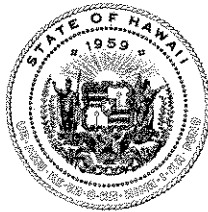
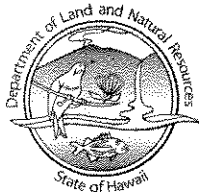


LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
OFFICE OF CONSERVATION AND COASTAL LANDS
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAHOOLAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

REF:OCCL:TM

CDUA: MA-3428

MEMORANDUM

TO: Laurence K. Lau, Deputy Director
Environmental Health
Office of Environmental Quality Control

A handwritten signature in black ink, appearing to read "Samuel J. Lemmo", is written over the "TO:" line of the memorandum.

FROM: Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

SUBJECT: Final Environmental Assessment (FEA)/ Finding of No Significant Impact (FONSI) for Landscaping Located at Honolua Wao Kele, Honolua, Island of Maui, portion of TMK: (2) 4-1-001:009

The Office of Conservation and Coastal Lands (OCCL) has reviewed the Final Environmental Assessment (FEA) for the proposed landscaping activities. The Draft Environmental Assessment (DEA) for this project was published in OEQC's July 8, 2007 Environmental Notice.

The FEA is being submitted to OEQC. We have determined that this project will not have significant environmental effects, and have therefore issued a FONSI. Please publish this notice in OEQC's upcoming September 23, 2007 Environmental Notice.

We have enclosed two copies of the FEA and a CD for the project along with the OEQC Bulletin Publication Form. Comments on the Draft Environmental Assessment were sought from relevant agencies and the public, and were included in the FEA.

Please contact Tiger Mills of our Office of Conservation and Coastal Lands staff at 587-0382 if you have any questions on this matter.

Attachments

SEP 25 2007

SEP 11 2007

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OFFICE OF ENVIRONMENTAL QUALITY CONTROL

HONOLUA WAO KELE

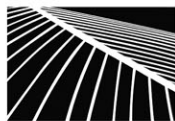
FINAL ENVIRONMENTAL ASSESSMENT

Prepared for:
The Approving Agency,
State of Hawaii Department of Land and Natural Resources
and



MAUI LAND & PINEAPPLE COMPANY, INC.

Prepared by:



PBR HAWAII
& ASSOCIATES, INC.

August 2007

HONOLUA WAO KELE RE-VEGETATION
Final Environmental Assessment

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	SUMMARY	1
1.2	LOCATION	2
1.3	LAND OWNERSHIP	2
1.4	IDENTIFICATION OF THE APPLICANT	2
1.5	IDENTIFICATION OF APPROVING AGENCY	2
1.6	IDENTIFICATION OF THE ENVIRONMENTAL CONSULTANT	2
1.7	COMPLIANCE WITH STATE OF HAWAI'I AND MAUI COUNTY ENVIRONMENTAL LAWS.....	3
1.8	IDENTIFICATION OF AGENCIES/INDIVIDUALS CONSULTED	3
2.0	HONOLUA WAO KELE RE-VEGETATION DESCRIPTION	5
2.1	BACKGROUND INFORMATION	5
2.1.1	Description of the Property and Existing Use.....	5
2.1.2	Surrounding Land Uses.....	5
2.2	FOREST STEWARDSHIP PROGRAM.....	6
2.3	HONOLUA WAO KELE RE-VEGETATION	6
2.4	TIMETABLE AND APPROXIMATE COSTS	8
3.0	DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATIVE MEASURES.....	9
3.1	CLIMATE.....	9
3.2	GEOLOGY AND TOPOGRAPHY	9
3.3	SOILS	10
3.3.1	NRCS Soil Survey	10
3.3.2	Land Study Bureau Detailed Land Classification.....	11
3.4	FLOOD HAZARD.....	12
3.5	SCENIC RESOURCES	12
3.6	FLORA	13
3.7	FAUNA.....	14
3.8	SENSITIVE HABITATS.....	14
3.9	ARCHAEOLOGICAL AND HISTORIC RESOURCES	14
3.10	CULTURAL RESOURCES	15
3.11	SOCIO-ECONOMIC CHARACTERISTICS	16
3.11.1	Population	16
3.11.2	Economy	17
3.11.3	Employment.....	17
3.12	INFRASTRUCTURE AND UTILITIES.....	18
3.12.1	Roadways and Traffic Conditions	18
3.12.2	Water.....	18
3.12.3	Wastewater.....	18
3.12.4	Drainage.....	18
3.12.5	Solid Waste	18
3.12.6	Electrical, Telephone, and Cable Service	18

**HONOLUA WAO KELE RE-VEGETATION
Final Environmental Assessment**

3.13	PUBLIC SERVICES AND FACILITIES	19
3.13.1	Police Services	19
3.13.2	Fire Protection Services	19
3.13.3	Medical Facilities.....	19
3.13.4	Education	19
3.13.5	Recreation	20
4.0	LAND USE CONFORMANCE.....	21
4.1	STATE OF HAWAI‘I.....	21
4.1.1	Hawai‘i State Plan.....	21
4.1.2	Conservation District	23
4.1.3	Coastal Zone Management Act, Chapter 205A, Hawai‘i Revised Statutes	26
4.2	COUNTY OF MAUI	27
4.2.1	General Plan of the County of Maui	27
4.2.2	West Maui Community Plan.....	29
4.2.3	County of Maui Zoning	29
4.2.4	Special Management Area	29
4.3	REQUIRED PERMITS AND APPROVALS	30
5.0	ALTERNATIVES.....	31
5.1	NO ACTION ALTERNATIVE.....	31
6.0	DETERMINATION, FINDINGS, AND REASONS FOR SUPPORTING THE DETERMINATION	33
6.1	PROBABLE IMPACT, INCLUDING CUMULATIVE IMPACTS.....	33
6.2	PROBABLE ADVERSE ENVIRONMENTAL IMPACTS THAT CAN BE AVOIDED	33
6.3	IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES	33
6.4	SIGNIFICANCE CRITERIA	33
6.5	DETERMINATION	36
7.0	REFERENCES	37
8.0	COMMENTS ON THE DRAFT ENVIRONMENTAL ASSESSMENT AND RESPONSES	39

HONOLUA WAO KELE RE-VEGETATION
Final Environmental Assessment

LIST OF FIGURES

1. Regional Location Map (USGS).....2

2. Location/Aerial Photograph.....2

3. Tax Map Key2

4. Site Photographs6

5. State Land Use6

6. Conservation District Subzones.....6

7. Special Management Area6

8. NRCS Soils Survey12

9. Land Study Bureau12

10. Flood Insurance Rate Map.....12

HONOLUA WAO KELE RE-VEGETATION
Final Environmental Assessment

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HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

1.0 INTRODUCTION

This Final Environmental Assessment (EA) is prepared in accordance with Chapter 343, Hawai‘i Revised Statutes (HRS), for Honolua Wao Kele in West Maui, Island of Maui.

1.1 SUMMARY

Project Name:	Honolua Wao Kele Re-vegetation
Location:	Honolua, West Maui, Maui, Hawai‘i
Judicial District:	Lahaina
Applicant:	Maui Land & Pineapple Company, Inc.
Landowner:	Maui Land & Pineapple Company, Inc.
Tax Map Key:	(2) 4-1-01: 09 (portion)
Project Area:	29.6 acres
Existing Uses:	Fallow, vacant, undeveloped land formerly used for pineapple cultivation.
Proposed Use:	Selective removal of noxious, non-native vegetation; and selective re-vegetation with native (endemic and indigenous) and Polynesian-introduced plants.
Land Use Designations:	State Land Use District: Conservation Conservation District Subzones: Resource Community Plan: Conservation County Zoning: Interim Special Management Area (SMA): outside the SMA
Permits/Approvals Required:	Compliance with Chapter 343, Hawai‘i Revised Statutes Conservation District Use Permit
Approving Agency:	Department of Land & Natural Resources
Determination:	Finding of No Significant Impact (FONSI)

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

1.2 LOCATION

Honolua Wao Kele is located in the Honolua ahupua‘a, mauka of Honoapi‘ilani Highway and Līpoa Point on the slopes of the West Maui Mountains, within the Conservation District (see Figures 1 and 2). The land is primarily in open space. Honoapi‘ilani Highway and Līpoa Point are makai and northwest of the area. Southwest of the area is Honolua Bay.

1.3 LAND OWNERSHIP

Maui Land & Pineapple Company, Inc. is the recorded fee owner of the land identified as TMK (2) 4-1-01:09 (por.) (see Figure 3).

1.4 IDENTIFICATION OF THE APPLICANT

The applicant is Maui Land & Pineapple Company, Inc.

