006



# **Environmental Impact Statement Preparation Notice**

## **PROPOSED PU'UNANI SUBDIVISION TMKs (2)3-5-02:02 and 03**

**Prepared for:**

**Towne Development of Hawaii, Inc.  
Endurance Investors, LLC  
Association of II Wai Hui, LP**

---

**May 2006**

# CONTENTS

Preface .....	i
Executive Summary .....	ii
I. PROJECT OVERVIEW .....	Page 1
A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP .....	Page 1
B. PROPOSED ACTION .....	Page 1
C. ENTITLEMENTS REQUIRED .....	Page 7
1. State Land Use District Boundary Amendment .....	Page 7
2. Community Plan Amendment .....	Page 7
3. Change in Zoning .....	Page 12
II. DESCRIPTION OF THE EXISTING ENVIRONMENT .....	Page 15
A. PHYSICAL SETTING .....	Page 15
1. Surrounding Land Uses .....	Page 15
2. Climate .....	Page 15
3. Topography and Soils Characteristics .....	Page 16
4. Flood and Tsunami Hazard .....	Page 20
5. Streams and Reservoirs .....	Page 20
6. Flora and Fauna .....	Page 20
7. Archaeological Resources .....	Page 23
8. Air Quality .....	Page 23
9. Noise .....	Page 23
10. Scenic and Open Space Resources .....	Page 24
B. SOCIO-ECONOMIC ENVIRONMENT .....	Page 24
1. Population .....	Page 24
2. Housing .....	Page 24
3. Economy .....	Page 25
4. Employment .....	Page 25

C.	PUBLIC SERVICES .....	Page 26
1.	Police and Fire Protection .....	Page 26
2.	Medical Services .....	Page 26
3.	Solid Waste .....	Page 27
4.	Recreational Resources .....	Page 27
5.	Schools .....	Page 28
D.	INFRASTRUCTURE .....	Page 29
1.	Roadways .....	Page 29
2.	Water .....	Page 29
3.	Wastewater .....	Page 30
4.	Drainage .....	Page 30
5.	Electricity, Telephone and Cable Television Systems .....	Page 30
III.	POTENTIAL IMPACTS AND MITIGATION MEASURES .....	Page 31
A.	IMPACTS TO THE PHYSICAL ENVIRONMENT .....	Page 31
1.	Surrounding Land Uses .....	Page 31
2.	Topography and Landform .....	Page 31
3.	Flora and Fauna .....	Page 32
4.	Wetland and Streams .....	Page 32
5.	Cultural Impact Considerations .....	Page 32
6.	Archaeological Resources .....	Page 32
7.	Air Quality .....	Page 33
8.	Noise .....	Page 33
9.	Scenic and Open Space Resources .....	Page 33
B.	IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT .....	Page 34
1.	Economic Impact Considerations .....	Page 34
2.	Police, Fire and Medical Services .....	Page 34
3.	Recreational .....	Page 34
4.	Educational Services .....	Page 35
C.	IMPACTS TO INFRASTRUCTURE .....	Page 35
1.	Roadways .....	Page 35
2.	Water .....	Page 35
3.	Wastewater .....	Page 36
4.	Drainage .....	Page 36
5.	Electricity, Telephone and Cable Television Systems .....	Page 37

IV. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS .....	Page 38
A. STATE LAND USE DISTRICTS .....	Page 38
B. LAND USE COMMISSION RULES, CHAPTER 15-15, HAWAII ADMINISTRATIVE RULES .....	Page 38
C. CHAPTER 226, HRS, HAWAII STATE PLAN .....	Page 41
1. Objectives and Policies of the Hawaii State Plan .....	Page 42
2. Priority Guidelines of the Hawaii State Plan .....	Page 44
D. STATE FUNCTIONAL PLANS .....	Page 45
E. GENERAL PLAN OF THE COUNTY OF MAUI .....	Page 45
F. WAILUKU-KAHULUI COMMUNITY PLAN .....	Page 48
G. COUNTY ZONING .....	Page 51
H. COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES ..	Page 51
1. Recreational Resources .....	Page 51
2. Historic Resources .....	Page 52
3. Scenic and Open Space Resources .....	Page 53
4. Coastal Ecosystems .....	Page 53
5. Economic Uses .....	Page 54
6. Coastal Hazards .....	Page 55
7. Managing Development .....	Page 56
8. Public Participation .....	Page 56
9. Beach Protection .....	Page 57
10. Marine Resources .....	Page 58
V. ALTERNATIVES TO THE PROPOSED ACTION .....	Page 59
VI. ANTICIPATED DETERMINATION AND FINDINGS AND REASONS SUPPORTING THE DETERMINATION .....	Page 60
VII. LIST OF PERMITS AND APPROVALS .....	Page 64
VIII. AGENCIES TO BE CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT .....	Page 65
IX. REFERENCES .....	Page 68

# LIST OF FIGURES

<b>Figure 1.</b>	Regional Location Map .....	Page 2
<b>Figure 2.</b>	Tax Parcel Map .....	Page 3
<b>Figure 3.</b>	Aerial Photograph of Property .....	Page 4
<b>Figure 4.</b>	Conceptual Land Use Plan .....	Page 5
<b>Figure 5.</b>	Existing State Land Use Classifications .....	Page 8
<b>Figure 6.</b>	Proposed State Land Use Designations .....	Page 9
<b>Figure 7.</b>	Existing Wailuku-Kahului Community Plan Designation .....	Page 10
<b>Figure 8.</b>	Proposed Community Plan Map Amendment .....	Page 11
<b>Figure 9.</b>	County Zoning .....	Page 13
<b>Figure 10.</b>	Soil Association Map .....	Page 17
<b>Figure 11.</b>	Soils Classification Map .....	Page 18
<b>Figure 12.</b>	Agricultural Lands of Importance to the State of Hawaii .....	Page 19
<b>Figure 13.</b>	Productivity Classification Map .....	Page 21
<b>Figure 14.</b>	Flood Insurance Rate Map .....	Page 22

F:\DATA\Towne\WlkSubd\EISP\NEISP.N.wpd

## Preface

Towne Development of Hawaii, Endurance Investors, LLC and the Association of II Wai Hui, LP propose to build a subdivision, consisting of approximately 220 rural residential lots, 90 4,000 s.f. single-family lots and 240 multi-family units on 210 acres of land, in Wailuku, Maui. The project will require land use amendments, including a State District Boundary Amendment, County Community Plan Amendment and County Change in Zoning. It will also involve an improvement of a government road (Old Waikapu Road) to allow for access to the subdivision. Due to such "triggers," an Environmental Impact Statement Preparation Notice has been prepared, in accordance with the provisions of Chapter 343, Hawaii Revised Statutes.

## Executive Summary

**Project Name:** Proposed Pu'unani Subdivision

**Type of Document:** Draft Environmental Impact Statement Preparation Notice

**Legal Authority:** Chapter 343, Hawaii Revised Statutes

**Agency Determination:** EIS to be prepared

### **Applicable Environmental Assessment**

**review "trigger":** Use of State land  
Use of County land  
General Plan Amendment

**Location:** Island of Maui  
Wailuku  
TMK: (2) 3-5-02:002 and 003

**Applicants:** Towne Development of Hawaii, Inc.  
Endurance Investors, LLC  
Association of Ii Wai Hui, LP

**Accepting Authority:** State Land Use Commission  
P. O. Box 2359  
Honolulu, Hawaii 96804  
Contact: Anthony Ching, Executive Officer  
Phone: (808) 587-3822

**Consultant:** Munekiyo & Hiraga, Inc.  
305 High Street, Suite 104  
Wailuku, Hawaii 96793  
Contact: Tara Nakashima  
Phone: (808) 244-2015

**Project Summary:** The applicants are proposing to develop a residential subdivision on approximately 210 acres of land in Wailuku, Maui, Hawaii. The majority of the subdivision will consist of approximately 214 half-acre, rural lots to be sold in fee simple. The conceptual land plan also provides for approximately six (6) one-acre rural lots, 90 4,000 s.f. single-family residential lots, 240 multi-family units, a 14.6-acre park and storm water retention area. Related improvements include the installation of a new potable water storage tank and the improvement of an existing cane haul road, which runs through the project site, to County standards, construction of internal roadway and creation of



roadway access off of Kuikahi Drive and Honoapiilani Highway.

# I. PROJECT OVERVIEW

# I. PROJECT OVERVIEW

## A. PROPERTY LOCATION, EXISTING USE AND LAND OWNERSHIP

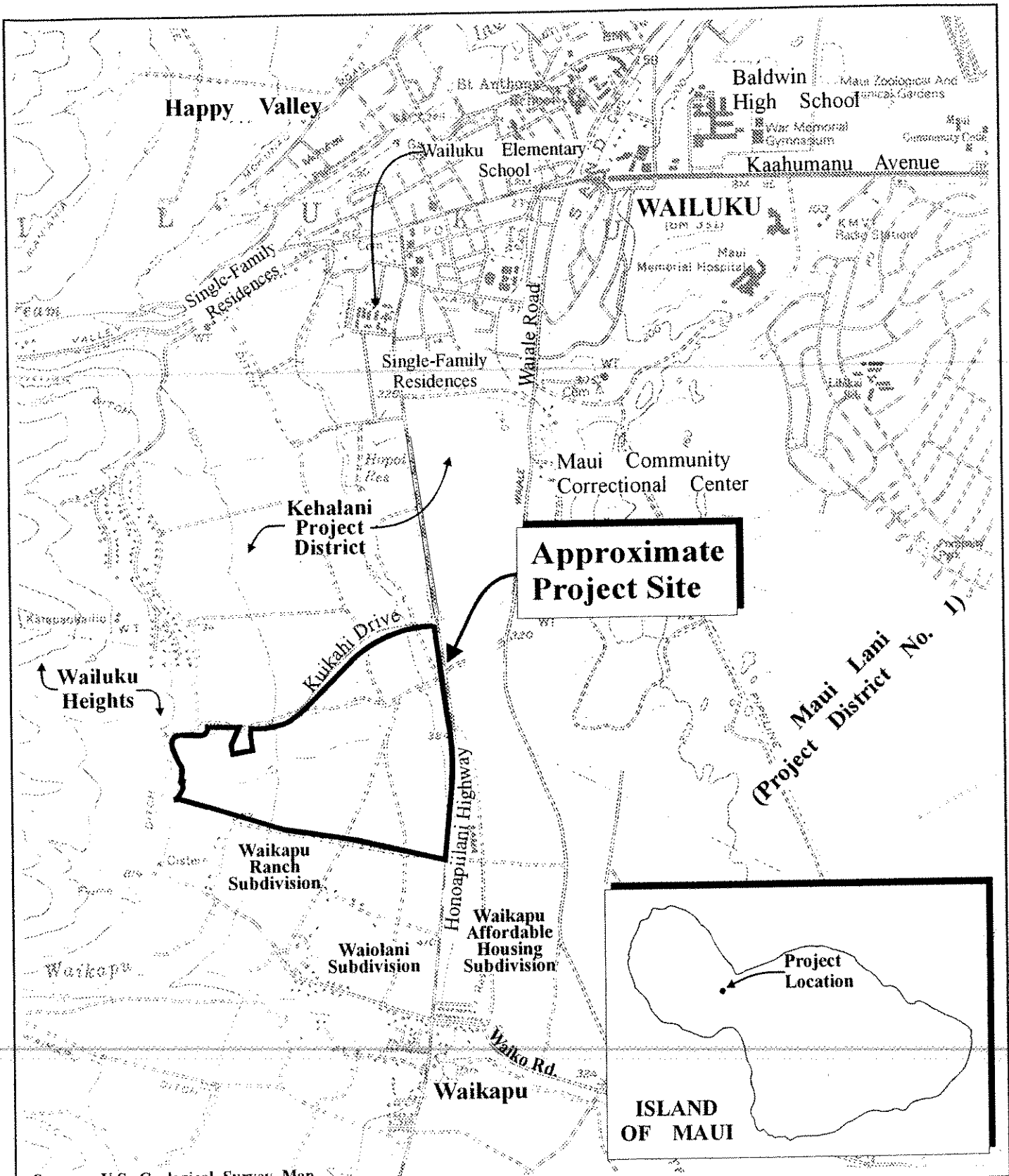
Towne Development of Hawaii, Inc., Endurance Investors, LLC, and the Association of II Wai Hui, LP (“applicants”) are proposing the development of a subdivision and related improvements in Wailuku on approximately 210 acres of land, identified as Tax Map Key 3-5-02:002 and 3-5-02:003. The proposed subdivision will be located makai of the Wailuku Heights II subdivision. Honoapiilani Highway borders the property to the east. Kuikahi Drive borders the property to the North. The Waiolani Mauka and Waikapu Ranch, Inc. subdivisions are located due south of the project site. See **Figure 1**, **Figure 2** and **Figure 3**.

The project site is vacant and has lain fallow after years of pineapple and sugar cane cultivation. Parcels 2 and 3 have been overrun by weeds, with vegetation on Parcel 2 primarily consisting of Guinea grass, koa haole, spiny amaranth, hairy horseweed, telegraph plant, *hairy abutilon* and a few scattered small trees (*Macaranga tanarius*). Parcel 3 consists of primarily the same vegetation.

Parcel 2 is owned in fee simple by the Association of II Wai Hui, LP and Endurance Investors, LLC. Parcel 3 is currently owned in fee simple by Wailuku Kuikahi, LLC. Towne Development of Hawaii, Inc. has an option agreement to purchase the property from Wailuku Kuikahi, LLC.

## B. PROPOSED ACTION

The proposed project involves the development of a new subdivision. See **Figure 4**. Although still conceptual, the land use plan calls for the development of 214 rural, half-acre lots; approximately six (6) rural one-acre lots; approximately 90 single-family residential lots of 4,000 square feet and up to 240 multi-family units. See **Table 1**. Also planned are a 14.6-acre park and stormwater retention area, open space buffers of 25 feet to 200 feet in width along Honoapiilani Highway, a 50-foot buffer along Kuikahi Drive and 30-foot no-build zone along the western border of the project area.

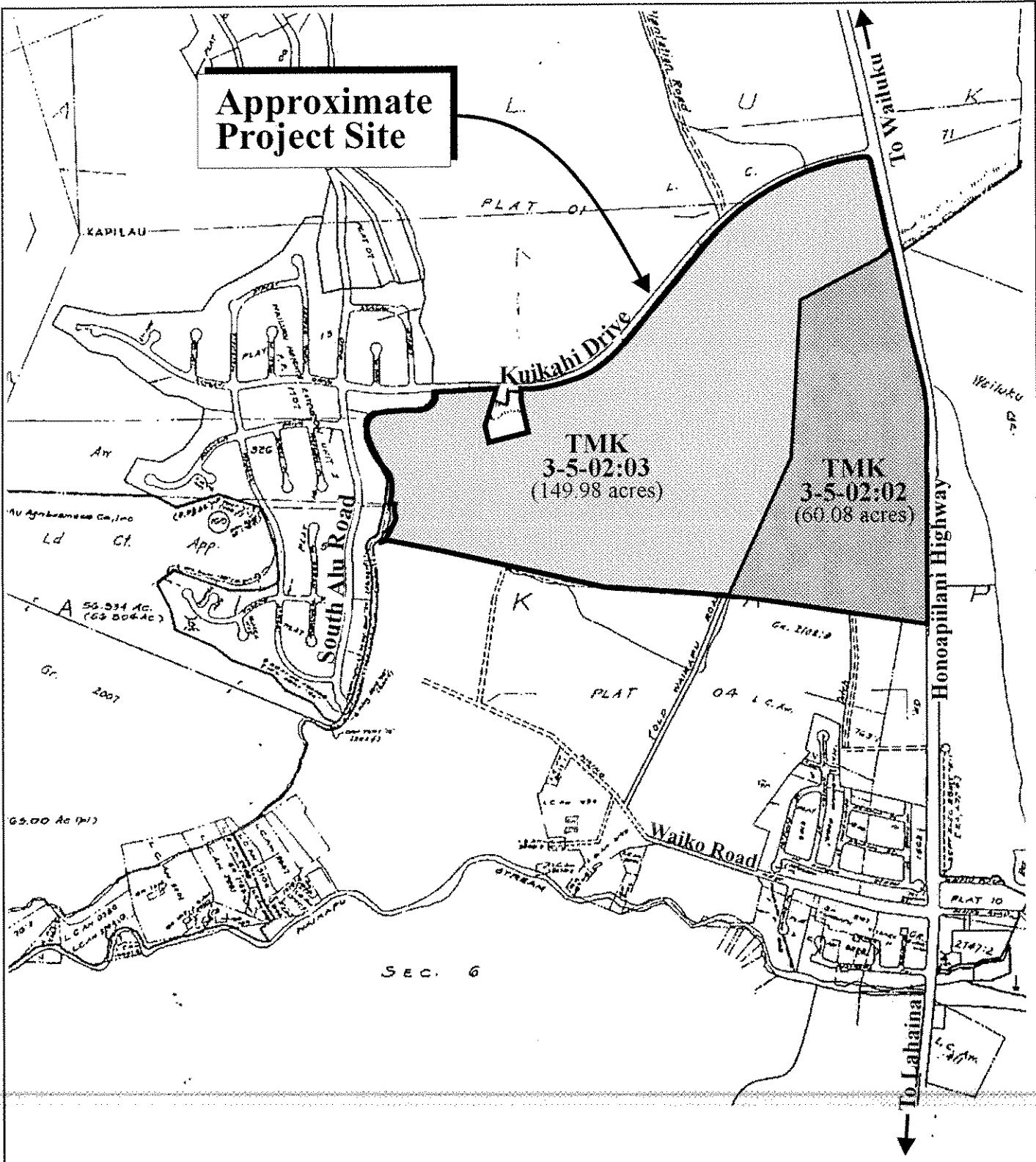


**Figure 1 Proposed Pu'unani Subdivision Regional Location Map**



Prepared for: Towne Development of Hawaii, Inc.; Endurance Investors, LLC; and Association of II Wai Hui, LP

MUNEKIYO & HIRAGA, INC.



Source: State of Hawaii, Realty Atlas, 2005

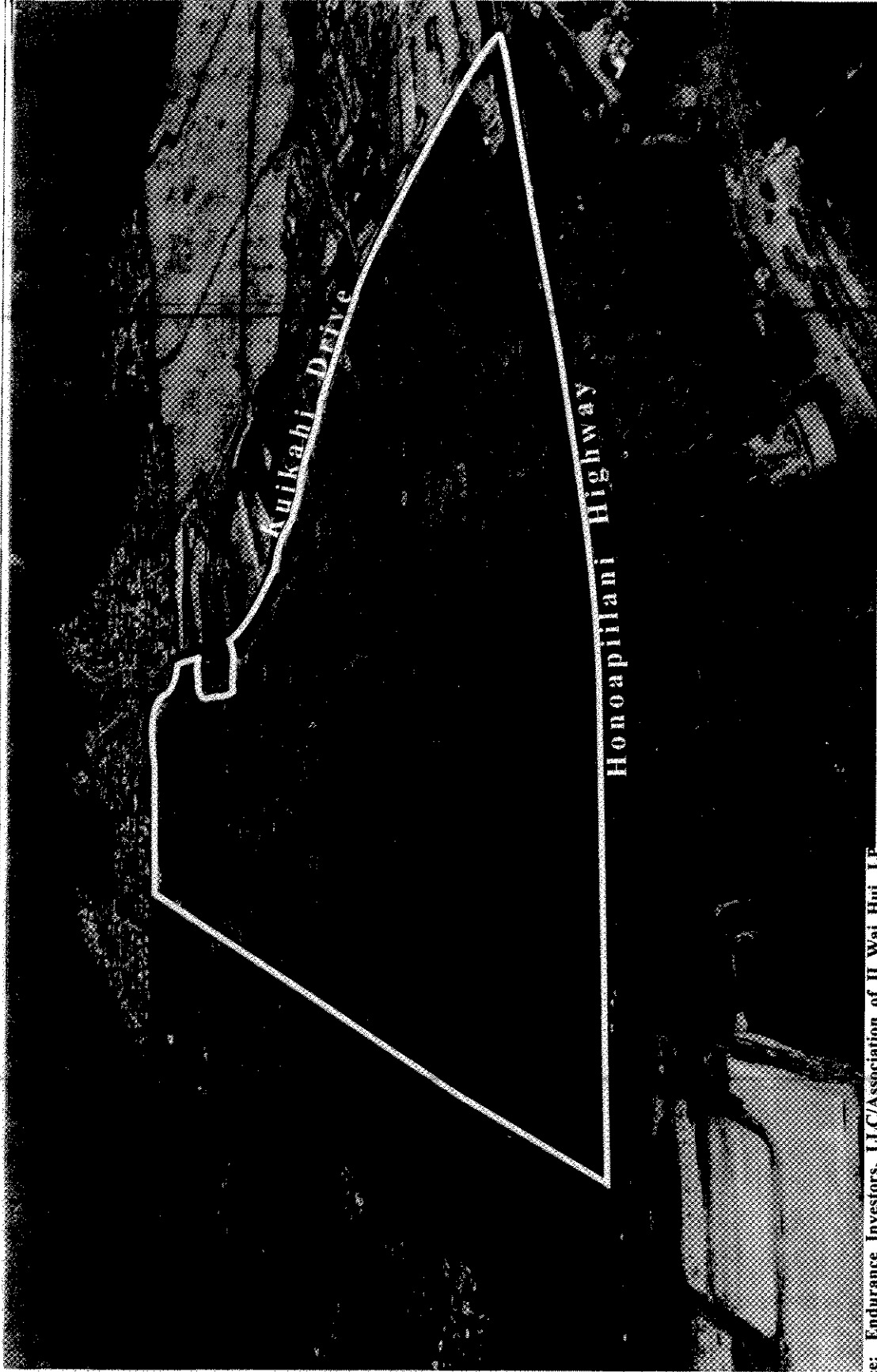
**Figure 2 Proposed Pu'unani Subdivision Tax Parcel Map**



Prepared for: Towne Development of Hawaii, Inc.; Endurance Investors, LLC; and Association of Ii Wai Hui, LP

MUNEKIYO & HIRAGA, INC.

Towne\Wiksubd\BISPNTaxParcel



Source: Endurance Investors, LLC/Association of H Wai Hui, LP

**Figure 3**



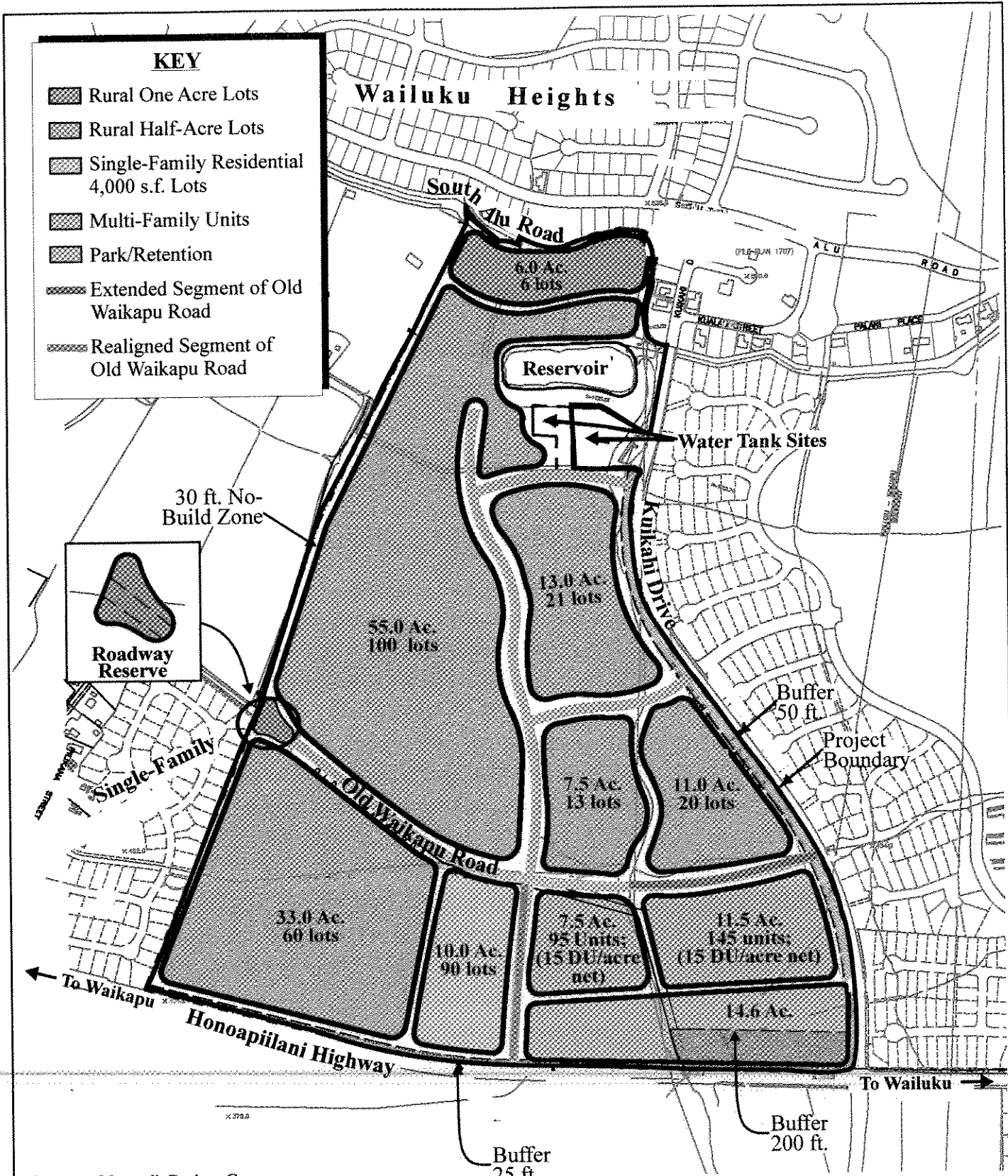
**Proposed Pu`unani Subdivision**  
**Aerial Photograph of Property**

NOT TO SCALE

Prepared for: Towne Development of Hawaii, Inc.; Endurance Investors, LLC; and Association of H Wai Hui, LP

MUNEKIYO & HIRAGA, INC.

Towne\Wks\sub\H\ESP\AERIAL



Source: Maxwell Design Group

# Figure 4 Proposed Pu'unani Subdivision Conceptual Land Use Plan

NOT TO SCALE



Prepared for: Towne Development of Hawaii, Inc.; Endurance Investors, LLC; and Association of II Wai Hui, LP

MUNEKIYO & HIRAGA, INC.

Table 1

<b>PRELIMINARY LAND USE SPATIAL ALLOCATIONS</b>		
<b>Land Use Category</b>	<b>Acreage</b>	<b>Unit Count</b>
Residential, 4,000 s.f. lots	10.00	90
Residential, multi-family units	19.00	240
Rural, half-acre lots	119.50	214
Rural, one acre lots	6.00	6
Park/Stormwater Retention Area	14.60	N/A
Major Roads	9.45	N/A
Open Space, Water Tanks, and Irrigation Ditch	31.45	N/A
<b>Total</b>	<b>210.00</b>	<b>550</b>

Development of the proposed subdivision will include infrastructure improvements, such as construction of internal roadways and underground utility systems. Off-site improvements include a new potable water storage tank next to the existing water tank in the northwest portion of Parcel 3. Site grading work will include the creation of an approximately 15.0-acre park/drainage retention basin at the northeast corner of the property, along Honoapiilani Highway. The Old Waikapu Road, formerly used for cane haul operations, will be improved to County standards to serve as a project collector. The road currently bifurcates parcels 2 and 3 and extends northward from Waikapu through three-quarters (.75) of the project area before veering east, toward Honoapiilani Highway. A portion of Old Waikapu Road is proposed to be extended to connect to Kuikahi Drive. Refer to **Figure 4**. The applicants are also proposing a project collector that would extend west to east, midway through the project area, culminating in right-turn in, right-turn out access off Honoapiilani Highway. The Old Waikapu Road currently intersects Honoapiilani Highway. The applicants are proposing to realign the access opening further south so that it veers east, midway through the project area. Refer to Figure 4. They have been coordinating with the State of Hawaii, Department of Transportation, Highways Division and will be submitting a formal request for access relocation off of Honoapiilani Highway.

The estimated cost of subdivision improvements has not yet been determined, but will be included in the Draft EIS. Construction is anticipated to begin as soon as all entitlement and permitting approvals have been received. The applicants hope to begin construction as early as 2009, with full build-out anticipated by 2020. The applicants have yet to determine the



preliminary sale terms and prices, which will also be set forth in the Draft EIS.

Implementation of the proposed project will require a number of land use entitlements which are discussed below. These entitlements include a Community Plan Amendment (CPA). They also include the use of government land, Honoapiilani Highway and the Old Waikapu Road right-of-way, which will be improved to enable access through the subdivision. The request for CPA and improvement of Old Waikapu Road are “triggers,” which necessitate the need for an Environmental Impact Statement (EIS) pursuant to Chapter 343, Hawaii Revised Statutes. This document serves as notice that an Environmental Impact Statement will be prepared for the project.

### **C. ENTITLEMENTS REQUIRED**

The proposed subdivision will require a number of land use entitlements for project implementation. A summary of the current land use designations and entitlements being sought as part of the proposed project are provided below.

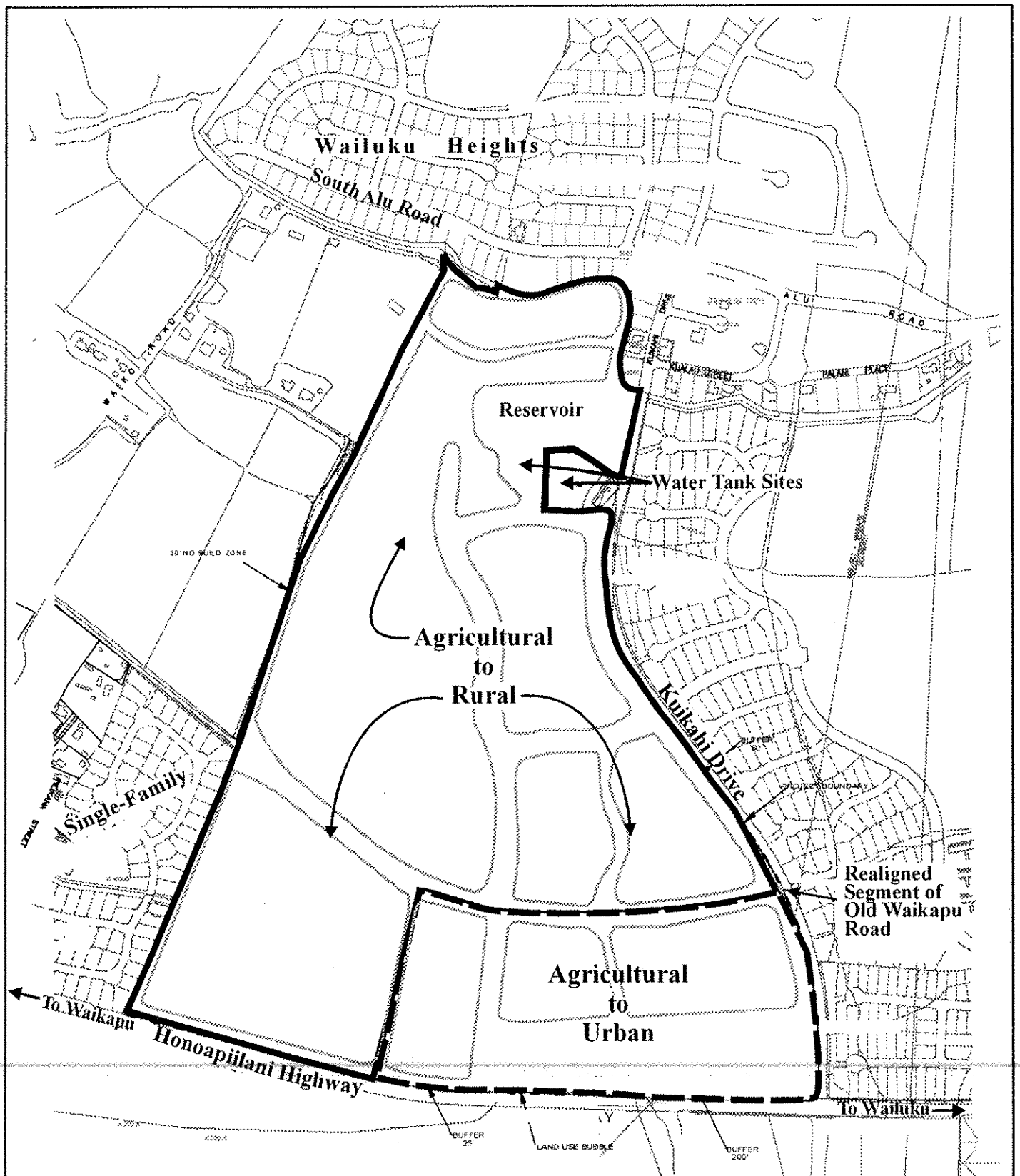
#### **1. State Land Use District Boundary Amendment**

A petition for District Boundary Amendment will be filed with the State Land Use Commission. The current State Land Use designation for the entirety of the project site is “Agricultural”. See **Figure 5**. Approximately 44 acres are proposed for reclassification to the State Land Use “Urban” district. The remaining 166 acres are proposed for reclassification to the “Rural” district. **Figure 6**, depicts graphically, the areas proposed for reclassification.