Contact: Mr. Ryan Churchill, Senior Vice President
Maui Land & Pineapple Company Inc.
1000 Kapalua Drive
Lahaina, Hawai‘i 96761
Phone: (808) 669-5625; Fax: (808) 669-5454

1.5 IDENTIFICATION OF APPROVING AGENCY

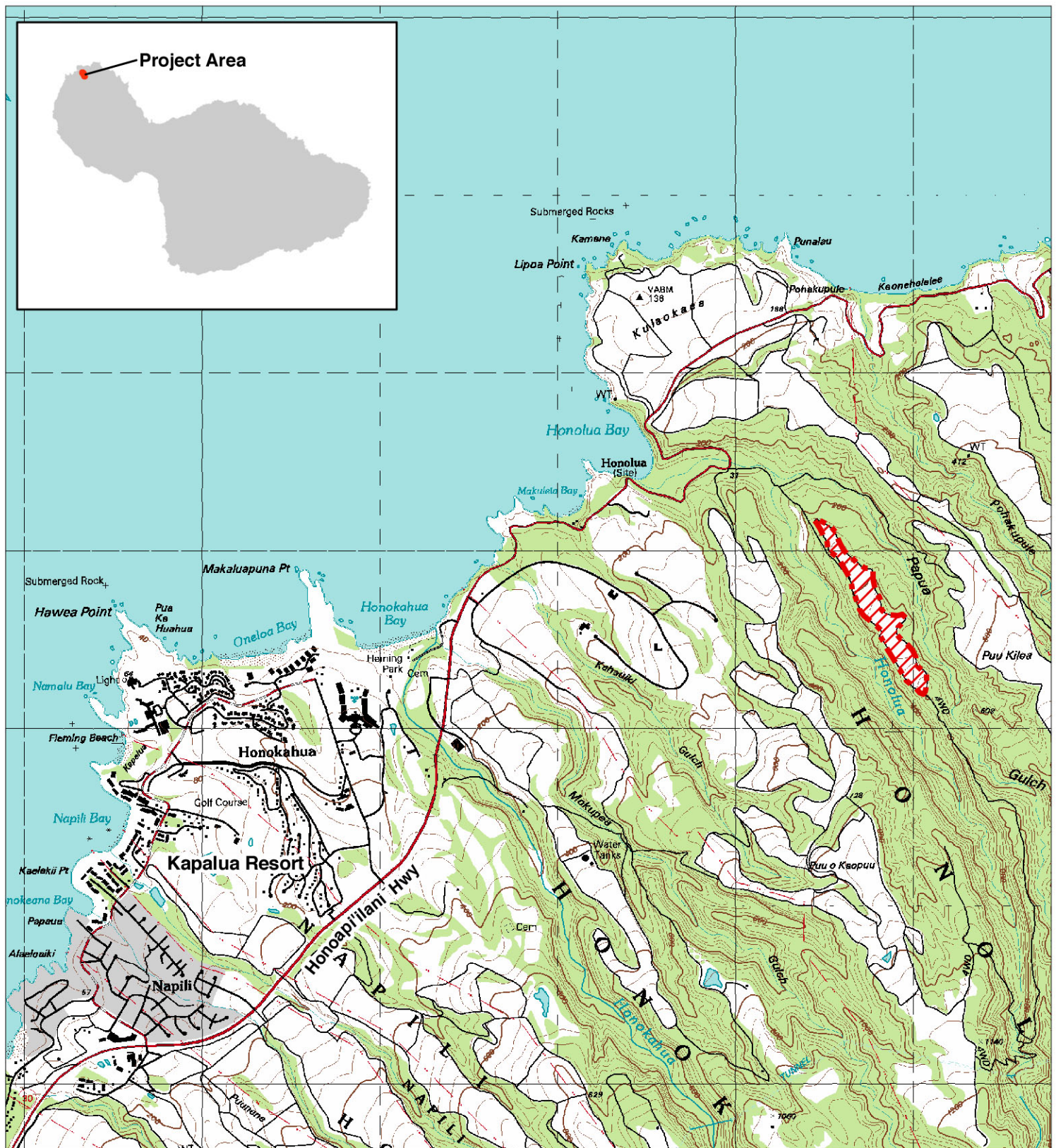
In accordance with Chapter 343, HRS, environmental assessments must be approved by the government agency empowered to approve permits for a project. In this instance, the Department of Land and Natural Resources is the approving agency.

Contact: Mr. Sam Lemmo, Director
State of Hawai‘i, Department of Land & Natural Resources
Office of Conservation & Coastal Lands
P.O. Box 621
Honolulu, Hawai‘i 96809
Telephone: (808) 587-0377; Fax: (808) 587-0322

1.6 IDENTIFICATION OF THE ENVIRONMENTAL CONSULTANT

The environmental consultant is PBR HAWAII.

Contact: Tom Schnell, AICP
PBR HAWAII
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai‘i 96813
Telephone: (808) 521-5631; Fax: (808) 523-1402



Legend


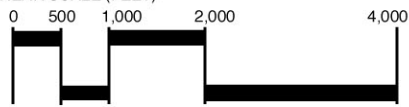
 Honolua Wao Kele

Figure 1
Regional Location Map
Honolua Wao Kele

Maui Land & Pineapple Company, Inc.
NORTH LINEAR SCALE (FEET)

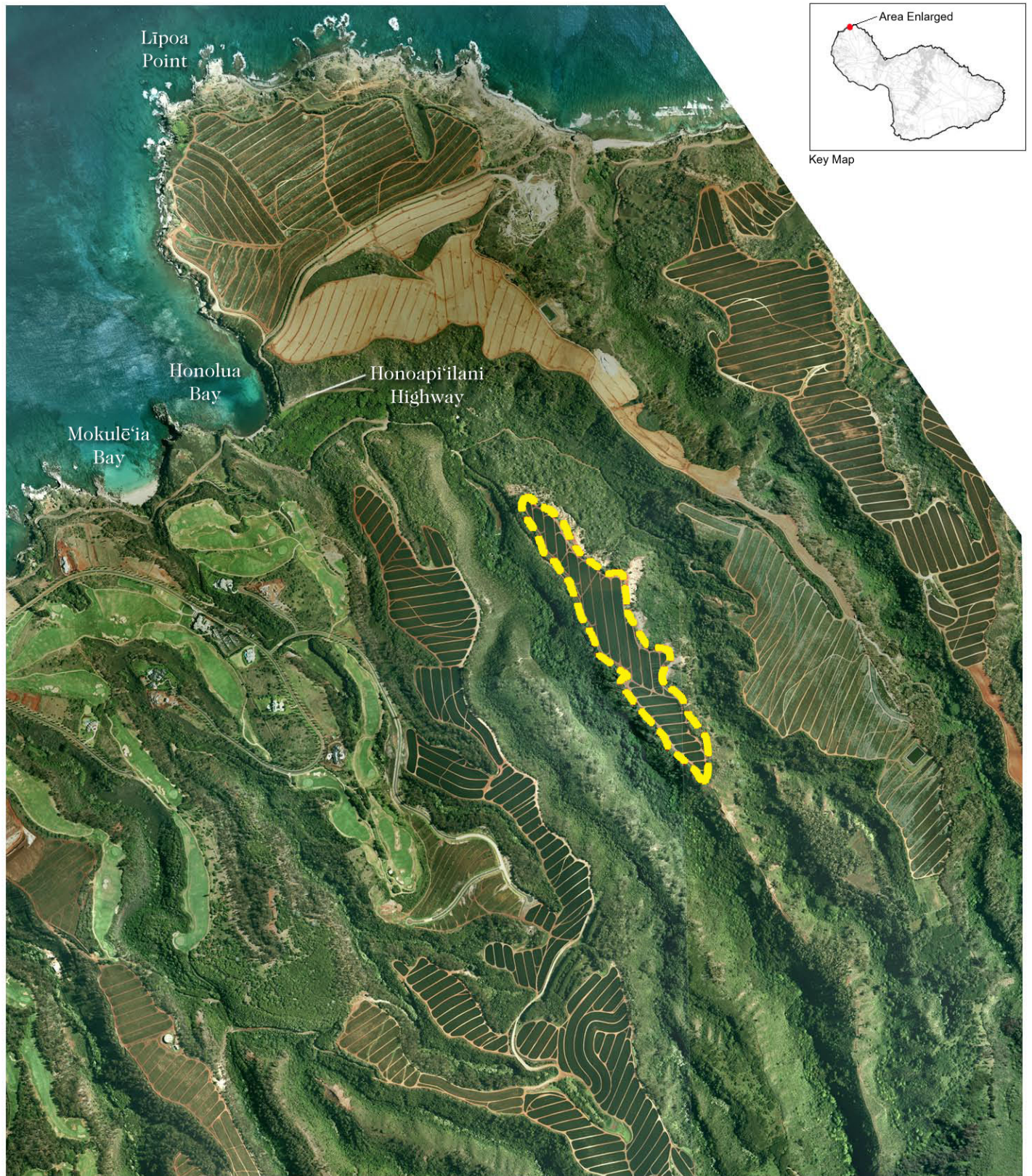


Island of Maui



Source: U.S. Geological Survey

Disclaimer: This graphic has been prepared for general planning purposes only.



LEGEND

— Honolua Wao Kele

Figure 2
Aerial Photograph

Honolua Wao Kele

Maui Land & Pineapple Company, Inc.
NORTH

Island of Maui



NOT TO SCALE



HONOLUA WAO KELE RE-VEGETATION Final Environmental Assessment

1.7 COMPLIANCE WITH STATE OF HAWAI‘I AND MAUI COUNTY ENVIRONMENTAL LAWS

This document has been prepared in accordance with the provisions of Chapter 343, Hawai‘i Revised Statutes (HRS) and Hawai‘i Administrative Rules (HAR) Title 11, Department of Health, Chapter 200, Environmental Impact Rules. Section 343-5, HRS, establishes nine “triggers” that require either an environmental assessment or an environmental impact statement. Proposed use within the State Conservation District is one of these “triggers.” Honolua Wao Kele is within the State Conservation District.