#### **2. Community Plan Amendment**

Additionally, a Community Plan Amendment (CPA) application, reflecting the proposed changes will be filed for review, processing and final action by the Maui County Council. The Community Plan designation for the majority of the project area is “Agricultural”. An approximately 20.0-acre area at the southeastern extent of the property is designated as “Single-Family”. See **Figure 7**. The areas proposed for redesignation are shown in **Figure 8**. The preliminary acreage breakdown for proposed Community Plan land use designations is as follows in **Table 2**.





Source: Maxwell Design Group

**Figure 6** Proposed Pu'unani Subdivision  
Proposed State Land Use Designations

NOT TO SCALE

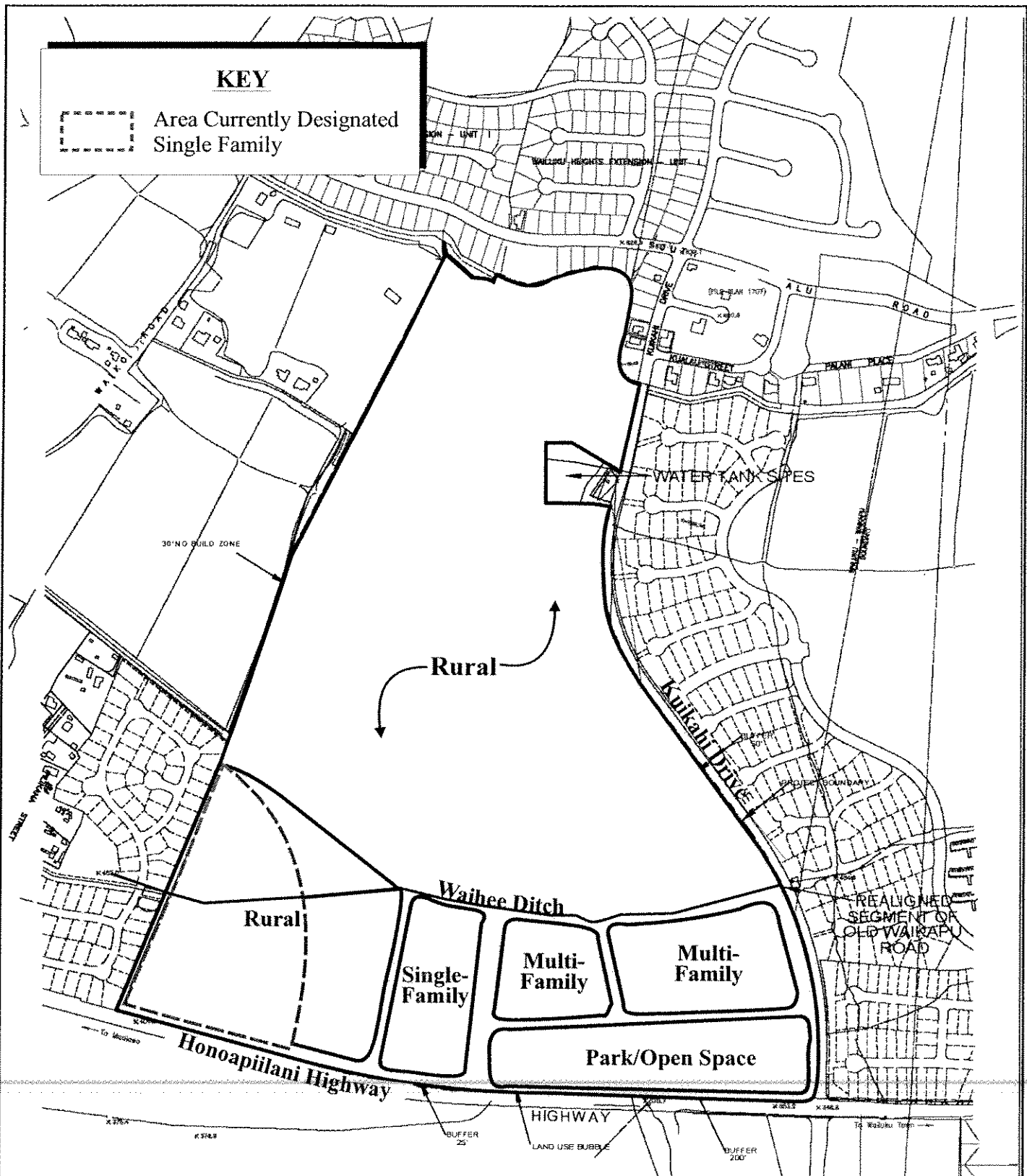


Prepared for: Towne Development of Hawaii, Inc.; Endurance Investors, LLC; and Association of Ii Wai Hui, LP

MUNEKIYO & HIRAGA, INC.

Towne\Wksubd\EISPNSLUD





Source: Warren S. Unemori Engineering, Inc.

**Figure 8 Proposed Pu'unani Subdivision**  
**Proposed Community Plan Map Amendment**



Prepared for: Towne Development of Hawaii, Inc.; Endurance Investors, LLC; and Association of Ii Wai Hui, LP

MUNEKIYO & HIRAGA, INC.

**Table 2**

<b>COMMUNITY PLAN AMENDMENT</b>	
<b>Proposed Designation</b>	<b>Acreage</b>
Rural	166.4
Single-Family	10.0
Multi-Family	19.0
Open Space	14.6
<b>TOTAL</b>	<b>210.0</b>

**3. Change in Zoning**

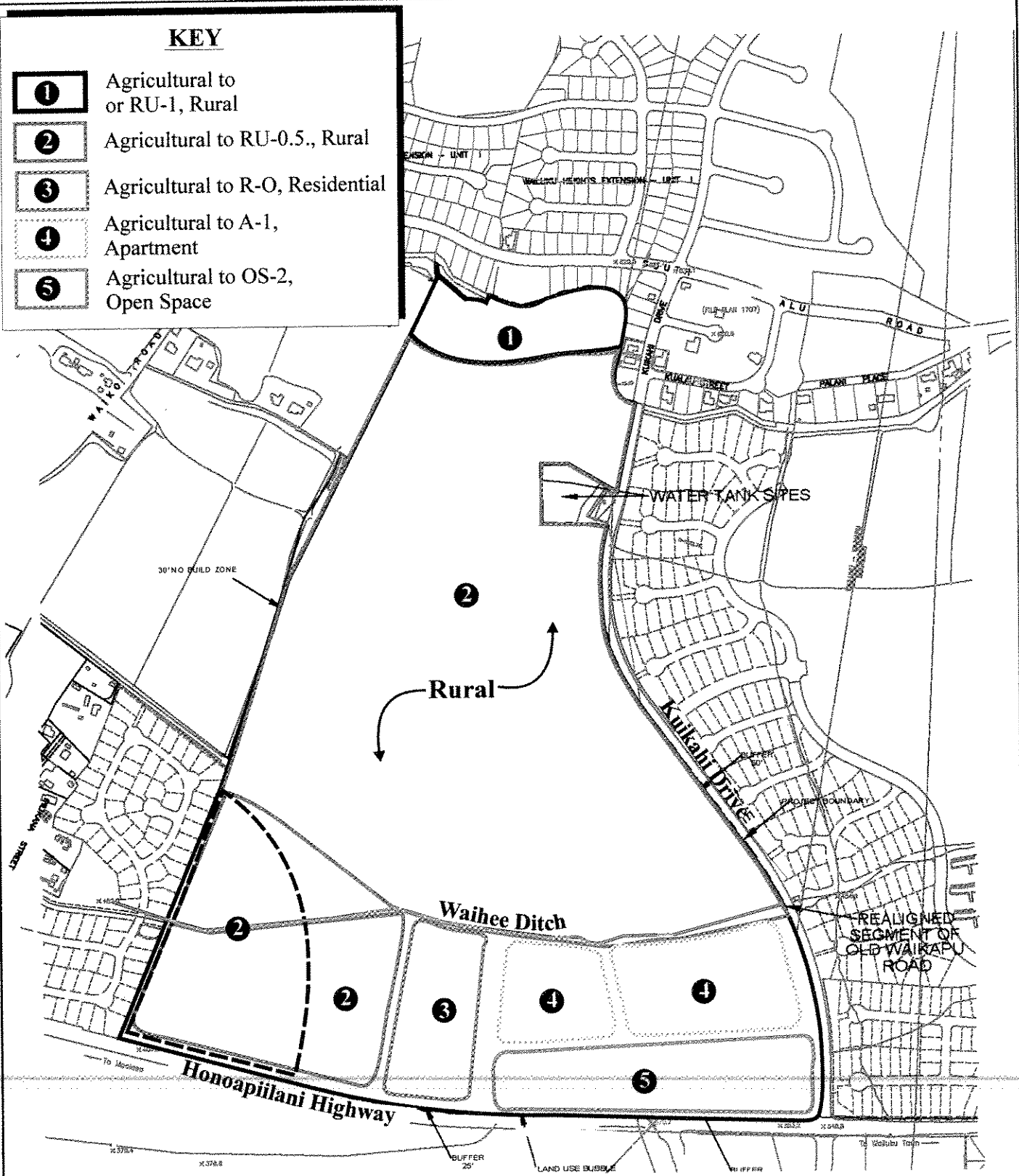
Concurrently with the Community Plan Amendment, a County Change in Zoning (CIZ) application will be filed. The County zoning for the project area is "Agricultural". See **Figure 9**. The preliminary acreage breakdown for proposed zoning changes are as follows in **Table 3**.

**Table 3**

<b>CHANGE IN ZONING</b>	
<b>Proposed Designation</b>	<b>Acreage</b>
RU-0.5, Rural	160.4
RU-1, Rural	6.0
R-0, Zero Lot Line Residential	10.0
A-1, Apartment	19.0
OS-2, Open Space	14.6
<b>TOTAL</b>	<b>210.0</b>

**KEY**

- 1** Agricultural to or RU-1, Rural
- 2** Agricultural to RU-0.5., Rural
- 3** Agricultural to R-O, Residential
- 4** Agricultural to A-1, Apartment
- 5** Agricultural to OS-2, Open Space



Source: Warren S. Unemori Engineering, Inc.

**Figure 9 Proposed Pu'unani Subdivision  
County Zoning Changes**



Prepared for: Towne Development of Hawaii, Inc.; Endurance Investors, LLC; and Association of Ii Wai Hui, LP

MUNEKIYO & HIRAGA, INC.

A summary of the actions being sought is presented in **Table 4**.

**Table 4**

<b>SUMMARY OF LAND USE ACTIONS</b>				
<b>Existing Use</b>	<b>Proposed Use</b>	<b>Proposed State Land Use Designation</b>	<b>Proposed Community Plan Designation</b>	<b>Proposed Zoning</b>
<b>TMK 3-5-02:002</b>				
Half-acre Lots	33.0	Rural	R, Rural	RU-05, Rural
4,000 s.f. Lots	10.0	Urban	SF, Single-Family	R-0, Zero-Lot Line, Residential
Multi-Family Units	7.5	Urban	MF, Multi-Family	A-1, Apartment
Park, Drainage, Open Space	5.1	Urban	OS, Open Space	OS-2, Open Space
<b>TMK 3-5-02:003</b>				
One-acre Lots	6.0	Rural	R, Rural	RU-1, Rural
Half-acre Lots	86.5	Rural	R, Rural	RU-0.5, Rural
Multi-Family Units	11.5	Urban	MF, Multi-Family	A-1, Apartment
Park, Drainage, Open Space	9.5	Urban	OS, Open Space	OS-2, Open Space



## **II. DESCRIPTION OF THE EXISTING ENVIRONMENT**

## II. DESCRIPTION OF THE EXISTING ENVIRONMENT

### A. PHYSICAL SETTING

#### 1. Surrounding Land Uses

The subject property is located at the outskirts of Wailuku, before Waikapu. Kuikahi Drive borders the site to the north, while Honoapiilani Highway borders the site to the east. The western extent of the property is bound by the Wailuku Heights Subdivision. The Kehalani Project District is located due north, while the Waiolani residential subdivisions and agricultural land are located south of the project site. The Waikapu Gardens affordable housing project, being developed by Spencer Homes, is located southeast of the project, across Honoapiilani Highway.

From a regional perspective, Waikapu village is located approximately one-half mile south of the property, while Wailuku's civic center is located approximately one (1) mile to the north. The industrial and commercial center of Kahului is located approximately four (4) miles to the east of the property.

#### 2. Climate

Like most areas of Hawaii, Maui's climate is relatively uniform year-round. The island's climate varies by terrain. Characteristic of most of Maui's climate, the project area experiences mild and uniform temperatures year-round, moderate humidity and a relatively consistent northeasterly tradewind.

Average temperatures at the project site (based on temperatures recorded at Kahului Airport) range from low 60 to high 80 degrees Fahrenheit. August is historically the warmest month, while January and February are the coolest. Rainfall averages 20 to 30 inches per year. Winds blow predominantly out of the north-northeast and northeast.

### 3. Topography and Soils Characteristics

Elevations at the project site range from approximately 350 to 815 feet above sea level. The cross-slope is approximately 11 percent. The project site is bifurcated by the Waihee Ditch, owned by Wailuku Water Company. There are also two (2) natural drainage gullies which cut across the site in a west to east (mauka to makai) direction and converge into a single gully before crossing Waihee Ditch and Honoapiilani Highway. Runoff from the gullies flows to Waiale Reservoir, located below Honoapiilani Highway and Waiale Road.












The project site is located along Honoapiilani Highway and consists of soil that falls within the Pulehu-Ewa-Jaucas association, which is characterized as having deep, nearly level to moderate slope, with well drained soils that have moderately fine to course texture. See **Figure 10**. (U.S. Dept. of Agriculture Soil Conservation Service). Underlying the project site are soils classified as IbC (Iao cobbly silty clay, 7 to 15 percent slopes), IcC (Iao clay, 7 to 15 percent slopes), IbB (Iao cobbly silty clay 3 to 7 percent slopes) and IcB (Iao Clay, 3 to 7 percent slopes). Such soils belong to the Iao series which consists of well-drained soils on valley fill and alluvial fans. The soil series varies, according to slope characteristics and erosion potential. All of the above listed soil types are characterized by medium runoff and moderate erosion hazard. Soils belonging to the Iao Series are suitable, primarily for agricultural uses, such as sugar cane cultivation and pasture. See **Figure 11**.

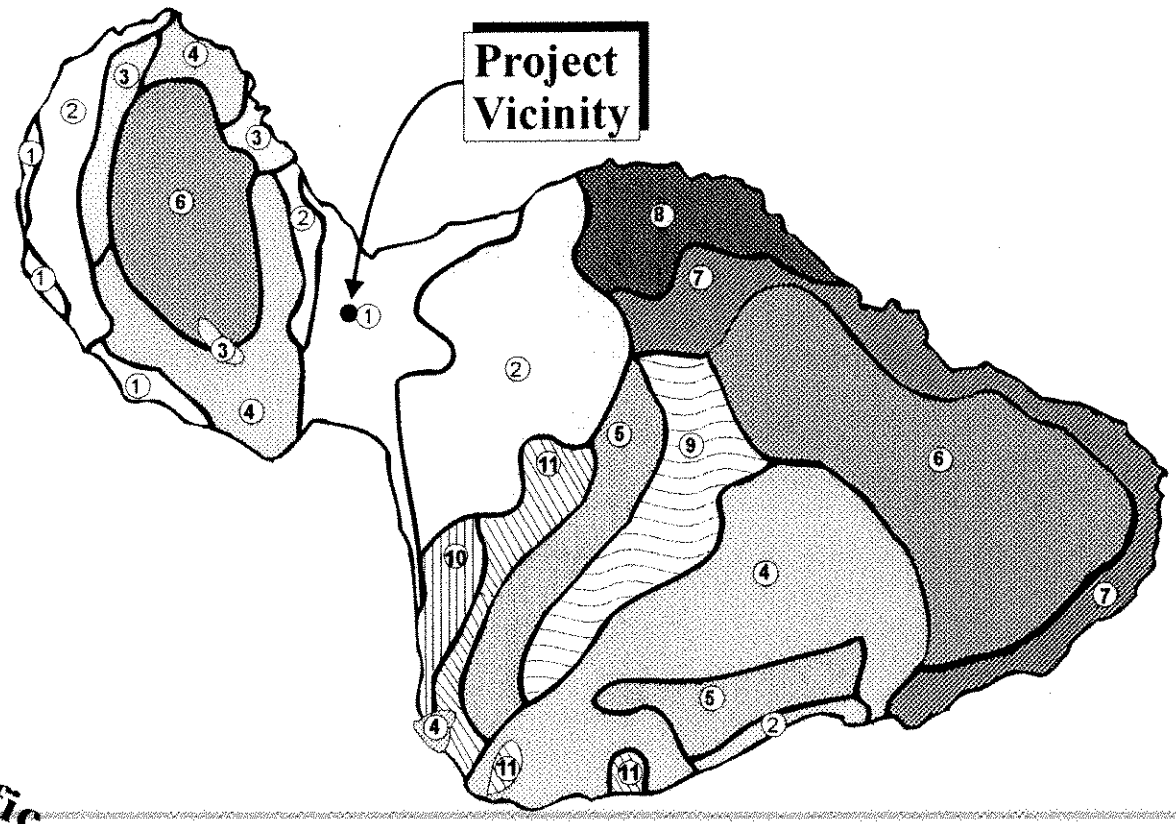
The State Department of Agriculture has established three (3) categories of Agricultural Lands of Importance to the State of Hawaii (ALISH). Utilizing modern farming methods, "Prime" agricultural lands have the soil quality, growing season, and moisture supply needed to produce sustainable crop yields, while "Unique" agricultural lands possess a combination of soil quality, location, growing season, and moisture supply utilized to produce sustainable high yields of a specific crop. "Other" important agricultural lands include those which have not been rated "Prime" or "Unique".

As indicated by the ALISH map, the project site falls within the "Prime" agricultural lands category. See **Figure 12**. The land in the project area was formerly utilized to support large-scale agricultural activities, but is presently fallow and undeveloped.

The University of Hawaii Land Study Bureau classifies productivity characteristics on a scale of "A" to "E", with lands designated as "A", reflecting highest productivity

# LEGEND

- |   |  |  |                                   |
|---|--|--|-----------------------------------|
|  | Pulehu-Ewa-Jaucas association                |  | Hana-Makaalae-Kaihua association  |
|  | Waiakoa-Keahua-Molokai association           |  | Pauwela-Haiku association         |
|  | Honohua-Olelo association                    |  | Laumaia-Kaipoi-Olinda association |
|  | Rock land-Rough mountainous land association |  | Keawakapu-Makena association      |
|  | Pua Pa-Kula-Pane association                 |  | Kamaole-Oanapuka association      |
|  | Hydrandepts-Tropaquods association           |  |                                   |



Pacific Ocean

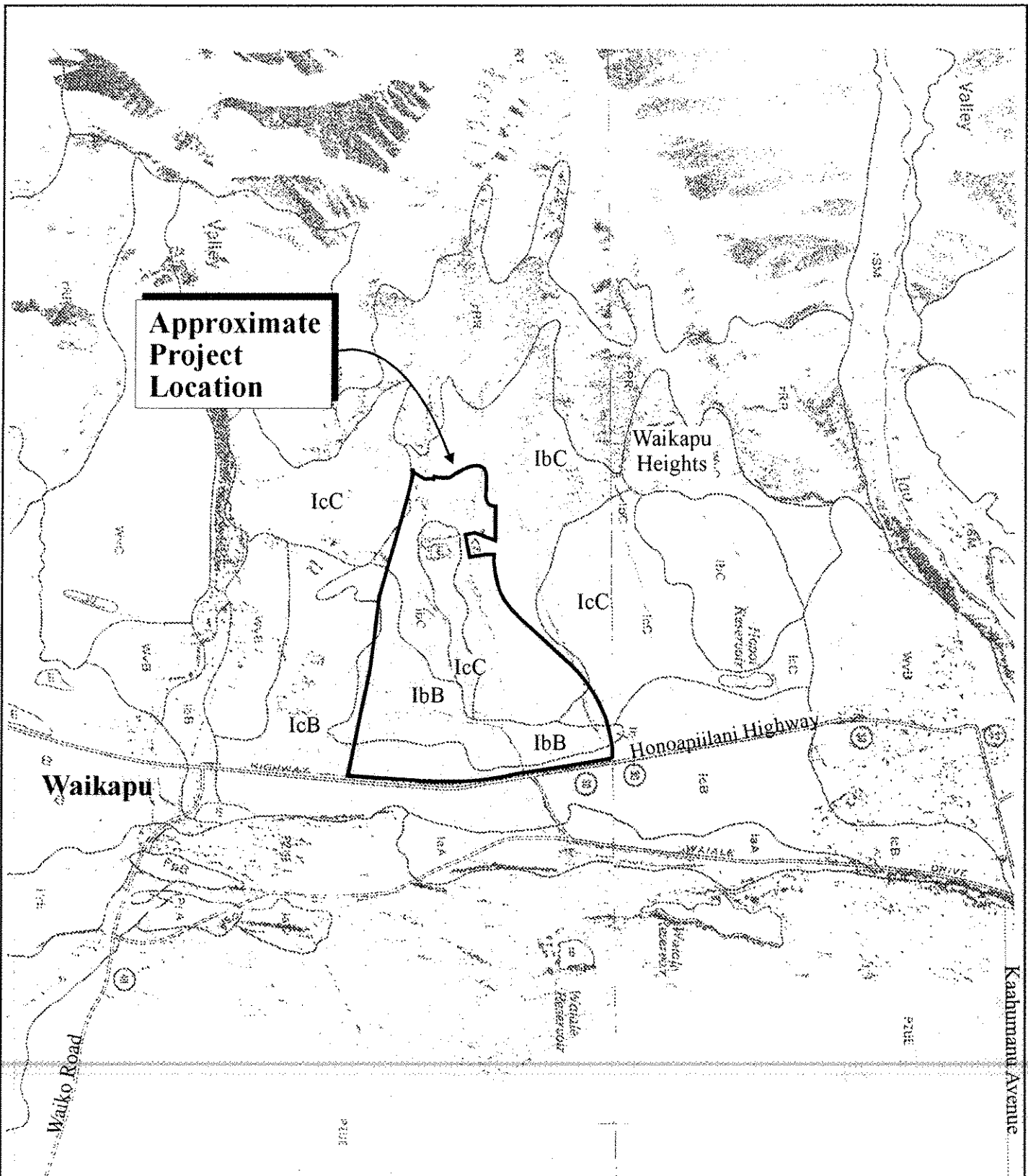
Map Source: USDA Soil Conservation Service

**Figure 10 Proposed Pu'unani Subdivision** NOT TO SCALE  
Soil Association Map



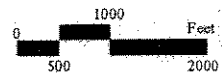
Prepared for: Towne Development of Hawaii, Inc.; Endurance Investors, LLC; and H Wai Hui, LLC

MUNEKIYO & HIRAGA, INC.



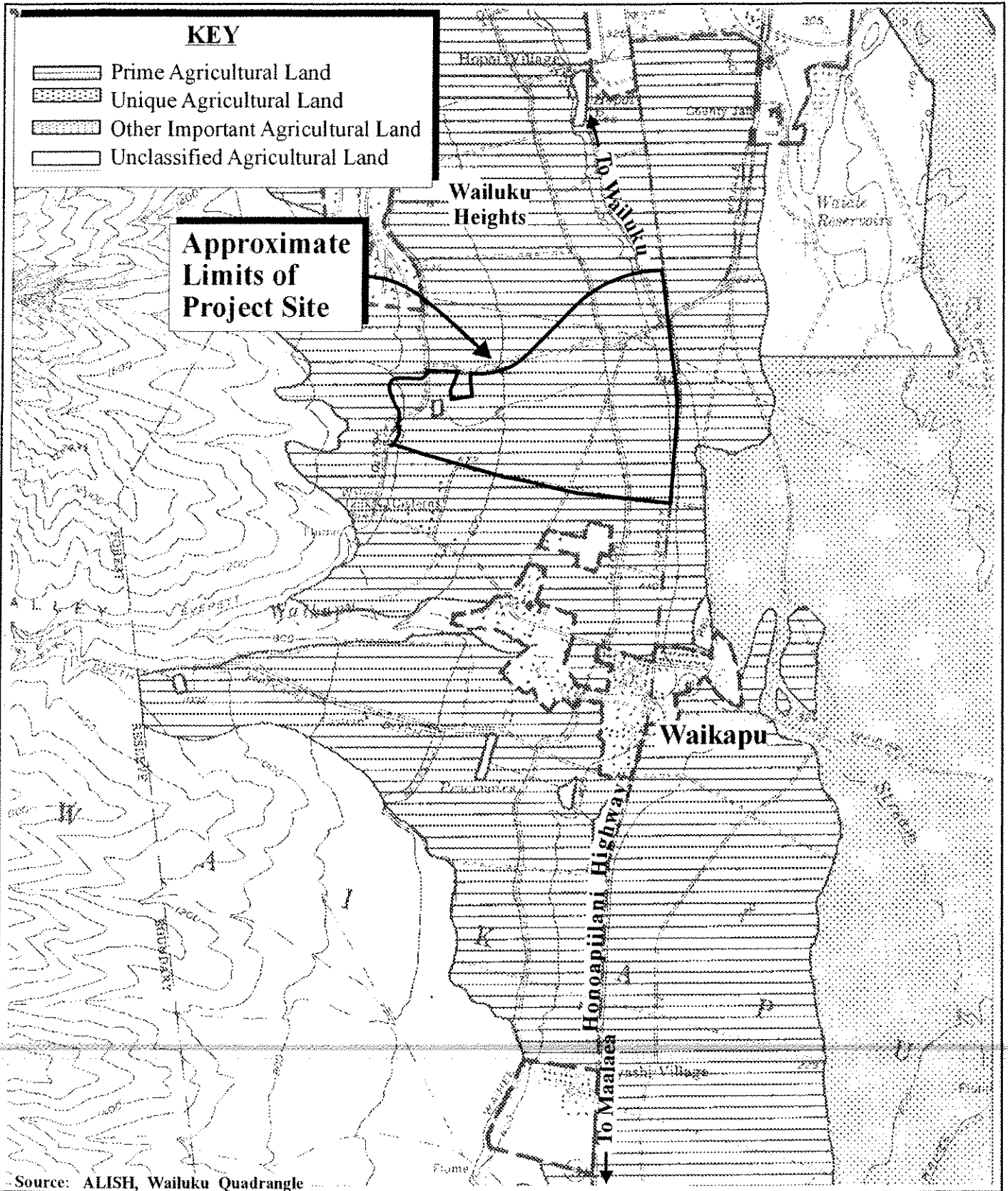
Source: U.S. Soil Conservation Service

**Figure 11 Proposed Pu'unani Subdivision  
Soils Classification Map**



Prepared for: Towne Development of Hawaii, Inc.; Endurance Investors, LLC; and H Wai Hui, LLC

MUNEKIYO & HIRAGA, INC.



**Figure 12 Proposed Pu'unani Subdivision  
Agricultural Lands of Importance  
to the State of Hawaii**



Prepared for: Towne Development of Hawaii, Inc.; Endurance Investors, LLC; and H Wai Hui, LLC

MUNEKIYO & HIRAGA, INC.

and "E", representing lands ranked lowest. See **Figure 13**. Productivity classifications are further classified by soil types, characterized by texture, drainage, and stoniness. Land underlying the project site are characterized as A80i and B81i. The A80i classification reflects soil that is over 30 inches deep, nonstony, and well to excessively drained. The B81i classification possess similar characteristics but are considered less suited for machine tillability. The texture for these soils is characterized as fine (Land Study Bureau).

4. **Flood and Tsunami Hazard**

The project site is located near the eastern base of the West Maui Mountains. As indicated by the Flood Insurance Rate Map for the County of Maui, the project site is located within Zone C, an area of minimal flooding (Federal Emergency Management Agency). See **Figure 14**.