Section 343-5, HRS also requires an environmental assessment or environmental impact statement for projects involving the use of State or County lands or funds. Use of State or County lands or funds could include improvements relating to connections with roadways or improvements within State or County roadway right-of-ways. While the specific nature of all potential improvements is not known at this time, this EA is intended to address all current and future instances involving the use of State or County lands or funds relating to Honolua Wao Kele.

1.8 IDENTIFICATION OF AGENCIES/INDIVIDUALS CONSULTED

Section 8.0 contains a table listing public agencies, private institutions, and individuals provided with a copy of the draft environmental assessment for comment. Section 8.0 also contains comment letters received and responses.

HONOLUA WAO KELE RE-VEGETATION
Final Environmental Assessment

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2.0 HONOLUA WAO KELE RE-VEGETATION DESCRIPTION

2.1 BACKGROUND INFORMATION

2.1.1 Description of the Property and Existing Use

Honolua Wao Kele, identified as TMK (2) 4-1-01:09 (portion), is located mauka of Honoapiʻilani Highway, Lipoa Point and Honolua Bay on ridge-top land bounded by Honolua and Papua Gulches.

Although neighboring ridge-top lands on either side of the gulches are designated Agricultural District, Honolua Wao Kele is within the State Conservation District. The field was previously used for pineapple cultivation.

The field is no longer used for pineapple cultivation and is now vacant and fallow, with residual pineapple plants and invasive weed species such as Lantana (*Lantana camara*), California grass (*Brachiaria mutica*), Formosan koa (*Acacia confusa*), ironwoods (*Casuarina equisetifolia*), and African tulip trees (*Spathodea campanulata*). Figure 4 contains site photographs.

Access to Honolua Wao Kele is provided via a rough dirt road that connects with Honoapiʻilani Highway. The site is located on a hill top plateau, ranging in elevation from 360 to 560 feet, with a maintenance road that extends around the perimeter. Steep slopes lead down into surrounding vegetated riparian areas. Ironwoods and other non-native tree species serve as a windbreak.

The land use designations of the Honolua Wao Kele site are as follows:

- State Land Use District: Conservation (Figure 5)
- Conservation District Subzone: Resource (Figure 6)
- Community Plan: Conservation
- County Zoning: Interim
- Special Management Area (SMA): outside the SMA (Figure 7)

2.1.2 Surrounding Land Uses

Honolua Wao Kele is located on the northwestern slope of the West Maui Mountains. Surrounding ridge-top lands are in the Agricultural District. North of the area is Papua Gulch. South of the site is Honolua Gulch. Further south, on another ridge-top, is the Honolua Ridge residential community.

East of the site, starting at an elevation of 5,788 feet is the Puʻu Kukui Watershed Management Area. In 1994, Maui Land & Pineapple Company dedicated the 9,881 acres of native forest to The Nature Conservancy of Hawaiʻi, thereby creating the Puʻu Kukui Watershed Preserve, the largest private preserve in Hawaiʻi. Puʻu Kukui is part of the West Maui Mountains Watershed Partnership's regional protection effort that includes nearly 50,000 contiguous acres.

Puʻu Kukui Watershed Preserve is home to 14 native natural communities, 2 of them rare; 40 rare plant species, including the ʻEke Silversword (*Argyroxiphium caliginis*); and 6 endemic

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

species of land snails (retrieved from DLNR: <http://www.state.hi.us/dlnr/dofaw/napp/page2a.html>). Primary management efforts of the Preserve are focused on the removal of feral ungulates and control of non-native plant species.

West and makai of the site is Honoapi'ilani Highway, a two-lane, two-way State highway and Honolulu Bay, part of a Marine Life Conservation District along with neighboring Mokulē'ia Bay. Fishing and taking of any marine life is unlawful within this district. Honolulu Bay is a popular surfing locale, particularly during the winter, with its seasonal high surf. It is also a popular location for snorkeling during the summer.

2.2 FOREST STEWARDSHIP PROGRAM

Maui Land and Pineapple Company, Inc., has applied for financial assistance through the Forest Stewardship program to re-plant Honolulu Wao Kele. The Forest Stewardship program is one of the Landowner Assistance Programs offered by the State DLNR Division of Forestry and Wildlife (DOFAW). The program provides technical and financial assistance to owners of non-industrial private forest land who are committed to the stewardship, enhancement, and conservation of their forest resources. The purpose of the program is to assist private forest landowners to actively manage their forest and related resources and to increase the economic and environmental benefits of these lands. Management practices to enhance and protect a variety of forest resource values include: timber productivity, wildlife habitat, watershed quality, native ecosystem health/biodiversity, and recreation.

The program was adopted through Act 327 and enacted by the 1991 Legislature to provide State funds on a cost-share basis to financially assist private forest landowners. To qualify for the program, the landowner must own at least five contiguous acres of forested or formerly forested land with the intention of actively managing to enhance forest resource values for both private and public benefit.

2.3 HONOLUA WAO KELE RE-VEGETATION

Maui Land and Pineapple Company, Inc., is proposing to re-vegetate the Honolulu Wao Kele site with native (endemic and indigenous) and Polynesian-introduced plants. This will provide for:

- Native species re-vegetation and habitat improvement
- Wildlife habitat enhancement
- Watershed protection
- Hawaiian cultural education

The intent is to remove non-native trees and invasive species, plow under the remaining pineapple plants and weed species and convert the biomass to fertilizer. Subsequent to the removal of non-native trees and invasive species, the area will be able to regenerate, enabling growth of and future planting of native species. The goal is that over time the area will become an established example of a diverse ecosystem appropriate for the region.

Maui Land and Pineapple Company, Inc., also envisions expanding the potential conservation impact beyond Honolulu Wao Kele by using plants, made available through thinning and upkeep, for restoration on other Maui Land & Pineapple Company, Inc., lands. It is envisioned that plants



1. View toward Kapalua Resort.



2. View toward Honolua Bay.



3. View north toward Punalau Beach



4. View toward Lipoa Point.



Ironwood Trees - an invasive species.



African Tulip - an invasive species.