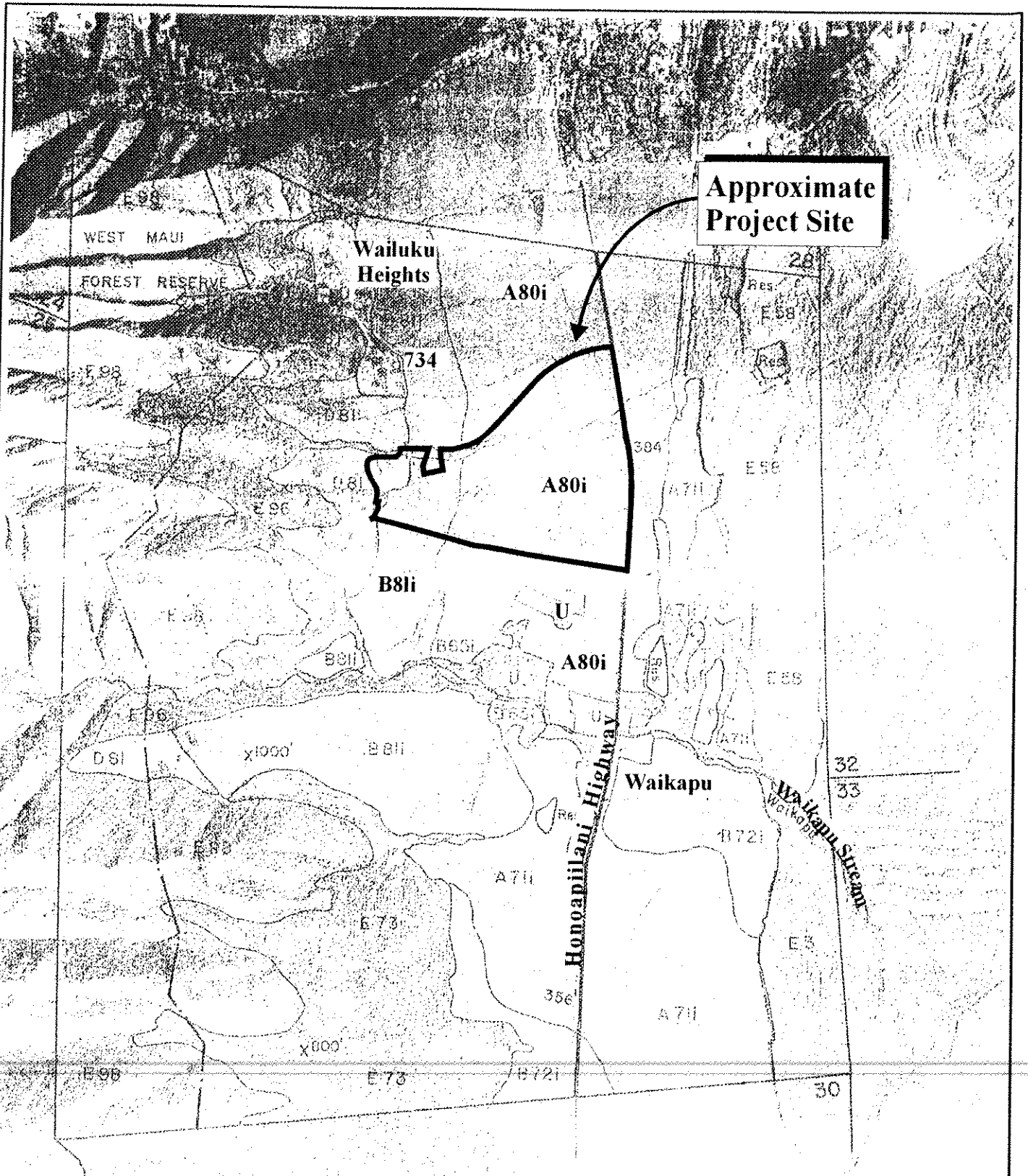
5. **Streams and Reservoirs**

Waikapu Stream is located approximately one-half mile north of the project site. Waikapu Stream is a perennial stream, originating from the upper reaches of Waikapu Valley, ultimately discharging into Kealia Pond, in the Maalaea flats. According to the Hawaii Stream Assessment, the Waikapu Stream has no listed tributaries and flows to the sea year-round. The Assessment noted that gauging information exists and that dam or diversion weirs have been noted. Further, the Assessment found that the Waikapu Stream was historically vital to taro cultivation and that Waikapu Valley may contain valuable cultural and historic sites (Hawaii Cooperative Park Service Unit, 1990).

A plantation reservoir is located in the northwest corner of Parcel 3. The reservoir, maintained by Wailuku Water Company, is actively utilized for sugar cane irrigation. Although the reservoir falls within the property limits of Parcel 3, the Wailuku Water Company will retain separate easement rights for reservoir maintenance and operations purposes. No identified wetlands have been identified in the vicinity of the subject property.

6. **Flora and Fauna**

The site was formerly utilized for pineapple and sugar cane cultivation but is currently fallow. Vegetation in the region is generally characterized by introduced



Source: University of Hawaii Land Study Bureau

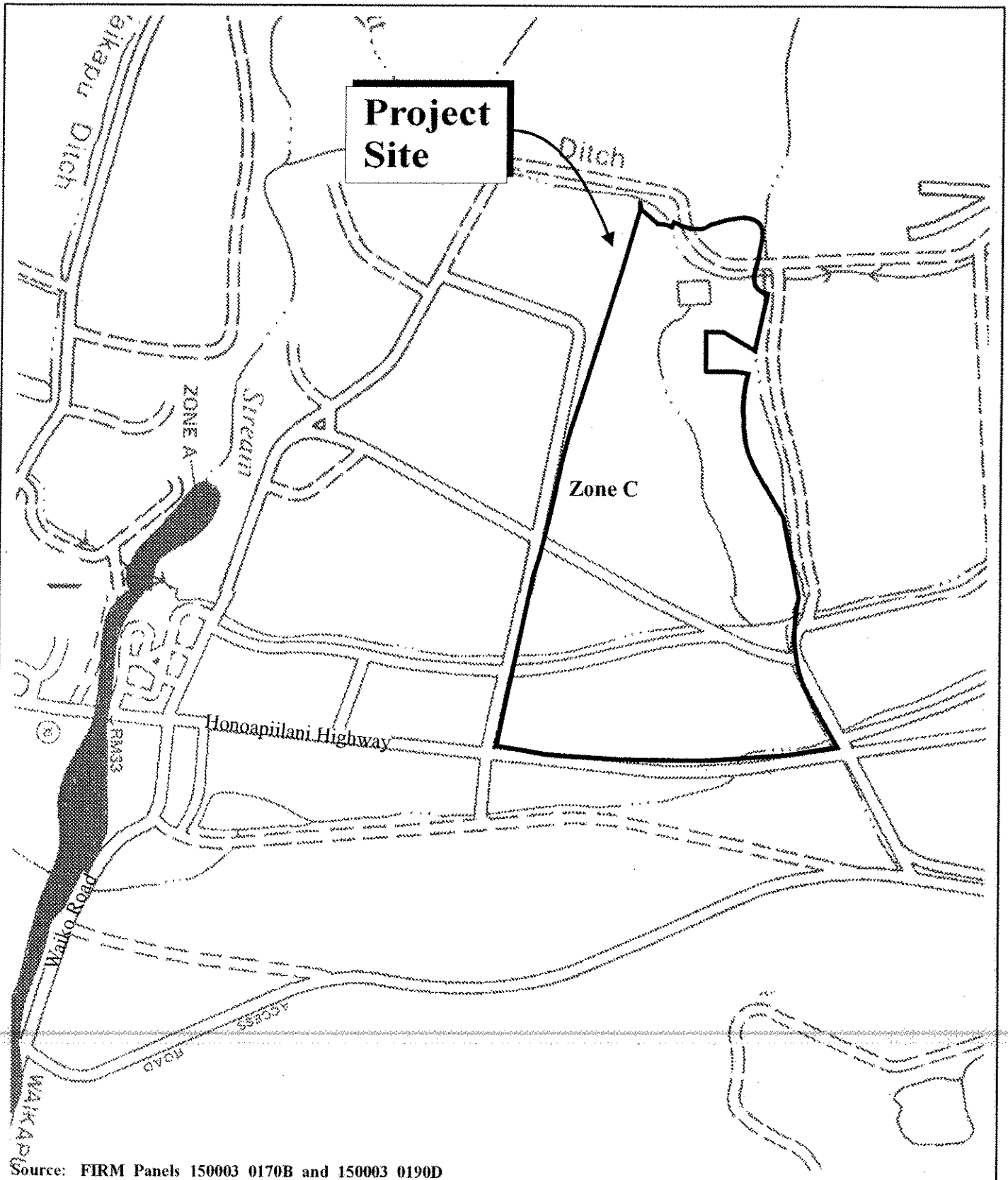
**Figure 13** Proposed Pu'unani Subdivision NOT TO SCALE  
 Productivity Classification Map



Prepared for: Towne Development of Hawaii, Inc.; Endurance Investors, LLC; and Association of Ii Wai Hui, LP

MUNEKIYO & HIRAGA, INC.





Source: FIRM Panels 150003 0170B and 150003 0190D

**Figure 14 Proposed Pu'unani Subdivision**  
**Flood Insurance Rate Map**

NOT TO SCALE



Prepared for: Towne Development of Hawaii, Inc.; Endurance Investors, LLC; and H Wai Hui, LLC

MUNEKIYO & HIRAGA, INC.

grass species. Plant species typically associated with the area include sandbur, lantana, fingergrass and bristly foxtail. The project site also contains vegetation such as koa haole, kiawe and castor bean.

Terrestrial fauna in the region include introduced species, such as cats, mice, rats, and mongoose. Some of the avifauna introduced to the area include the Spotted Dove, Barred Dove, Japanese white-eye, Cardinal, Red-Crested Cardinal, and Mynah.

A detailed biological resources inventory addressing flora and fauna will be incorporated in the Draft EIS.

7. **Archaeological Resources**

An archaeological inventory survey was conducted on the subject parcel by Scientific Consultant Services. The objective of the inventory survey was to determine the presence/absence, nature, extent and significance of cultural resources in the project area. The scope of work for the investigation, as required by the State Department of Land and Natural Resources' State Historic Preservation Division (SHPD), included subsurface testing. The inventory report findings will be included in the Draft EIS.

8. **Air Quality**

Air quality in the project vicinity is good. There are no point sources of airborne emissions within proximity of the project site. Pollutants that exist may be attributable to a variety of sources: vehicular exhaust off Honoapiilani Highway or Kuikahi Drive; dust generated through agricultural operations conducted in the Waikapu areas south of the project site and housing construction operations in the Kehalani Project District north of the project area; and/or smoke from sugar cane harvesting and cultivation operations conducted in the central valley area. Emissions from these sources are intermittent and minimal, and are quickly dispersed by prevailing tradewinds.

9. **Noise**

The predominant source of noise in the vicinity of the property stems from traffic traveling along Honapiilani Highway. Background noise sources include traffic traveling along Kuikahi Drive and other local roads in the vicinity, noise associated

with agricultural and construction operations conducted in the vicinity and natural sources, such as wind and rain.

**10. Scenic and Open Space Resources**

In addition to Mount Haleakala to the east, the West Maui Mountains define the scenic resources west of the project site. The project site does not lie within a scenic corridor. Vast open space and former agricultural lands lie makai of the project area.

**B. SOCIO-ECONOMIC ENVIRONMENT**

**1. Population**

The population of the island of Maui has exhibited relatively strong growth over the last two (2) decades. The 2000 population was estimated at 117,644, an increase from the 1990 population of 91,361. The year 2005 population was estimated at 127,950, while the population for the year 2020 is projected to be 160,090 (SMS, 2002).

The estimated year 2000 population for the Wailuku-Kahului Community Plan region was 41,503. The region's population shows an estimated increase to 44,883 in the year 2005. By the year 2020, population in the region is projected to increase to 55,424 (SMS, 2002).

**2. Housing**

According to the SMS Socio-Economic Forecast for Maui County, in the year 2000, the island of Maui's housing supply totaled 40,041 units of which 32 percent, or 12,852 units were located in the Wailuku-Kahului Community Plan. This area accounts for the largest percentage of housing units on the island. In the year 2000, there was a demand for 13,528 housing units. As the number of households will increase, so will the demand for housing. In the year 2010, the number of households in the Wailuku-Kahului area is estimated to be 15,985. Demand is projected to grow to 16,826 units. By the year 2020, the number of households will increase to 19,051. Demand will grow to 20,054 units (SMS, 56-59).

In 2005, the average sales price for a single-family home in Central Maui was \$582,766.00. The average sales price of a condominium in central Maui was

\$238,932.00 (Realtors Association of Maui, 2005).

### **Household and Family Characteristics**

The average household size in the Wailuku-Kahului area in the year 2000 was 3.17 compared to an island wide average of 2.90. These numbers are expected to decrease to an average of 3.03 and 2.80 respectively by the year 2010 and 2.91 and 2.72 respectively by the year 2020 (SMS, 2002).

The median household income in the Wailuku-Kahului area in the year 2000 was \$43,261.00. A more detailed breakdown of household income based on the Housing and Urban Development (HUD) median county income in this region is provided in **Table 5**.

**Table 5**

<b>HOUSEHOLD INCOME</b>			
<b>Number of Households Earning No More Than</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
50% of HUD Median	4,212	5,143	6054
80% of HUD Median	6,712	8,279	9,812
100% of HUD Median	8,682	10,734	12,742
120% of HUD Median	9,923	12,289	14,605
140% of HUD Median	10,816	13,416	15,961

Source: SMS Socio-Economic Forecast 2002.

### **3. Economy**

The Wailuku region is the island's center of governmental activity. Along with neighboring Kahului, the region encompasses a broad range of commercial, service and public sector activity. In addition, the region is surrounded by acres of sugar cane and pineapple crops. The vast expanse of agricultural land, managed by Hawaiian Commercial & Sugar (HC&S) and Maui Pineapple Company are key contributors to the local economy.

### **4. Employment**

In 2005, Maui County and the island of Maui unemployment rates were 2.6 percent and 2.4 percent, respectively (Labor and Occupational Information Hawaii, State Department of Labor and Industrial Relations, 2006). In terms of employment distribution, the Wailuku-Kahului region is consistent with the County-wide trend

in various occupational categories shown in **Table 6**.

**Table 6**

<b>EMPLOYMENT DISTRIBUTION</b>		
<b>Occupational Category</b>	<b>Maui County</b>	<b>Wailuku-Kahului</b>
Agriculture	3 percent	4 percent
Manufacturing	2 percent	5 percent
Construction	4 percent	1 percent
Transportation, Communication and Utilities	6 percent	10 percent
Trade	21 percent	22 percent
Banking and Finance	4 percent	4 percent
Hotel	14 percent	1 percent
Other Services	16 percent	18 percent
Government	9 percent	14 percent
Self-Employed	21 percent	22 percent
Source: SMS, 2002.		

## **C. PUBLIC SERVICES**

### **1. Police and Fire Protection**

Police protection for the Wailuku and Waikapu region is provided by the Maui County Police Department headquartered on Mahalani Street, approximately 4.0 miles from the project sites. The region is served by the Department's Central Maui station, which is divided in three (3) sectors. Each sector is divided into three (3) beats, each patrolled by a single officer.

Fire prevention, suppression and protection services for the Waiehu/Waihee and Wailuku regions is provided by the County Department of Fire and Public Safety's Wailuku station, located on Kinipopo Street in Wailuku Town, approximately 2.0 miles from the project site. The region is also served by the Department's Kahului Station, located on Dairy Road, approximately 4.0 miles from the project site.

### **2. Medical Services**

Maui Memorial Medical Center, the only major medical facility on the island, serves the Wailuku-Kahului region. Acute, general and emergency care services are provided at the 196-bed facility. Other private medical service providers in the Central Maui region, which have regular hours, include Maui Medical Group and

Kaiser Permanente.

3. **Solid Waste**

Single-family residential solid waste collection service is provided by the County of Maui once weekly. 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. Commercial waste from private collection companies is also disposed at the Central Maui Landfill.

Privately owned facilities, such as the Maui Demolition and Construction Landfill and the Pohakulepo Concrete Recycling Facility accept solid waste and concrete from demolition and construction activities. These facilities are located at Maalaea, northwest of the subject property, near Honoapiilani Highway's junction with North Kihei Road and Kuihelani Highway. A privately operated green waste recycling facility, Campaign Recycle Maui, is situated near Waikapu and a County-operated facility is located at the CML.

4. **Recreational Resources**

Two (2) parks are planned for the Kehalani Project District, in close proximity to the project site. The parks are currently being designed, however, one of the parks will be approximately 7.0 acres and the other, which will include ball fields, will be approximately 11.0 acres.

The Waikapu Community Center is located in the immediate vicinity of the project site. This County-owned facility includes a baseball field, basketball court, and community center. Two (2) Brewer Little League fields are also located near the project site and are available for public use. A nearby park, adjacent to the Hale Makana O Waiale Affordable Housing complex, contains a baseball field, basketball court, and playground equipment.

The Wailuku region encompasses a full range of recreational opportunities, including shoreline and boating activities at the Kahului Harbor and adjoining beach parks, and individual and organized athletic activities offered at numerous County Parks. The Keopuolani Park has various trails for walking or running, as well as two (2) ballfields, a skate park, an open field area and three (3) restroom facilities. Across the street from the park are various ballparks, a multi-purpose field, the War

Memorial gymnasium and the War Memorial Stadium. The Velma Santos Community Center (also known as the Wailuku Community Center) is located nearby. Wells Park and Papohaku Park are also located within a two-mile radius.