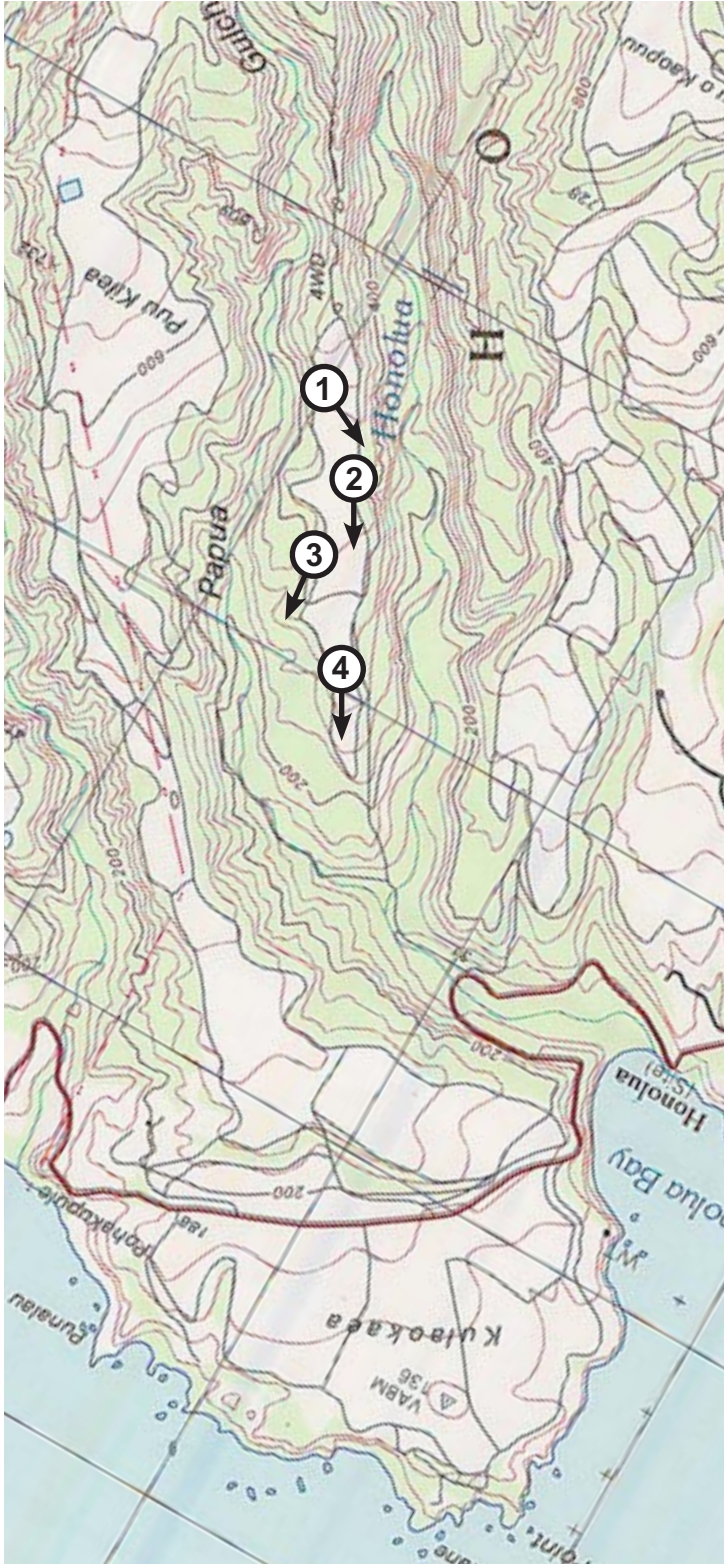
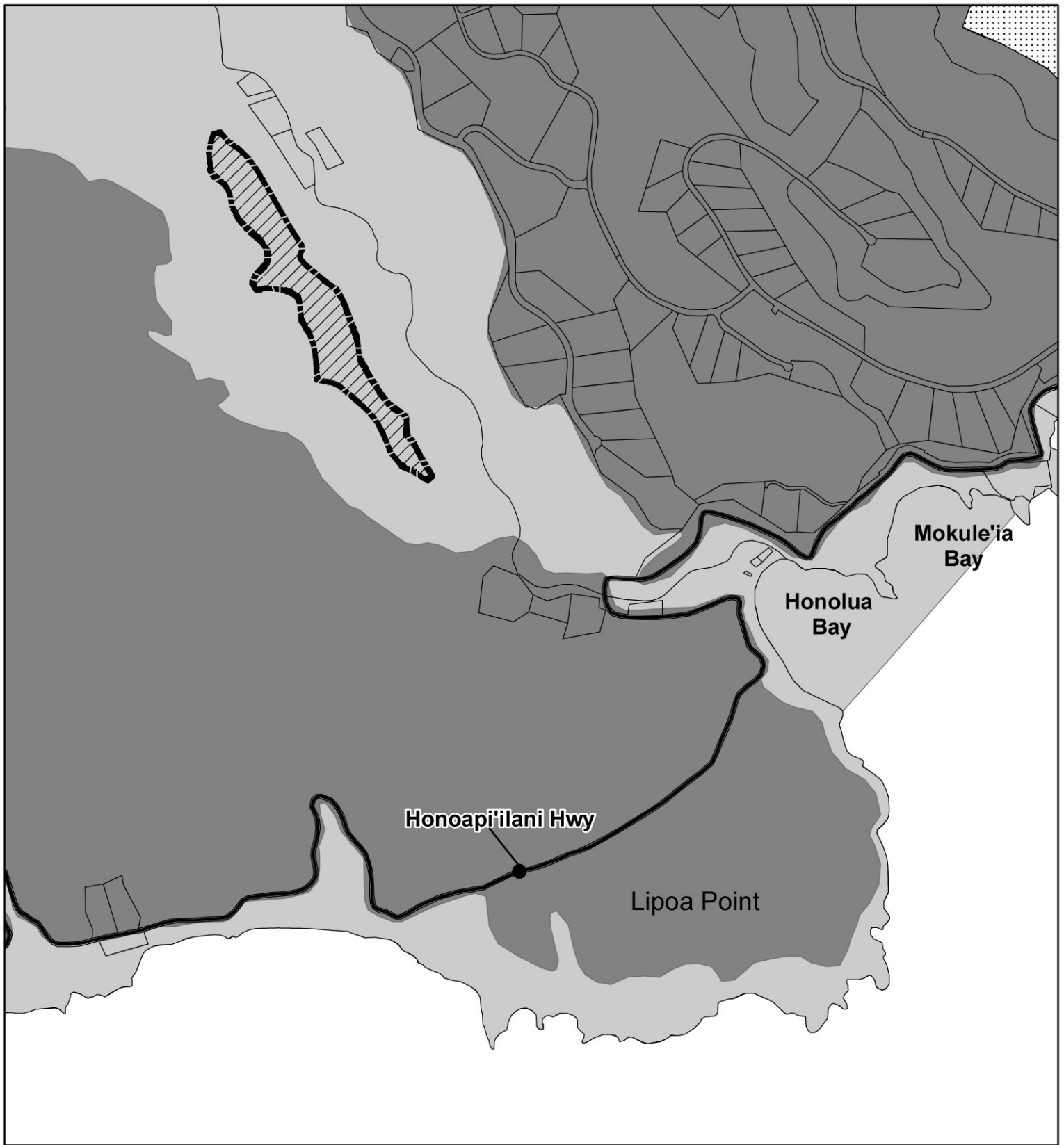


Figure 4
Site Photographs
Honolua Wao Kele
Maui Land & Pineapple Company, Inc. Island of Maui

Photos taken on 4.25.06





LEGEND

 Honolua Wao Kele

Land Use District

 Agriculture

 Conservation

 Rural

Source: State Land Use Commission 2004

Disclaimer: This graphic is intended for general planning purposes only.

Figure 5
State Land Use

Honolua Wao Kele

Maui Land & Pineapple Company, Inc.

Island of Maui

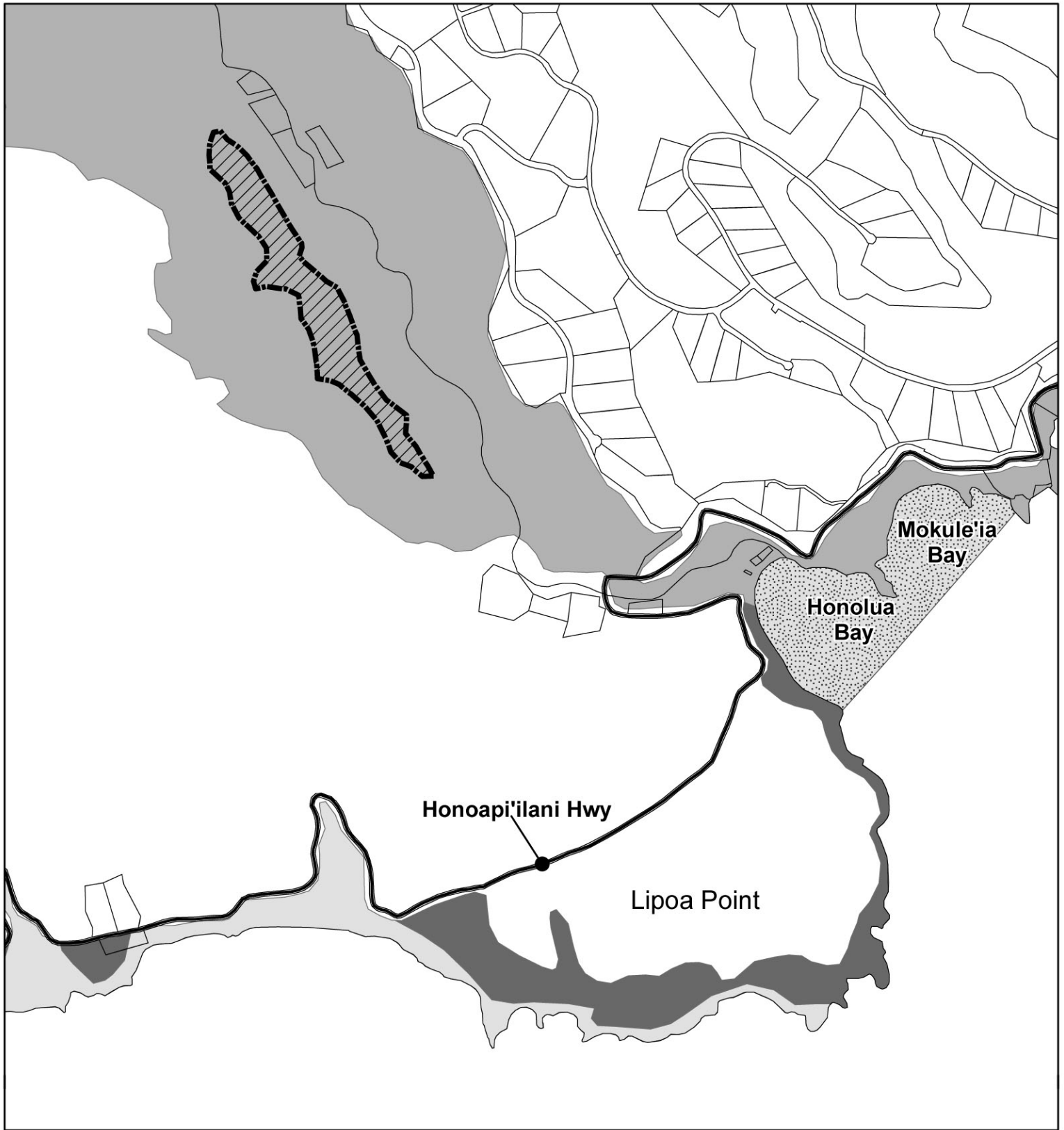
NORTH

LINEAR SCALE (FEET)








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LEGEND

-  Honolua Wao Kele
- Conservation District Subzone**
-  General Subzone
-  Limited Subzone
-  Protective Subzone
-  Resource Subzone


Source: Hawaii Dept. of Natural Resources 2000
 Disclaimer: This graphic is intended for general planning purposes only.

Figure 6
 Conservation District Subzones

Honolua Wao Kele

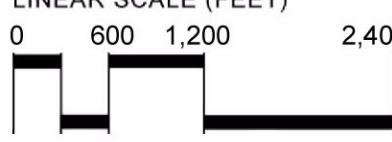
Maui Land & Pineapple Company, Inc.

NORTH




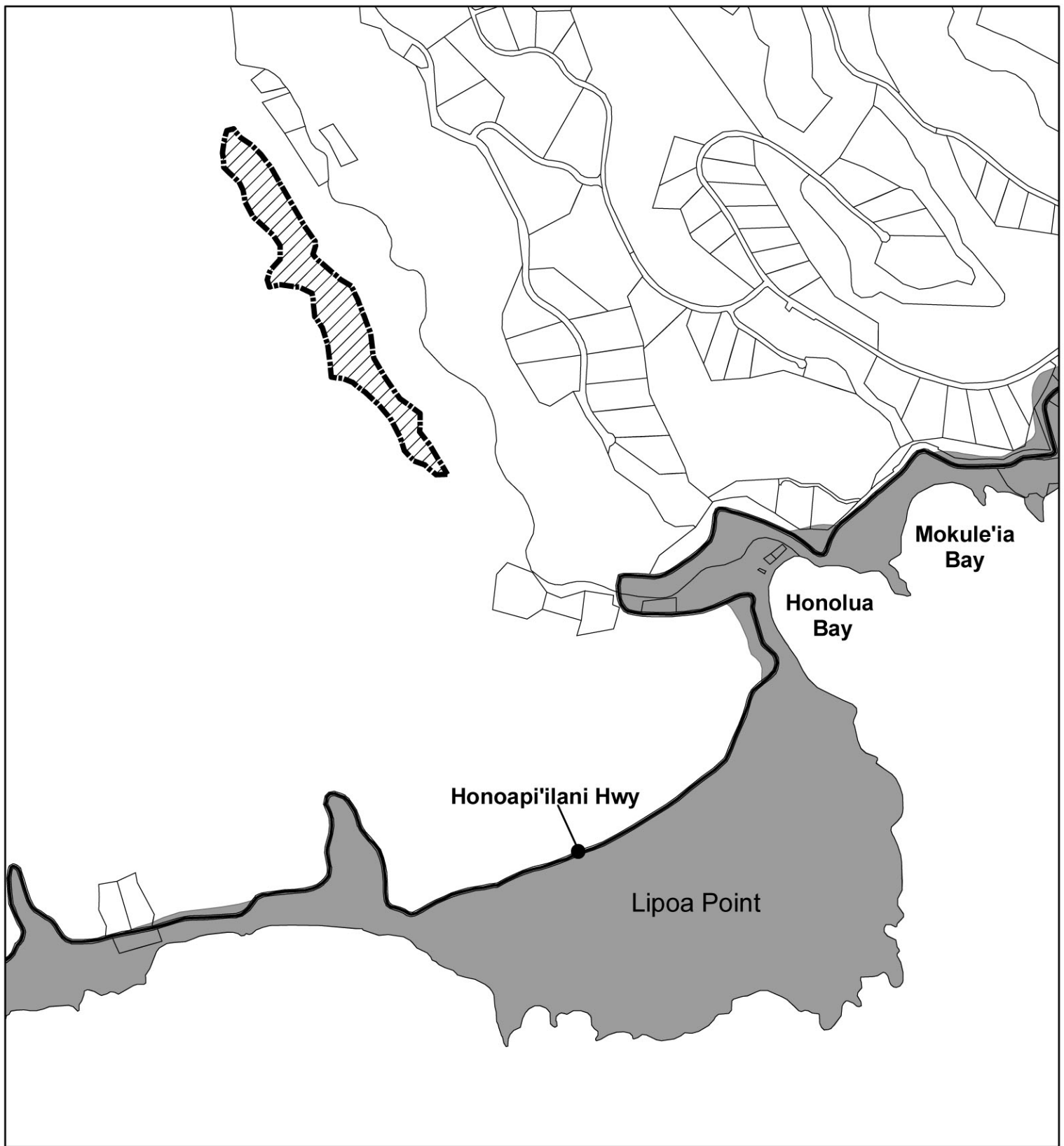
LINEAR SCALE (FEET)

0 600 1,200 2,400



Island of Maui





LEGEND



-  Honolua Wao Kele
-  Special Management Area

Figure 7
Special Management Area

Honolua Wao Kele

Maui Land & Pineapple Company, Inc.

Island of Maui

NORTH

LINEAR SCALE (FEET)



Source: State of Hawaii GIS, 1998

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HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

established at Honolua Wao Kele could be used in replanting areas, including the adjacent Honokahua and Honokōhau Ahupua‘a.

All changes at Honolua Wao Kele are aimed toward restoring and protecting ecosystem function. The establishment of permanent native groundcover will minimize erosion, provide filtration for runoff, and add protection to riparian areas. Re-vegetation of the area will provide groundcover to improve soil and protect the water quality of nearby gulches, which eventually feed into Honolua Bay.

Forest management objectives include:

- Native species restoration and habitat improvement
- Windbreaks to protect forestry areas
- Wildlife habitat enhancement
- Watershed and riparian protection and improvement
- Forest recreation enhancement

Plantings will consist of a mix of native trees and shrubs. The planting matrix will be determined based on recommendations from a resource management consultant and the DOFAW Stewardship Committee under the guidance of the Hawaii Forestry Program.

Planting will occur during wet season to promote plant establishment and growth. Although water will be available, it will be limited for use mainly for emergency fire suppression; however there may be limited temporary irrigation for initial plantings. Rainfall is approximately 40-60 inches a year in the planting area.

A primary concern is the possibility for erosion of exposed soils. To ensure the protection of groundcover and retention of surface water, a series of Best Management Practices (BMPs) will be used to protect exposed soil, minimize areas of plowing, retain original non-invasive vegetation, and increase groundcover/erosion control materials.

The existing maintenance roads will be used as firebreak and rugged hiking trails so that the public may enjoy the benefits created by the re-vegetation of Honolua Wao Kele. For future hiking trails, parking and trash cans will be provided for hikers' use. Parking will be located makai of Honoapi‘ilani Highway and the space will hold approximately 10 cars. Maui Land & Pineapple Company, Inc. will provide a trash can at the trail head with signs stating that this is an environmentally sensitive area and hikers are requested to “pack it in and pack it out”.

Public benefits of the re-vegetation of Honolua Wao Kele include:

- Native ecosystem and biodiversity restoration
- Watershed improvement/protection
- Native wildlife habitat enhancement
- Educational opportunities
- Increased recreational opportunities

Maui Land and Pineapple Company, Inc., will coordinate with public service volunteer groups, local schools, and other organizations for possible involvement in tree planting and weeding events as an educational and awareness building opportunity. These events would be held on a

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

monthly or bi-monthly basis during the wet season. An educational element of hiking trails, with interpretative signs may later be incorporated into the area to foster public awareness of conservation priorities.

Maui Land & Pineapple Company, Inc., will confer with others involved with similar re-vegetation projects, as well as agencies and organizations such as the Department of Land and Natural Resources, US Geological Survey, and Maui Nui Botanical Gardens to provide planting re-vegetation information and assistance.

2.4 TIMETABLE AND APPROXIMATE COSTS

The projected timetable is to plant five acres a year for the first six years to commence upon receipt of all regulatory approvals. There will be periodic weeding and thinning, with maintenance, as necessary.

Maui Land & Pineapple Company has applied for financial assistance from the DOFAW Forest Stewardship Program.

3.0 DESCRIPTION OF THE AFFECTED ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATIVE MEASURES

3.1 CLIMATE

The Honolua Bay area is subject to predominate northeast tradewinds that blow at approximately 16 to 20 knots or about 18 to 23 miles per hour (Juvik & Juvik 1998). Tradewinds may sometimes attain speeds of up to 45 miles per hour. Winds from the south are infrequent, occurring only a few days in a given year and mostly occurring during winter, in association with Kona storms.

Average daily temperatures range from approximately low 60 degrees to high 80 degrees Fahrenheit (Juvik & Juvik 1998).

Average annual rainfall is approximately 14 to 60 inches, varying by elevation. Rainfall occurs primarily between November and April.

Potential Impacts and Mitigation Measures

No adverse impacts to climatic conditions will occur as a result of the project. No mitigation measures are planned.

3.2 GEOLOGY AND TOPOGRAPHY

The Honolua Wao Kele site is located at the foot of the north-facing slopes of the extinct Pu'u Kukui volcano, within the Honolua volcanic series, which dominates Maui's western peninsula, on a hill-top plateau ranging from approximately 360 to 560 feet in elevation. There is a maintenance road that surrounds the site and steep slopes leading into gulches.

Being within the West Maui Mountains watershed area, the project area is subject to much rain and open to the breezes from the rugged northern coast of Maui.