5. **Schools**

An elementary school, to be operated by the Department of Education, is planned for the Kehalani Project District, in close proximity to the project site.

Presently, the State of Hawaii Department of Education operates four (4) public schools in Wailuku, Maui. They are: Baldwin High School for grades 9 to 12; Iao Intermediate School for grades 6 to 8; and Wailuku Elementary School for Kindergarten to grade 5. The State Department of Education projected 2009 to 2010 school year enrollment is provided in **Table 7**.

**Table 7**

<b>PUBLIC SCHOOL ENROLLMENT DATA</b>			
<b>School</b>	<b>Capacity for 2004 to 2005 School Year</b>	<b>Enrollment 2004 to 2005 School Year</b>	<b>Projected Enrollment 2009 to 2010</b>
Baldwin High School (Grades 9 to 12)	1,542	1,680	1,597
Iao Intermediate School (Grades 6 to 8)	945	831	819
Wailuku Elementary School (Grades K to 5)	1,132	955	1,030
Source: State of Hawaii, Department of Education, 2005.			

In Wailuku, there is a Catholic-faith based private school, St. Anthony, which operates a high school, junior high school, elementary school and pre-school. In the 2004-2005 school year, St. Anthony Jr. and Sr. High School had an enrollment of 305 students. The school has an enrollment capacity for 450 students. The elementary school had an enrollment of 197 students and enrollment capacity for 204 students. The recently accredited pre-school has a capacity for and enrollment of 48 students.

There is one (1) private pre-school for 3 to 4 year olds of Native Hawaiian ancestry, operated by Kamehameha Schools, located in the Paukukalo subdivision near the

park and community center. The pre-school has an enrollment capacity of 80 students. First enrollment priority is intended for children within the Paukukalo development, the second priority is children from Waiehu Kou and the third priority is children from Waihee Elementary School District. Remaining openings are for children living elsewhere on Maui.

## **D. INFRASTRUCTURE**

### **1. Roadways**

**Honoapiilani Highway** is a two-lane, two-way arterial, State highway that runs from the Wailuku and Waikapu areas to South and West Maui. The highway runs north-south from Wailuku to Maalaea and then shifts direction, extending in an east-west direction to Lahaina, Kaanapali and Kapalua. In the vicinity of the proposed project site, the highway has separate left-turn lanes and a posted speed limit of 30 miles per hour (mph). The applicants are proposing right-turn in, right-turn out access to the project site, off of Honoapiilani Highway.

**Kuikahi Drive** is a two-way, two-lane County road that runs east-west from Honoapiilani Highway to the Wailuku Heights subdivision. Access to the project site is proposed at three (3) locations off of Kuikahi Drive.

**Waiale Drive** is a two-lane, two-way County road that runs north-south from Wailuku to Waikapu, parallel to Honoapiilani Highway.

A more detailed discussion of roadway infrastructure and traffic conditions will be included in the Draft EIS.

### **2. Water**

Water to the Wailuku-Kahului region is provided by the County Department of Water Supply (DWS) Central Maui System which also serves the Paia, Maalaea, Kihei and Makena areas. About 75 percent of the water is drawn from the Iao Aquifer, which has a capacity of 20 million gallons per day (MGD). The remaining 5 MGD is drawn from the adjacent Waihee Aquifer, tapped from the North Waihee wells. A new well, which taps into the Iao aquifer, is currently being developed in Waikapu near Waiko Road.



The nearest County-owned water system is at Wailuku Heights, west of the project site. There is an existing 300,000 gallon tank that serves Wailuku Heights. There is also an existing 300,000 gallon tank, which currently serves the Kehalani Mauka project. Kehalani Mauka, LLC is currently installing a 1.5 million gallon tank at the 670 foot elevation, northwest of the project area. A water system is also currently being constructed by Hawaii Land & Farming Co., Inc. for the Kehalani project, located north of Kuikahi Drive.

3. **Wastewater**

Wastewater from the Wailuku region is treated at the Wailuku-Kahului Wastewater Reclamation Facility (WWRF). The WWRF also receives flow from Kuau, Paia, Skill Village and Spreckelsville. Currently, the WWRF has a design capacity of 7.9 MGD average dry-weather flow (ADWF), 11.9 MGD during peak dry-weather-flow and 15.8 MGD peak wet weather flow. In 2005, total flow was 6.43 MGD. About 6.958 MGD or 88 percent of its rated ADWF capacity has been allocated. About 0.942 MGD capacity remains. Effluent disposal is via eight (8) gravity injection wells. Principal solids are treated, processed and digested, dewatered and composted at the Central Maui Landfill. There are 15 major wastewater pump stations (WWPS) which are part of the WWRF system.

4. **Drainage**

Runoff from the West Maui mountains, west and mauka of the project site, is conveyed via gullies that run through the proposed development area, eastward to a culvert crossing at Honoapiilani Highway. Runoff from the undeveloped project area sheet flows and is conveyed by gullies eastward toward Honoapiilani Highway. A more detailed discussion of drainage infrastructure will be included in the Draft EIS.

5. **Electricity, Telephone and Cable Television Systems**

Electrical, telephone and cable services for the project vicinity is provided by Maui Electric Company, Ltd., Hawaiian Telcom and Hawaiian Cablevision, respectively. Overhead transmission lines are located along the eastern border of the project site, along Honoapiilani Highway. There are also underground transmission lines along Kuikahi Drive, abutting the project site.

# **III. POTENTIAL IMPACTS AND MITIGATION MEASURES**

# III. POTENTIAL IMPACTS AND MITIGATION MEASURES

## A. IMPACTS TO THE PHYSICAL ENVIRONMENT

### 1. Surrounding Land Uses

The project site is located at the outskirts of urban Wailuku, adjacent to the Kehalani Project District and Wailuku Heights Subdivision. Waikapu, which consists of Waikapu Town, Waiolani subdivisions, Spencer Homes' Waikapu Gardens and Waikapu Ranch, an agricultural subdivision, lie due south of the project area. The land area is currently fallow after years of agricultural production. The proposed project will include smaller 4,000 s.f. lots and multi-family units at the makai extent of the project area, together with one-half acre and one acre rural lots extending mauka, towards Wailuku Heights. This spatial configuration establishes land use continuity for the smaller single-family lots, consistent with the character established by the Kehalani subdivisions, Waiolani subdivisions and Waikapu Gardens affordable housing project. Similarly, the project's rural lots provide a transition from the higher density Kehalani Project District to agricultural lands south of the project area. Potential impacts to surrounding land uses and mitigation measures will be included in the Draft EIS.

### 2. Topography and Landform

The 210-acre project area slopes in a west to east direction at a cross-slope of 11 percent. The elevation at the mauka or westerly extent of the property are at approximately 800 feet, while the elevation at the easterly or makai extent of the property, near Honoapiilani Highway is approximately 350 feet. Mass grading will be necessary to meet the grade standards required for subdivision roadway and house pad construction. Grading plans will attempt to balance excavation and embankment quantities to the extent possible. Drainage patterns will be maintained to ensure minimal impact to downstream properties. Adverse impact to topography and landforms resulting from grading activities are not expected to result from the proposed project.

3. **Flora and Fauna**

Findings from a biological resources survey will be included, along with a copy of the study, in the Draft EIS. The study will include findings from field work conducted and include documentation of species of birds and mammals found on the various parcels in the project area and beyond, with particular attention to native and migratory species. Any unusual or unique habitat resources vital to native, endangered or threatened species will be noted.

4. **Wetland and Streams**

There are no wetlands in the vicinity of the subject property. Waikapu Stream will not be affected by the proposed action. Drainage characteristics and proposed improvements will be addressed in the Draft EIS.

5. **Cultural Impact Considerations**

A cultural impact assessment will be prepared and included in the Draft EIS. The cultural assessment will include archival research to define information relating to practices and beliefs of indigenous Hawaiians within and surrounding the subject area. The intent of the cultural assessment will be to disclose pertinent information on traditional customary practices which may need to be considered in project planning. Such practices may include, but will not be limited to access-driven subsistence, agricultural, recreational, healing and burial practices, and religious or spiritual traditions.

6. **Archaeological Resources**

As previously mentioned, an archaeological inventory survey was conducted on the subject parcel by Scientific Consultant Services (SCS). The survey involved evaluation, documentation and recordation and when necessary, limited subsurface investigation of recorded sites. Laboratory analysis was also performed, where necessary. The inventory report and recommendations will be incorporated in the Draft EIS.

7. **Air Quality**

Emission derived from operation of construction equipment and other vehicles involved in construction activities may temporarily affect the ambient air quality within the immediate vicinity. However, these effects will be minimized through proper maintenance of construction equipment and vehicles.

In addition, there may be a temporary adverse impact on air quality, attributable to dust generated during construction, particularly earth-moving activity, such as excavating, trenching, and filling. Mitigation measures will involve utilization of dust barriers, waterwagons, and/or sprinklers to control dust, and watering of graded areas upon completion of construction activities daily.

In the long term, the proposed rural, single-family and multi-family residential uses are not anticipated to have an adverse impact on air quality.

8. **Noise**

Ambient noise conditions may be temporarily affected by construction activities. Heavy construction machinery, such as backhoes, dump trucks, front-end loaders, paving equipment, and material transport vehicles, are anticipated to be the dominant noise-generating sources during the construction period.

Proper equipment and vehicle maintenance are anticipated to reduce noise levels. Equipment mufflers or other noise attenuating equipment may also be employed as required. All construction activities will be limited to daylight work hours.

Once completed, the proposed project is not anticipated to generate adverse impact on noise conditions.

9. **Scenic and Open Space Resources**

Haleakala is visible to the east of the project site with the West Maui Mountains to the west. The project is not part of a scenic corridor and will not affect views from inland vantage points. Open space buffers along Honoapiilani Highway and Kuikahi Drive will serve to mitigate visual impacts from these abutting roadways. Further discussion on the effect of the proposed project on scenic and open space resources will be included in the Draft EIS.

## **B. IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT**

### **1. Economic Impact Considerations**

As a short-term consideration, the proposed action will create jobs associated with subdivision improvements and home construction. In the long run, the proposed project will help to address housing needs for island residents. A market study will be prepared to address housing demand and supply factors which may be influenced by the proposed action. The market study and its results will be incorporated in the Draft EIS.

Additionally, because the proposed action involves the reclassification of agricultural lands, an agricultural impact assessment will be conducted and incorporated in the Draft EIS. The agricultural impact assessment will consider the relationship of the proposed action to existing farm operations and related agricultural productivity parameters.

### **2. Police, Fire and Medical Services**

The project should not require an extension of existing service area limits for emergency services. There may be a need for additional personnel, however, additional revenues will be generated through property taxes, which will support the County and its respective departments. Coordination will be undertaken with appropriate agencies to address service capabilities of police, fire and emergency medical operations.

### **3. Recreational**

The project involves the development of up to 550 lots and units for residential use. Options for fulfillment of parks and playground requirements include land dedication, payment of fees in lieu of land dedication, or a combination of land dedication and fee payment. Open space and park areas will be incorporated in the subdivision plan. Coordination with the Department of Parks and Recreation will be undertaken to ensure that requirements for parks and playgrounds are appropriately addressed. Results of this coordination effort will be included in the Draft EIS.

4. **Educational Services**

The proposed subdivision action is anticipated to result in greater student enrollment. The applicant will coordinate with Department of Education officials and discuss the "fair-share" educational assessment for the project. Results of this coordination process will be documented in the Draft EIS.

C. **IMPACTS TO INFRASTRUCTURE**

1. **Roadways**

Access to the project site will be made available via three (3) openings off of Kuikahi Drive and one opening off Honoapiilani Highway. One of the three (3) openings off Kuikahi Drive will involve the improvement of and extension of an existing sugar cane haul road, Old Waikapu Road, that runs along the property line that separates the two (2) Tax Map Key parcels. The road currently extends from the southern property border northward until about 1,000 feet away from Kuikahi Drive. It then veers east about 1,000 feet and connects to Honoapiilani Highway. The applicant will work with the County to establish the basis of design to extend Old Waikapu Road to Kuikahi Drive. The improved road will be dedicated to the County of Maui upon subdivision completion. The applicants are also proposing a major project collector, which will extend midway through the project area, running mauka to makai, with right-turn in, right-turn out access off Honoapiilani Highway. The applicants have initiated coordination with the State Department of Transportation (DOT) to secure access relocation approval.

A Traffic Impact Assessment Report (TIAR) is being prepared by the project's traffic engineer. The TIAR will not only address the impacts of traffic generated from the proposed action; but it will include an assessment of cumulative impacts, and identify mitigation measures. This study will be attached as an exhibit in the Draft EIS.

2. **Water**

Upon project completion, lots at the 725 to 815 foot elevations will be connected to the Wailuku Heights water system. Water for these lots will be stored in an existing 300,000 gallon tank in Wailuku Heights, near the 1,080 foot elevation.

Lots at the 560 to 725 foot elevations will be connected to the Kehalani Mauka

project's water system. Water for these lots will be stored in a 500,000 gallon tank that the applicant plans to expand from the existing 300,000 gallon tank located 835 foot elevation that serves Kehalani.

Lots at the 350 to 560 foot elevations will be connected to the water system being constructed by Hawaii Land & Farming, Co., Inc. for the Kehalani project, located north of Kuikahi Drive. Water for these lots will be stored in a 500,000 gallon tank that the applicant plans to construct next to the existing 1.5 million gallon tank at the 670 foot elevation, northwest of the project area.

The applicant will coordinate with the Department of Water Supply to ensure that water source is available at the time of development. The project engineer is working on demand calculations for domestic, irrigation and fire protection use. Demand and preliminary water engineering will be discussed in the Draft EIS, along with a copy of the Preliminary Engineering Report.

**3. Wastewater**

The proposed project will require the installation of an 8-inch gravity collector, along the easter border of the project site, along Honoapiilani Highway for connection to an existing 8-inch service line on East Kuikahi Drive. The applicant will pay the fair-share cost of offsite sewer improvements, in addition to the assessment fee for Facility Expansion of the Wailuku/Kuikahi Wastewater Treatment System, as required in Chapter 14.35 of the Maui County Code.

The project engineer is working on calculation of estimated wastewater flows generated as a result of the proposed project. The Draft EIS will include findings, further discussion on the wastewater collection and treatment required to sustain such development and a copy of the Preliminary Engineering Report.

**4. Drainage**

Off-site runoff will continue to flow toward the culvert at Honoapiilani Highway. An underground storm drainage system will be installed to transport flows from the project area to a 14.6-acre park and storm water retention area, located at the northeastern border of the project area, along Honoapiilani Highway.

Additional details regarding drainage and proposed mitigation measures will be



included in the Draft EIS, along with a preliminary drainage report.

5. **Electricity, Telephone and Cable Television Systems**

Electrical, telephone and cable television transmission lines will be installed underground and connect with existing systems on Honoapiilani Highway and Kuikahi Drive. Coordination with the various utility companies will be undertaken during the preparation of the Draft EIS.

# **IV. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS**

## IV. RELATIONSHIP TO LAND USE PLANS, POLICIES AND CONTROLS

### A. STATE LAND USE DISTRICTS

Pursuant to Chapter 205, Hawaii Revised Statutes, all lands in the State have been placed into one (1) of four (4) land use districts by the State Land Use Commission. These land use districts have been designated "Urban", "Rural", "Agricultural", and "Conservation". The project site is classified "Agricultural". Refer to **Figure 4**. The proposed action involves a request for reclassification from the "Agricultural" District to the "Urban" and "Rural" District.

### B. LAND USE COMMISSION RULES, CHAPTER 15-15, HAWAII ADMINISTRATIVE RULES

The proposed reclassification of the subject property is in conformance with the following standards of the Urban District set forth in Chapter 15-15-18, Hawaii Administrative Rules:

#### Chapter 15-15-18

- (1) It shall include lands characterized by "city-like" concentrations of people, structures, streets, urban level of services and other related land uses.