Geologically, the island of Maui is characterized as East and West Maui. Juvik and Juvik (1998) describe West Maui as:

An extinct volcano whose evolution includes shield, postshield and rejuvenated stages forms West Maui. Numerous cones, domes, dikes, flows, and pyroclastic deposits of mugearite, hawaiiite, and trachyte represent the postshield stage, while the only evidence of its rejuvenated stage is a few vents and flows located mainly near Lahaina. Erosion has exposed nearly 4,900 vertical feet (1,490 meters) of volcanic layers on West Maui. (p. 43)

There are five major geologic units on West Maui:

- i. Pliocene and Pleistocene volcanic rocks, including the Wailuku and Honolua volcanic series
- ii. Pleistocene and recent volcanic rocks, including the Lahaina volcanic series

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

- iii. Pleistocene sediments which include calcareous dunes and consolidated earthy deposits
- iv. Recent sediments which include unconsolidated deposits
- v. Historic volcanic rocks

Typically, the West Maui basalt is thin-bedded a‘a and pahoehoe created by quiescent flank eruptions along rift zones. The soils of West Maui, which reach depths of about 20 feet, indicate that the volcanic activity probably stopped in the Pliocene or earliest Pleistocene era.

According to MacDonald, Abbott, and Peterson (1983):

Stream erosion of West Maui volcano has reached a late youthful to submature stage. Because of the thick armor of Honolua flows, the rainy northeastern slope has reached a less advanced stage of dissection than might otherwise be expected, and broad surfaces that have not been lowered much below the original surface lie between the deep canyons. In contrast, the drier southwestern slope has been much more deeply dissected, leaving sharp-crested ridges between the valleys. (pp. 386-378)

Potential Impacts and Mitigation Measures

The topographic character of the site will not be adversely altered as a result of the proposed re-vegetation. The proposed permanent native groundcover will minimize erosion, serve as filtration for runoff, and provide added protection to riparian areas. Re-vegetation will provide stable groundcover to improve soil and protect the water quality of nearby gulches, Honolua Stream and Papua Stream (a tributary of Honolua Stream), which eventually feed into Honolua Bay, a Marine Life Conservation District.

Minimal grading is anticipated, primarily to maintain the access road and to till remaining pineapple plants into the soil in preparation for re-vegetation with native and Polynesian-introduced species. To ensure the protection of groundcover, retention of surface water and prevention of soil erosion, Best Management Practices (BMPs) will be utilized. Adverse impact to topography and landforms, attributable to grading activity, is not anticipated.

3.3 SOILS

3.3.1 NRCS Soil Survey

According to the U.S. Department of Agricultural Natural Resources Conservation Services (NRCS) Soil Survey, a majority of the project area contains soil from the Honolua and Alaeloa Series. The Honolua Series consists of well-drained soil developed from material weathered by igneous rock, and is located in upland areas, ranging from 500 to 1,500 feet. The soil is moderately sloping to moderately steep. It is used for pineapple cultivation, pasture, woodland, wildlife habitat and water supply. Vegetation consists of guava (*Psidium guajava*), hilograss (*Paspalum conjugatum*), lantana (*Lantana camara*) and ‘Ōhi‘a (*Metrosideros polymorpha*). Alaeloa Series soil is developed in material weathered from basic igneous rock, is well-drained and found on uplands, gently sloping to very steep, with elevations ranging from 100 to 1,500 feet. The soil is primarily used for pineapple, pasture, wildlife habitat, homesites and water

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

supply. Vegetation primarily consists of guava (*Psidium guajava*), Java plum (*Syzygium cumini*), Christmas berry (*Schinus terebinthifolius*), Japanese tea, and hilograss (*Paspalum conjugatum*). Small portions are located on rocky land.

Descriptions of the soil classifications and land types (Figure 8) are as follows:

Honolua silty clay, 15 to 25 percent slopes (HwD) - This soil is found on eroded areas of knolls. Its surface layer and subsoil has pebble-size rock fragments. On this soil, runoff is medium and there is moderate erosion hazard. The soil is used for pineapple, pasture and water supply. The NRCS Land Capability Grouping, rates soil types according to eight levels, ranging from the highest classification level, I, to the lowest level, VIII. The capability classification, an indicator of suitability of soil for field crop cultivation, for this soil is IVe, non-irrigated, meaning the soils have severe limitations that limit the choice of plants, require careful management or both. In most places, the soil is more than 20 inches deep with 0 to 25 percent slopes. It is subject to severe erosion if cultivated and unprotected.

Alaeloa silty clay, 7 to 15 percent slopes (AeC) - On this soil, workability is slightly difficult. Runoff is slow to medium and there is slight to moderate erosion hazard. The soil is used for pineapple cultivation, and a small acreage is used for pasture and homesites. The capability classification for this soil is IIIe, irrigated or nonirrigated, meaning the soils have severe limitations that preclude the choice of plants and require conservation practices. The soil is in most places, 20 inches deep, with 0 to 15 percent slopes, and is subject to severe erosion if they are cultivated and unprotected.

Rough Broken Land (rRR) - Located in gulches and on mountainsides, this is characterized as very steep land broken by numerous intermittent drainage channels. In most cases, weathered rock fragments are mixed with soil, but it is not stony. It has a 40 to 70 percent slope. Runoff is rapid and there is active geologic erosion. The land type is primarily used for watershed and wildlife habitat and in some instances, for pasture and woodland. The capability classification for this land type is VII e, nonirrigated, meaning the soils have severe limitation due to risk of erosion that make them unsuitable for cultivation and restrict their use to pasture or range, woodland or wildlife habitat. The land type is well to excessively drained and has slopes ranging from 0 to 100 percent.

Rough Broken and Stony Land (rRS) - Consisting of very steep, stony gulches, this material is typically less than 20 inches deep over saprolite or bedrock on elevations ranging from nearly sea level to 3,000 feet. Approximately 3 to 25 percent of the surface is covered with stones and there are a few rock outcrops. Runoff is rapid and there is active geologic erosion. The land type is primarily used for pasture, wildlife habitat and watershed. The capability classification for this land type is VIIs, nonirrigated, meaning the land type has severe limitations due to stoniness or unfavorable texture, with slopes of 0 to 35 percent.

3.3.2 Land Study Bureau Detailed Land Classification

The University of Hawai'i Land Study Bureau (LSB) Detailed Land Classification classifies non-urban land by a five-class productivity rating system, using the letters A, B, C, D and E,

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

where “A” represents the highest class of productivity and “E” the lowest. The LSB rating for the Honolua Wao Kale site is “C,” meaning it has fair productivity (Figure 9).

Potential Impacts and Mitigation Measures

Impacts to soils are not expected to be significant but could include the potential for soil erosion during planting. Clearing and grubbing activities may temporarily disturb the soil retention value and expose soils to wind erosion and rainfall. To ensure the protection of soils, a series of Best Management Practices (BMPs) will be used to protect exposed soil, minimize areas of plowing, retain original non-invasive vegetation, and increase groundcover/erosion control materials.

Once the area is re-vegetated, soil retention is expected to be improved over existing conditions.

3.4 FLOOD HAZARD

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (Figure 10), the site is within Flood Zone C, an area of minimal flooding, outside of the 500-year flood plain.

Potential Impacts and Mitigation Measures

The proposed landscape improvements will not exacerbate flood conditions, as the site is outside of the flood hazard areas. Because the site is not within a flood hazard area, no mitigation measures are warranted.

3.5 SCENIC RESOURCES

Honolua Wao Kele is not within a scenic view corridor and will not negatively impact inland vantage points. Papua Gulch and the West Maui mountains comprise the scenic resources north of Honolua Wao Kele. Northeast of the site are open space fields of pineapple on the ridge-top lands. East and mauka of Honolua Wao Kele are the West Maui mountains and forested and misty upper elevations of Pu‘u Kukui Watershed. South of Honolua Wao Kele, Honolua Gulch is visible. West of the site, the undeveloped, vacant open space land at Līpoa Point and Honolua Bay, the lower elevations of the West Maui Mountains and Honoapi‘ilani Highway can be seen.

Potential Impacts and Mitigation Measures

The spread of alien vegetation throughout Honolua Wao Kele has reduced the scenic resources of the area. The re-vegetation of Honolua Wao Kele will aid in restoration of the scenic character of the native Hawaiian forest and ecosystem to blend with surrounding uses. Proposed planting material will be limited to native groundcover and medium-sized trees and species. Given the type of landscaping material associated with the proposed improvements, there will be minimal, if any, view obstruction from surrounding areas.

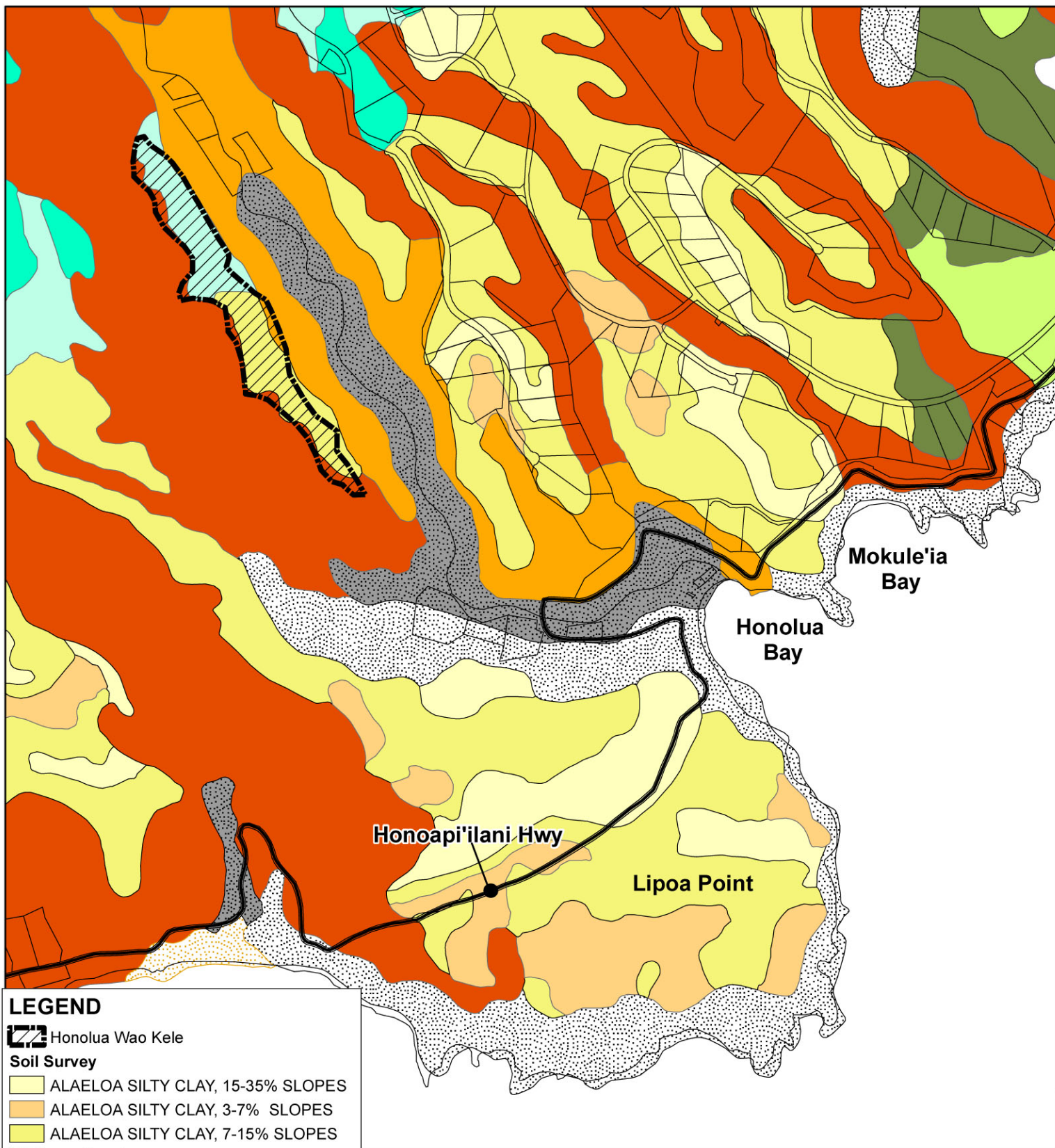


Figure 8
Natural Resources Conservation Service
Soil Survey

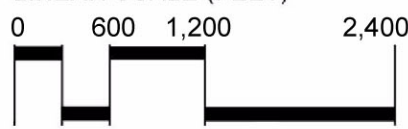
Honolua Wao Kele

Maui Land & Pineapple Company, Inc.

Island of Maui

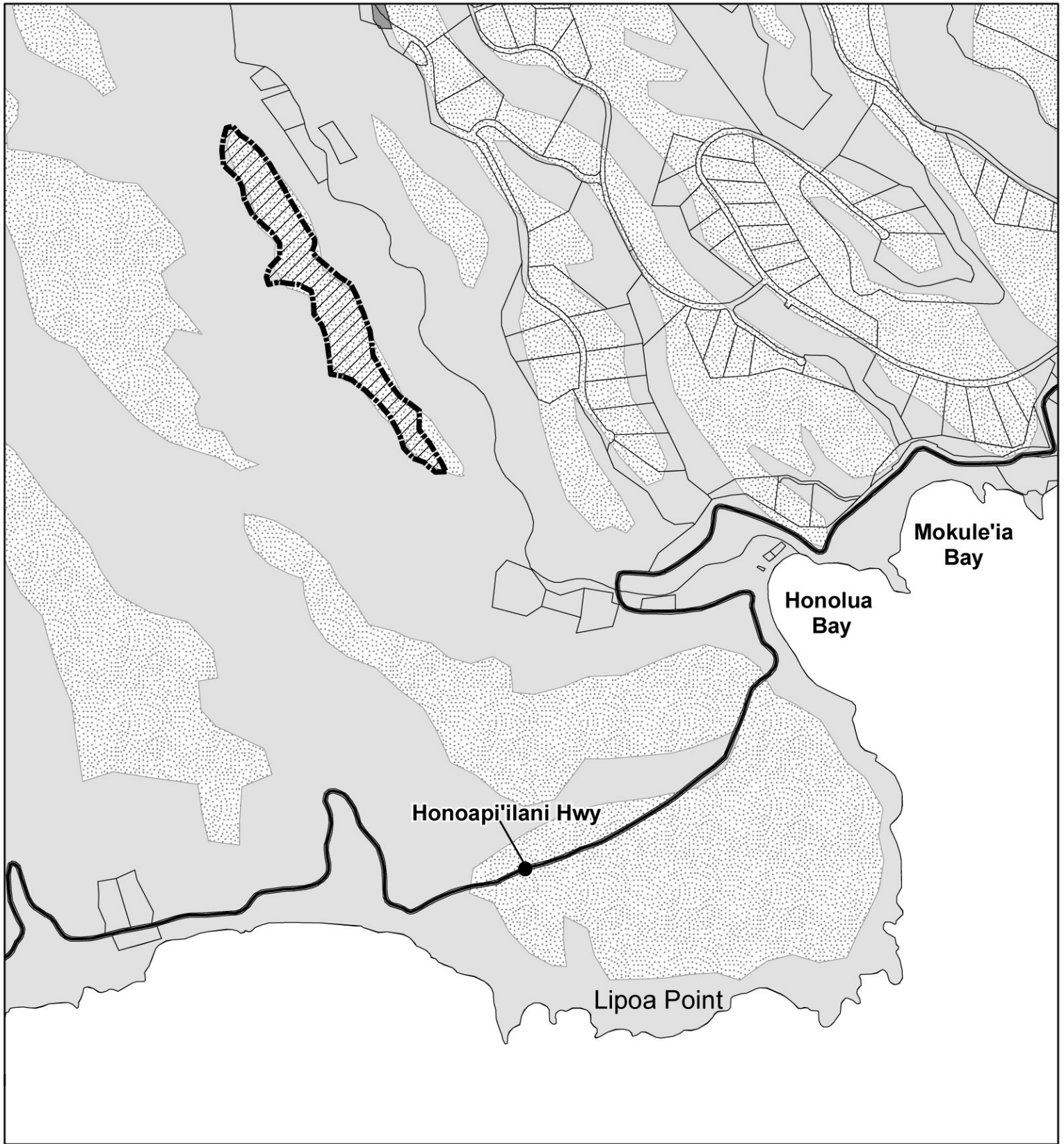
NORTH

LINEAR SCALE (FEET)



Source: US Dept. of Agriculture NRCS GIS 1995

Disclaimer: This graphic is intended for general planning purposes only.



LEGEND

 Honolua Wao Kele

Soil Classification

 C : Fair

 E: Very Poor

Figure 9
Detailed Land Classification

Honolua Wao Kele

Maui Land & Pineapple Company, Inc.

Island of Maui

NORTH

LINEAR SCALE (FEET)