**Comment:** The proposed project is adjacent to the proposed 108±-lot Waiolani Mauka and Wailuku Heights Subdivision II. It is also in close proximity to Wailuku Town and Waikapu Town, which consist of single-family residential, commercial and recreational uses.

- (2) ~~It shall take into consideration the following specific factors:~~

- A. Proximity to centers of trading and employment except where the development would generate new centers of trading and employment.

**Comment:** There are a few commercial uses in Waikapu Town, but Waikapu consists primarily of residential uses. The proposed project site is located approximately 1.2 miles from Wailuku Town which is the County seat and center of trade and employment.

- B. Availability of basic services such as schools, parks, wastewater systems, solid waste disposal, drainage, water, transportation systems, public utilities, and police and fire protection.

**Comment:** Basic infrastructure, such as transportation systems, sewer, water, drainage and public utility hook-ups are available in close proximity to the project. Drainage improvements will comply with County of Maui standards. Schools and parks are located in close proximity to the project site. Police and fire protection services are also available due to the proposed site's close proximity to the Wailuku stations.

- C. Sufficient reserve areas for foreseeable urban growth.

**Comment:** The area of proposed reclassification involves the development of approximately 210 acres for single-family residential purposes. Development of the subject property should help address a portion of the existing housing demand without significantly affecting reserve areas for urban growth. Additional areas for single-family expansion (future urban growth) are delineated in the Wailuku-Kahului Community Plan.

- (3) It shall include lands with satisfactory topography, drainage, and reasonably free from the danger of any flood, tsunami, unstable soil condition, and other adverse environmental effects.

**Comment:** The site is relatively flat with an average cross-slope of 11 percent. The project site is located in Zone C, an area of minimal flooding. The project site is not subject to tsunami inundation, nor is it characterized by unstable soil conditions.

- (4) Land contiguous with existing urban areas shall be given more consideration than non-contiguous land, and particularly when indicated for future urban use on state or county general plans.

**Comment:** The subject properties are adjacent to areas already designated "Urban".

- (5) It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas of urban growth as shown on the state and county general plans.

**Comment:** The subject property is an appropriate location for an Urban District classification as reflected by the underlying single-family designation established in

the Wailuku-Kahului Community Plan.

- (6) It may include lands which do not conform to the standards in paragraphs (1) to (5):
- A. When surrounded by or adjacent to existing urban development; and
  - B. Only when those lands represent a minor portion of this district

**Comment:** The subject property conforms with standards in paragraphs (1) to (5). Moreover, it lies adjacent to Wailuku Heights and Waiolani Mauka, existing urban development areas. The proposed project site represents a small portion of the approximately 248,000 acres of the Agricultural District on the island of Maui.

- (7) It shall not include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services.

**Comment:** The proposed reclassification will not result in scattered spot urban development. The project site lies adjacent to Waikapu Town. The proposed development will not necessitate public investment in infrastructure facilities or public services. The applicant will comply with applicable provisions regarding provision of infrastructure facilities.

- (8) It may include lands with a general slope of twenty percent or more if the commission finds that those lands are desirable and suitable for urban purposes and that the design and construction controls, as adopted by any federal, state or county agency, are adequate to protect the public health, welfare and safety, and the public's interest in the aesthetic quality of the landscape.

**Comment:** The subject property slopes from 815 to 350 feet with a cross slope of of approximately 11 percent.

---

The proposed reclassification of the subject property is also in conformance with the following standards of the Rural District set forth in Chapter 15-15-21, Hawaii Administrative Rules:

**Chapter 15-15-21**

- (1) Areas consisting of small farms; provided that the areas need not be included in this district if their inclusion will alter the general characteristics of the areas.

**Comment:** The subject land was formerly utilized for large-scale agricultural production, which is no longer economically viable. The land due south of the property remains in agricultural use. A small-lot agricultural subdivision, Waikapu Ranch, located adjacent to Parcel 3. The proposed reclassification to the Rural district provides an appropriate transition from the urbanized lands to the north and the agricultural lands to the immediate south of the property.

- (2) Activities or uses as characterized by low-density residential lots of not less than one-half acre and a density of not more than one single-family dwelling per one-half acre in areas where “city-like” concentration of people, structures, streets, and urban level of services are absent, and where small farms are intermixed with the low-density residential lots; and

**Comment:** The subject property is located between Wailuku and Waikapu, where urban uses meet agricultural land. As previously noted, the proposed Rural land use will result in a land use transition between the higher density Kehalani Project District area to the north and open, agricultural land to the south.

- (3) It may also include parcels of land which are surrounded by, or contiguous to this district, and are not suited to low-density residential uses for small farm or agricultural uses.

**Comment:** The land proposed for rural classification is surrounded by urban and agricultural uses. The rural transition between agricultural and urban areas is considered appropriate, given the proximity of the project site to infrastructure and services.

## C. **CHAPTER 226, HRS, HAWAII STATE PLAN**

Chapter 226, HRS, also known as the Hawaii State Plan, is a long-range comprehensive plan which serves as a guide for the future long-range development of the State by identifying goals, objectives, policies, and priorities, as well as implementation mechanisms. The proposed action is consistent with the following goals of the Hawaii State Plan.

- A strong, viable economy, characterized by stability, diversity, and growth, that enables the fulfillment of the needs and expectations of Hawaii’s present and future generations.
- A desired physical environment, characterized by beauty, cleanliness, quiet, stable natural systems, and uniqueness, that enhances the mental and physical well-being

of the people.

- Physical, social, and economic well-being, for individuals and families in Hawaii, that nourishes a sense of community responsibility, of caring, and of participation in community life.

**1. Objectives and Policies of the Hawaii State Plan**

The proposed reclassification is consistent with the following objectives and policies of the Hawaii State Plan:

**Chapter 226-5, HRS, Objectives and Policies for Population**

**226-5(a), HRS:** It shall be the objective in planning for the State's population to guide population growth to be consistent with the achievement of physical, economic, and social objectives contained in this chapter.

**226-5(b)(1), HRS:** Manage population growth statewide in a manner that provides increased opportunities for Hawaii's people to pursue their physical, social, and economic aspirations while recognizing the unique needs of each county.

**226-5(b)(3), HRS:** Promote increased opportunities for Hawaii's people to pursue their socio-economic aspirations throughout the islands.

**Chapter 226-6, HRS, Objective and Policies for the Economy -in General**

**226-6(b)(b), HRS:** Strive to achieve a level of construction activity responsive to, and consistent with, State growth objectives.

**Chapter 226-11, HRS, Objectives and Policies for the Physical Environment - Land-Based, Shoreline, and Marine Resources.**

**226-11(a)(2), HRS:** Effective protection of Hawaii's unique and fragile environmental resources.

**226-11(b)(3), HRS:** Take into account the physical attributes of areas when planning and designing activities and facilities.

**226-11(b)(8), HRS:** Pursue compatible relationships among activities, facilities, and natural resources.

**Chapter 226-12, HRS, Objective and Policies for the Physical Environment - Scenic, Natural Beauty, and Historic Resources.**

**226-12(b)(5), HRS:** Encourage the design of developments and activities that complement the natural beauty of the islands.

**Chapter 226-13, HRS, Objectives and Policies for the Physical Environment - Land, Air, and Water Quality.**

**226-13(b)(2), HRS:** Promote the proper management of Hawaii's land and water resources.

**226-13(b)(6), HRS:** Encourage design and construction practices that enhance the physical qualities of Hawaii's communities.

**226-13(b)(7), HRS:** Encourage urban developments in close proximity to existing services and facilities.

**Chapter 226-19, HRS, Objectives and Policies for Socio-Cultural Advancement - Housing.**

**226-19(a)(2), HRS:** The orderly development of residential areas sensitive to community needs and other land uses.

**226-19(b)(1), HRS:** Effectively accommodate the housing needs of Hawaii's people.

**226-19(b)(3), HRS:** Increase home ownership and rental opportunities and choices in terms of quality, location, cost, densities, style, and size of housing.

**226-19(b)(5), HRS:** Promote design and location of housing developments taking into account the physical setting, accessibility to public facilities and services, and other concerns of existing communities and surrounding areas.

**226-19(b)(7), HRS:** Foster a variety of lifestyles traditional to Hawaii through the design and maintenance of neighborhoods that reflect the culture and values of the community.



**Chapter 226-23, HRS, Objective and Policies for Socio-Cultural Advancement - Leisure.**

**226-23(b)(4), HRS:** Promote the recreational and educational potential of natural resources having scenic, open space, cultural, historical, geological, or biological values while ensuring that their inherent values are preserved.

**2. Priority Guidelines of the Hawaii State Plan**

The proposed action coincides with the following priority guidelines of the Hawaii State Plan.

**Chapter 226-103, HRS, Economic Priority Guidelines:**

**226-103(1):** Seek a variety of means to increase the availability of investment capital for new and expanding enterprises.

a. Encourage investments which:

- (i) Reflect long term commitments to the State;
- (ii) Rely on economic linkages within the local economy;
- (iii) Diversify the economy;
- (iv) Reinvest in the local economy;
- (v) Are sensitive to community needs and priorities; and
- (vi) Demonstrate a commitment to management opportunities to Hawaii residents.

**Chapter 226-104, HRS, Population Growth and Land Resources Priority Guidelines**

**226-104(a)(1), HRS:** Encourage planning and resource management to insure that population growth rates throughout the State are consistent with available and planned resource capacities and reflect the needs and desires of Hawaii's people.

**226-104(b)(1), HRS:** Encourage urban growth primarily to existing urban areas where adequate public facilities are already available or can be provided with reasonable public expenditures and away from areas where other important benefits are present, such as protection of important agricultural land or preservation of

lifestyles.

**226-104(b)(2), HRS:** Make available marginal or non-essential agricultural lands for appropriate urban uses while maintaining agricultural lands of importance in the agricultural district.

**226-104(b)(12), HRS:** Utilize Hawaii's limited land resources wisely, providing adequate land to accommodate projected population and economic growth needs while ensuring the protection of the environment and the availability of the shoreline conservation lands, and other limited resources for future generations.

**Chapter 226-106, HRS, Affordable Housing Priority Guidelines**

**226-106(1), HRS:** Seek to use marginal or nonessential agricultural land and public land to meet housing needs of low- and moderate-income and gap-group households.

**226-106(8), HRS:** Give higher priority to the provision of quality housing that is affordable for Hawaii's residents and less priority to development of housing intended primarily for individuals outside of Hawaii.

**D. STATE FUNCTIONAL PLANS**

The State Functional Plans define actions for implementation of the Hawaii State Plan through the identification of needs, problems and issues, and recommendations on policies and priorities, which address the identified areas of concern. The Draft EIS will address the relationship of the proposed action to the various functional plans.

**E. GENERAL PLAN OF THE COUNTY OF MAUI**

The 1990 update of the Maui County General Plan establishes broad objectives and policies to guide the long-range development of the County. As indicated by the Maui County Charter, the purpose of the general plan shall be to:

*"... indicate desired population and physical development patterns for each island within the county; shall address the unique problems and needs of each island and region within the county; shall explain the opportunities and the social, economic, and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns, and characteristics of future developments. The general plan shall identify objectives to be achieved, and priorities, policies and implementing actions to be pursued with respect to population density, land use maps, land use*

*regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development.”*

The Maui County General Plan advances five (5) major themes that focus on the overall goals of the plan. The proposed project responds to the following General Plan theme:

**Theme Number 5**

Provide for needed resident housing

- Amendments to the General Plan address the development of resident housing as a major social need in our community.

The proposed action is consistent with the following General Plan objectives relating to population, land use, economic activity, housing and urban design, water, public utilities and facilities.

**POPULATION**

**Objective:**

To plan the growth of resident and visitor population through a directed and managed growth plan so as to avoid social, economic and environmental disruptions.

**Policy**

Balance population growth by achieving concurrence between the resident employee work force, the job inventory created by new industries, affordable resident/employee housing, constraints on the environment and its natural resources, public and private infrastructure, and essential social services such as schools, hospitals, etc.

**LAND USE**

**Objective:**

To preserve for present and future generations existing geographic, cultural and traditional community lifestyles by limiting and managing growth through environmentally sensitive and effective use of land in accordance with the individual character of the various communities and regions of the County.

**Policy:**

Provide and maintain a range of land uses districts sufficient to meet the social, physical, environmental and economic needs of the community.

**Objective:**

To use the land within the County for the social and economic benefit of all the County's residents.

**Policies:**

Encourage land use patterns that foster a pedestrian oriented environment to include such amenities as bike paths, linear parks, landscaped buffer areas, and mini-parks.

Encourage land use methods that will provide a continuous balanced inventory of housing types in all price ranges.

**HOUSING AND URBAN DESIGN**

**Housing Objective:**

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

**Policies:**

Provide or require adequate physical infrastructure to meet the demands of present and planned future affordable housing needs.

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

Ensure that each community plan region contains its fair share of affordable housing.

**Objective:**

To see that all developments are well designed and are in harmony with their surroundings.

**Policy:**

Require that appropriate principles of urban design be observed in the planning of all new developments.

**Urban Objective:**

To encourage developments which reflect the character and the culture of Maui County's people.

**Policy:**

Encourage community design which establishes a cohesive identify.

Encourage the establishment of continuous green areas, bike-paths, active and passive recreation areas and mini-parks in new subdivision development.

**Objective:**

To see that all developments are well designed and are in harmony with their surroundings.

**Policy:**

Require that appropriate principles of urban design be observed in the planning of all new developments.

**WATER**

**Objective:** To make more efficient use of our ground, surface and recycled water sources.

**Policy:**

Maximize use of existing water sources by expanding storage capabilities.

**PUBLIC UTILITIES AND FACILITIES**

**Objective:** To improve the quality and availability of public facilities throughout Maui County.

**Policy:**

Seek improvement in the maintenance and operation of public facilities.

**F. WAILUKU-KAHULUI COMMUNITY PLAN**

The project site is located within the Wailuku-Kahului Community Plan region, 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

Maui County General Plan. Each community plan contains recommendations and standards which guide the sequencing, patterns and characteristics of future development in the region.

The Wailuku-Kahului Community Plan was adopted by the County of Maui through Ordinance No. 3061 which took effect on June 5, 2002.

Land use guidelines are set forth by the Wailuku-Kahului Community Plan Land Use Map. Refer to **Figure 5**. Most of the subject property is designated "Agricultural" by the Community Plan, with a portion in the southeast corner designated as "Single-Family".

The proposed action is consistent with the following goals, objectives, and policies of the Wailuku-Kahului Community Plan.

**Goal (Housing):**

A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for the broad cross section of residents, including the elderly.

**Objectives and Policies:**

2. Provide sufficient land areas for new residential growth which relax constraints on the housing market and afford variety in type, price, and location of units. Opportunities for the provision of housing are presently constrained by a lack of expansion areas. This condition should be relieved by a choice of housing in a variety of locations, both rural and urban in character.
6. Coordinate the planning, design and construction of public infrastructure improvements with major residential projects that have an affordable housing component.

**Goal (Infrastructure):**

Timely and environmentally sound planning, development and maintenance of infrastructure systems which serve to protect and preserve the safety and health of the region's residents, commuters and visitors through the provision of clean water, effective waste disposal and drainage systems, and efficient transportation systems which meet the needs of the community.

**Objectives and Policies (Water and Utilities):**

6. Coordinate expansion of and improvements to the water system to coincide with the development of residential expansion areas.

#### **Objectives and Policies (Drainage):**

4. Ensure that storm water run-off and siltation from proposed development will not adversely affect the marine environment and nearshore and offshore water quality. Minimize the increase in discharge of storm water runoff to coastal waters by preserving flood storage capacity in low-lying areas, and encouraging infiltration of runoff.
5. Encourage the incorporation of drainageways, setbacks, and flood protection areas into greenways consisting of open space, pedestrian way and bikeway networks.

#### **Objectives and Policies (Transportation):**

1. Enhance circulation by improving road maintenance; improving or providing traffic signals and turning lanes at congested intersections; and by providing street and destination signs. Important intersections include Lono and Papa Avenues, and intersections along Papa Avenue, Wakea Avenue, and North Market Street. Additional turning lanes, traffic signals and roadway improvements in the Wailuku Town core should be designed to facilitate safe traffic movement and be compatible with the traditional character of the area.
6. For future residential development, prohibit direct lot access from primary roads.

#### **Goal (Urban Design):**

An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design, 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.

#### **Objectives and Policies for the Wailuku - Kahului Region in General:**

5. Integrate stream channels and gulches into the region's open space system for purposes of safety, open space relief, greenways for public use and visual separation. Drainage channels and siltation basins should not be used for building sites, but rather for public open space. Drainage channel rights-of-way and easements may also be used for pedestrian and bikeway facilities.
7. Buffer public and quasi-public facilities and light-heavy industrial/commercial type facilities from adjacent residential uses with appropriate landscape planting.

## **G. COUNTY ZONING**

The proposed project site is zoned "Agricultural", according to Maui County zoning standards. Since the current zoning does not allow for the proposed subdivision, a separate Change in Zoning application will be filed with the County of Maui. The request is being made to establish the RU-0.5 and RU-1, Rural zoning districts; R-0, Residential zoning district; A1, Apartment zoning district; and OS-2, Open Space district, as discussed in Chapter I.

## **H. COASTAL ZONE MANAGEMENT OBJECTIVES AND POLICIES**

Pursuant to Chapter 205A, Hawaii Revised Statutes, projects should be evaluated with respect to Coastal Zone Management (CZM) objectives, policies and guidelines. The subject property is not located within the County of Maui's Special Management Area, however, the applicability of coastal zone management considerations have been reviewed and assessed.

### **1. Recreational Resources**

#### **Objective:**

Provide coastal recreational opportunities accessible to the public.

#### **Policies:**

- (A) Improve coordination and funding of coastal recreational 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 recreational 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 sand 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, HRS.

**Response:** The project site is located inland, miles away from the coastline. As such, there should be no impact on coastal recreational opportunities or adverse effect on existing public access to the shoreline.

## 2. Historic Resources

### Objective:

Protect, preserve and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

### Policies:

- (A) Identify and analyze significant archeological 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 proposed project is not anticipated to have an adverse effect on historical or cultural resources. An archaeological inventory survey was performed on the project area. The results of the survey, and a copy of the study, will be included into the Draft EIS.

### 3. **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 landforms 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 result in the creation of rural and single-family lots for sale, as well as multi-family units that should not have an adverse impact to scenic or open space resources. Open space buffers along Honoapiilani Highway and Kuikahi Drive will serve to mitigate view impacts from these adjacent roadways. ~~The project area does not lie within a scenic view corridor.~~

### 4. **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 action is not expected to adversely impact coastal ecosystems. Drainage system improvements will be designed in accordance with applicable regulatory standards to ensure that there is no adverse effect on downstream properties. Runoff from the development will be routed to a park and detention area, northeast of the project area. In addition, appropriate erosion control measure will be implemented to minimize the effects of stormwater runoff during construction of the project and to ensure that coastal ecosystems are not adversely impacted.

5. **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) Use 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 proposed project is not a coastal dependent development. The proposed project will stimulate the economy through the generation of market and affordable housing to help meet existing demand, related expenditures and creation of construction-related job opportunities. The proposed project is consistent with the objective and policy for economic use.

6. **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, hurricane, wind, subsidence, and point and nonpoint 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 pollution control program.

**Response:** The project site falls within Zone C, an area of minimal flooding. Drainage improvements will be designed in accordance with the Drainage Standards of the County of Maui to ensure that the project will not adversely affect downstream

properties from the effects to flooding and erosion. Moreover, there will be no tsunami inundation concern for the subject property.

7. **Managing Development**

**Objective:**

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

**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 public to facilitate public participation in the planning and review process.

**Response:** The district boundary amendment, Community Plan Amendment and Change in Zoning application processes involve review by governmental agencies, the Maui Planning Commission and the Maui County Council. The public is afforded the opportunity to participate in hearings on these processes. In addition, the applicants have held informational meetings for various surrounding area residents and the Wailuku Main Street Association.

Applicable State and County requirements will be adhered to in the design and construction of the project.

---

8. **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 advice 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:** The project will meet County public awareness, education and participation objectives. An opportunity for agency and public review will be provided as part of the notification review and comment process required for the Environment Impact Statement. Also, the applicants are meeting with Waikapu, Waiolani, and Wailuku Heights Subdivision I and II residents to discuss issues and concerns. The applicants have also presented the proposed project to the Wailuku Main Street Association Board and various Committee members to obtain their input on the conceptual land use plan. The applicant plans to keep the area residents and the Wailuku Main Street Association informed as the project progresses through the planning process.

**9. 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 project is located inland, away from the shoreline and as a result, there should be no effect on beaches.

10. **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:** As previously stated, the project is located inland, away from the ocean and is therefore, not anticipated to have any impact on marine or coastal resources. Appropriate Best Management Practices will be utilized to ensure that construction runoff is appropriately captured, minimizing any impact on coastal waters.

## **V. ALTERNATIVES TO THE PROPOSED ACTION**



## V. ALTERNATIVES TO THE PROPOSED ACTION

The preferred alternative proposes a subdivision encompassing rural residential, small lot single-family and multi-family uses. Although the properties were previously utilized for agricultural pursuits, in light of the region's current socio-economic conditions, it is not practical nor appropriate for current use.

With regard to site development alternatives, the applicant considered a range of alternatives, including a proposed senior component. The Draft EIS will include further elaboration on the alternatives considered.

**VI. ANTICIPATED  
DETERMINATION AND  
FINDINGS AND REASONS  
SUPPORTING THE  
DETERMINATION**

---

## VI. ANTICIPATED DETERMINATION AND FINDINGS AND REASONS SUPPORTING THE DETERMINATION

The "Significance Criteria", Section 12 of the Administrative Rules, Title 11, Chapter 200, "Environmental Impact Statement Rules", were reviewed and analyzed to determine whether the proposed project will have significant impacts to the environment. The following preliminary analysis is provided:

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

An archaeological inventory survey and cultural impact assessment are being prepared for consideration in preparation of the Draft EIS. Additionally, a biological resources survey will be included in the Draft EIS. A full assessment of natural, cultural and archaeological resources will be presented in the EIS document.

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

An assessment of the project's impact to the range of beneficial uses of the environment will be included in the Draft EIS.

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's Environmental Policy and Guidelines are set forth in Chapter 344, Hawaii Revised Statutes. The Draft EIS will include an evaluation of the proposed action with respect to these policies and guidelines.

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

The proposed project will stimulate the local economy during construction. In the long term, the proposed project will support the economy through the contribution of salaries, wages and benefits associated with construction of market and affordable housing. Findings of a market research and agricultural impact assessment will be included in the Draft EIS.

5. **The Proposed Action Does Not Affect Public Health**

Public health and welfare considerations will be addressed in the Draft EIS.

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

A secondary impact assessment will be included in the Draft EIS. The Draft EIS will also include an assessment of impacts to public infrastructure components in the project vicinity and identify mitigation measures. Copies of various studies, including but not limited to, Preliminary Engineering, Drainage and Traffic Impact Assessment Reports will also be included.

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

Environmental quality parameters will be assessed in the Draft EIS document.

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

The Draft EIS will include discussion on cumulative impact to the environment, as a result of the proposed action.

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

A biological resources inventory will be prepared and incorporated in the Draft EIS. The study will include discussion on whether the proposed action will have an effect on rare, threatened or endangered species.

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

Construction activities will result in short-term air quality and noise impacts. Dust control measures, such as regular watering and sprinkling, will be implemented to minimize wind-blown emissions. Noise impact will be mitigated through limitation on construction to daylight work hours. Given utilization of approved Best Management Practices, water quality is not expected to be affected by the proposed project.

Given the residential nature of the project, long-term adverse air quality and noise impacts are not anticipated.

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 is not located within and would not affect environmentally sensitive areas. The project site is not subject to flooding or tsunami inundation. Soils of the project site are not prone to erosion. There are no geologically hazardous lands, estuaries, or coastal waters within or adjacent to the project site. The Draft EIS will include findings from a preliminary drainage report, including a copy of the study, and identify required project-related drainage mitigation measures.

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

The project site is not an identified as a scenic vista or viewplane. The open space buffers along Honoapiilani Highway and Kuikahi Drive will mitigate visual impacts from these principal roadways. The proposed project is not anticipated to adversely

impact public scenic view corridors or coastal scenic and open space resources.

**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 additional demand for electricity. The Draft EIS will include discussion on whether the demand will be substantial or excessive within the context of the region's overall energy consumption. Coordination with Maui Electric Company will be undertaken in preparing the Draft EIS.

Given the scope of the proposed project, an EIS will be prepared in accordance with Chapter 343, Hawaii Revised Statutes.

# **VII. LIST OF PERMITS AND APPROVALS**

## **VII. LIST OF PERMITS AND APPROVALS**

The following permits and approvals will be required prior to the implementation of the project.

**1. State of Hawaii**

State Land Use Commission District Boundary Amendment  
NPDES Permit (for stormwater discharge associated with construction activities)

**2. County of Maui**

Change in Zoning  
Community Plan Amendment  
Subdivision approval  
Construction Permits (including, but not limited to, a Building and Grading Permit)



**VIII. AGENCIES TO BE  
CONSULTED DURING THE  
DRAFT ENVIRONMENTAL  
IMPACT STATEMENT**

---

# VIII. AGENCIES TO BE CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT

The following agencies will be consulted during preparation of the Draft Environmental Impact Statement (EIS). Agency comments and responses to substantive comments will be included in the Draft EIS.

1. Ranae Ganske-Cerizo, Soil Conservationist  
**Natural Resources Conservation Service**  
**U.S. Department of Agriculture**  
210 Imi Kala Street, Suite 209  
Wailuku, Hawaii 96793-2100
2. George Young  
Chief, Regulatory Branch  
**U.S. Department of the Army**  
U.S. Army Engineer District, Honolulu  
Regulatory Branch  
Building 230  
Fort Shafter, Hawaii 96858-5440
3. Robert P. Smith  
Field Supervisor  
**U. S. Fish and Wildlife Service**  
300 Ala Moana Blvd., Rm. 3-122, Box 50088  
Honolulu, Hawaii 96813
4. Laura Thielen, Director  
State of Hawaii  
**Office of Planning**  
P.O. Box 2359  
Honolulu, Hawaii 96804
5. Patricia Hamamoto, Superintendent  
State of Hawaii  
**Department of Education**  
P.O. Box 2360  
Honolulu, Hawaii 96804
6. Denis Lau, Chief  
**Clean Water Branch**  
State of Hawaii  
**Department of Health**  
919 Ala Moana Blvd., Room 300  
Honolulu, Hawaii 96814
7. Herbert Matsubayashi  
District Environmental Health  
Program Chief  
State of Hawaii  
**Department of Health**  
54 High Street  
Wailuku, Hawaii 96793
8. Peter Young, Chairperson  
State of Hawaii  
**Department of Land and Natural  
Resources**  
P. O. Box 621  
Honolulu, Hawaii 96809
9. Melanie Chinen, Administrator  
State of Hawaii  
**Department of Land and Natural  
Resources**  
**State Historic Preservation Division**  
601 Kamokila Blvd., Room 555  
Kapolei, Hawaii 96707

10. Rodney Haraga, Director  
State of Hawaii  
**Department of Transportation**  
869 Punchbowl Street  
Honolulu, Hawaii 96813
- cc: Fred Cajigal, District Engineer
11. Clyde Namu`o, Administrator  
**Office of Hawaiian Affairs**  
711 Kapiolani Boulevard, Suite 500  
Honolulu, Hawaii 96813
12. Carl Kaupololo, Chief  
County of Maui  
**Department of Fire  
and Public Safety**  
200 Dairy Road  
Kahului, Hawaii 96732
13. Alice Lee, Director  
County of Maui  
**Department of Housing and  
Human Concerns**  
200 S. High Street  
Wailuku, Hawaii 96793
14. Michael W. Foley, Director  
County of Maui  
**Department of Planning**  
250 South High Street  
Wailuku, Hawaii 96793
15. Glenn Correa, Director  
County of Maui  
**Department of Parks and Recreation**  
700 Hali`a Nakoia Street, Unit 2  
Wailuku, Hawaii 96793
16. Thomas Phillips, Chief  
County of Maui  
**Police Department**  
55 Mahalani Street  
Wailuku, Hawaii 96793
17. Milton Arakawa, Director  
County of Maui  
**Department of Public Works  
and Environmental Management**  
200 South High Street  
Wailuku, Hawaii 96793
18. George Tengan, Director  
County of Maui  
**Department of Water Supply**  
200 South High Street  
Wailuku, Hawaii 96793
19. Neal Shinyama, Manager – Engineering  
**Maui Electric Company, Ltd.**  
P.O. Box 398  
Kahului, Hawaii 96732
20. Avery Chumbley, President  
**Wailuku Water Company**  
255 E. Waiko Road  
Wailuku, Hawaii 96793
21. Leona Kushi, President  
**Waiolani Homeowner's Association**  
P. O. Box 1376  
Wailuku, Hawaii 96793
22. Paul Ueoka, President  
**Wailuku Heights Subdivision I Community  
Association**  
c/o Carlsmith Ball, LLP  
2035 Main Street, Suite 400  
Wailuku, Hawaii 96793
23. John Sullivan  
**Wailuku Heights Subdivision II Community  
Association**  
c/o Oihana Property Management  
270 Hookahi Street, Suite 202  
Wailuku, Hawaii 96793
24. Jocelyn Perreira, Executive Director  
**Wailuku Main Street Association**  
2035 Main Street, Suite 1  
Wailuku, Hawaii 96793
25. Scott Nunokawa  
**Waiolani Elua Homeowner's Association**  
Waikapu 28 Investment, LLC  
P. O. Box 946  
Wailuku, Hawaii 96793
26. Jesse Spencer  
**Spencer Homes, Inc.**  
P. O. Box 97  
Kihei, Hawaii 96753

27. **Valley Isle Fellowship**  
473 High Street  
Wailuku, Hawaii 96793
  
28. Richard Sudheimer, President  
**Emmanuel Lutheran Church and Schools**  
520 W. One Street  
Kahului, Hawaii 96732

## **IX. REFERENCES**

## IX. REFERENCES

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

County of Maui, Wailuku-Kahului Community Plan, December 1987.

County of Maui, Office of Economic Development, Maui County Data Book 2004.

County of Maui, Department of Public Works and Waste Management, Wastewater Reclamation Division, Plant Capacity Status, December 31, 2002.

Federal Emergency Management Agency, Flood Insurance Rate Map, 1989.

Munekiyo & Hiraga, Inc., Final Environmental Assessment, Proposed Waiolani Mauka Residential Subdivision, May 2004.

Munekiyo & Hiraga, Inc., Final Environmental Assessment, Paukukalo Pre-School and Related Improvements, January 2001.

Munekiyo & Hiraga, Inc., Final Environmental Assessment, Paukukalo Preschool Two Classroom Building, November 2001.

R.M. Towill Corporation, Public Facility Assessment Update, County of Maui, prepared for County of Maui, Department of Planning, July 15, 2002.

Realtor Association of Maui, October 2005.

SMS, Maui County Community Plan Update Program: Socio-Economic Forecast, June 14, 2002.

State of Hawaii, Office of State Planning, The Hawaii State Plan, 1991.

State of Hawaii, Department of Labor and Industrial Relations, <http://www.hiwi.org>, September 2005.

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

University of Hawaii at Hilo, Department of Geography, Atlas of Hawaii, Third Edition, 1998.

U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai and Lanai, State of Hawaii, August 1972.

Wilson Okamoto & Associates, Inc., County of Maui Infrastructure Assessment Update, May 2003.