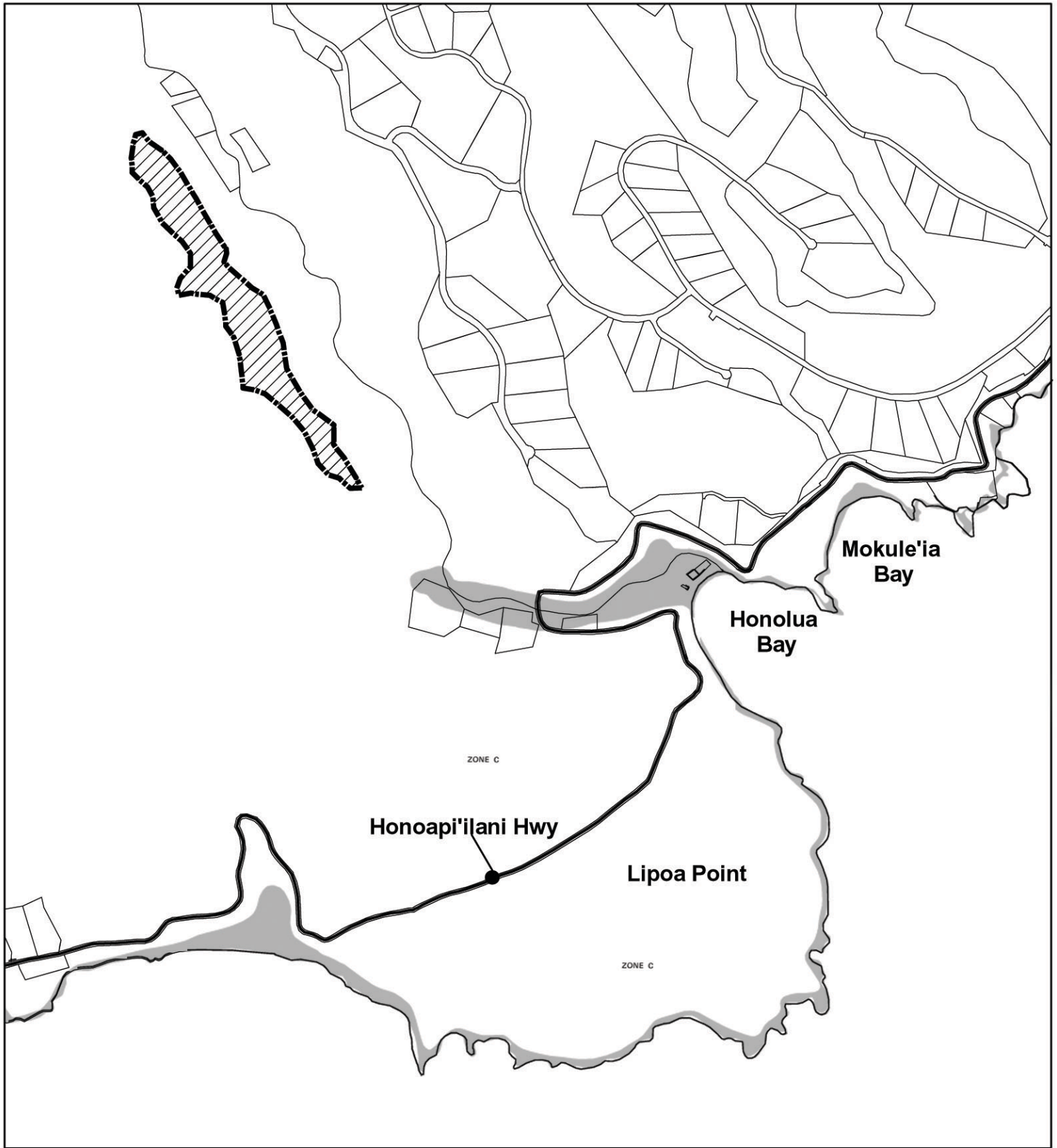


0 600 1,200 2,400



Source: Land Study Bureau 1967

Disclaimer: This graphic is intended for general planning purposes only.



LEGEND

-  Honolua Wao Kele
-  Zone A: 100 Year Floodplain
-  Zone C: Areas of Minimal Flooding

Source: FEMA Flood Insurance Rate Map Quads 1500030139B, 38B
 Disclaimer: This graphic is intended for general planning purposes only.

Figure 10
 Flood Insurance Rate Map

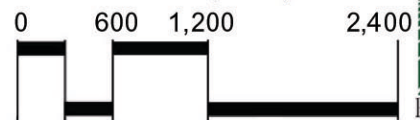
Honolua Wao Kele

Maui Land & Pineapple Company, Inc.

Island of Maui

NORTH

LINEAR SCALE (FEET)



HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

3.6 FLORA

The native ecosystem was once lowland dry and mesic forest, woodland, and shrubland (Juvik & Juvik 1998). Classified as rare and disappearing in Hawai‘i, a diverse mesic forest is often characterized as an ecosystem so evenly composed in its makeup that not one tree dominates.

The Honolua Wao Kele site was previously disturbed in association with former pineapple cultivation activity that occurred at the site. The area is now fallow, consisting of grasses, low scrub vegetation, residual pineapple plants and weed species, including Lantana (*Lantana camara*), California grass (*Brachiaria mutica*), and Formosan koa (*Acacia confusa*). Ironwood (*Casuarina equisetifolia*) and African Tulip (*Spathodea campanulata*) can also be found on the site (see Figure 4). Maui Land & Pineapple Company, Inc., is not aware of any endangered, threatened, or protected plant species on site.

Although no native plants exist in the former pineapple field, a few native species are present in the surrounding areas such as ‘a‘ali‘i (*Dodonaea viscosa*), ‘akia (*Wikstroemia uva-ursi*), ‘ulei (*Osteomeles anthyllidifolia*), and huehue (*Cocculus orbiculatus*).

Potential Impacts and Mitigation Measures

No adverse impact to endangered, threatened or protected plant species are anticipated, since none are known to exist on site. The residual pineapple plants and invasive weed species will be plowed and allowed to compost on site. Positive long-term impacts of the re-vegetation will include the regeneration of native plant species.

The planting matrix will be determined based on recommendations from the resource management consultant assisting with development of the management plan, and the stewardship committee. Limited seed and planting stock will be available from surrounding Maui Land & Pineapple Company, Inc., lands. Additional seedlings may be acquired from local nurseries.

Proposed species in the planting matrix may include the following:

Canopy Plantings

- Kou (*Corida subcordata*)
- Kamani (*Calophyllum inophyllum*)
- Lama (*Diospyros sandwicensis*)
- Milo (*Thespesia populnea*)
- Olopua (*Nestegis sandwicensis*)

Sub-Canopy Planting

- ‘Akia (*Wikstroemia uva-ursi*)
- Acacia koaia
- ‘A‘ali‘i (*Dodonaea viscosa*)
- ‘Illiahialo‘e (*Santalum ellipticum*)
- Naio (*Myoporum sandwicense*)
- Mao hau hele (*Hibiscus brackenridgei* subsp. *Brackenridgei*)
- ‘Ulei (*Osteomeles anthyllidifolia*)

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

3.7 FAUNA

No endangered, threatened or protected wildlife or avian species are known to inhabit the site. Mammals typically found in the area are introduced and include Feral Cats (*Felis catus*), Roof Rats (*Rattus rattus*), Mice (*Mus musculus*), Small Indian Mongoose (*Herpestes auropunctatus*) and Pigs (*Sus scrofa*). Common avian species known to inhabit the area include the Common Mynah (*Acridotheres tristis*), the Indian Gray Francolin (*Francolinus Pondicerianus*), House Sparrow (*Passer domesticus*), Pacific Golden Plover/Kolea (*Pluvialis Dominica*), and the native Short-Eared Owl/Pueo (*Asio flammeus sandwichensis*).

Potential Impacts and Mitigation Measures

The proposed landscape improvements are not expected to impact any rare, endangered or threatened species as none are known to inhabit the site. Regeneration of native vegetation may have a significant positive impact on native species returning to the area.

Problems with invasive species such as feral ungulates are not anticipated; therefore, fencing is not a component of this project. If problems arise with invasive species, Maui Land & Pineapple Company will deal with them accordingly.

3.8 SENSITIVE HABITATS

Honolua Wao Kele is bordered by Papua and Honolua Streams. The streams empty into Honolua Bay, which is part of the Marine Life Conservation District, along with neighboring Mokulē'ia Bay.

The Pu'u Kukui Watershed Management Area located in the West Maui Mountains, is above the project site starting at the 5,788-foot elevation.

Potential Impacts and Mitigation Measures

The re-vegetation of Honolua Wao Kele will be part of the Makai Stewardship Program, operated by the Pu'u Kukui Watershed Preserve. Re-vegetation generally has positive impacts on watersheds by enhancing deep soil water transfer to upper soil horizons, thereby increasing soil moisture, slowing runoff, preventing erosion, and increasing infiltration. At a larger scale, re-vegetation of Honolua Wao Kele is expected to provide aquifer recharge, enhancing stream flow and water quality, decreasing sedimentation levels in the lands makai of the site and in the near shore marine waters of Honolua Bay.

3.9 ARCHAEOLOGICAL AND HISTORIC RESOURCES

There are no known archaeological or historic resources in Honolua Wao Kele. The few archaeological sites that might be found on ridge-top lands would be expected to be associated primarily with plantation and ranching enterprises rather than traditional Hawaiian settlements or features (Hammatt et al 2005).

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

Honolua Wao Kele is located in the area that was once the Kā'anapali moku, or traditional district, in the Honolua Ahupua'a on the northwest flank of the dormant Pu'u Kukui or West Maui volcano, one of two major volcanoes comprising Maui Island (Orr 2006). Historically, the land in the area was utilized for ranching activity and subsequently for pineapple cultivation.

Traditional Hawaiian settlement patterns for Honolua Ahupua'a reflect permanent habitation around the coastal and near shore lands, as well as the inland Honolua valley land. The forested and ridge-top lands of Honolua Ahupua'a were used for gathering forest products, and for forest plantings of various utilitarian Hawaiian plants.

Ancient Hawaiian villages on Maui were generally placed at the mouths of the larger gulches or at least within sight of the sea. No evidences of villages were seen in the higher forested parts of the island although scattered house sites were observed (Walker 1931).

Both pre-contact and historic features have been identified in the coastal and nearshore lands region. It can be inferred that the coastal lands were settled since the pre-contact period and extensively used during the historic period (Hammatt et al 2005). Inland Honolua Valley lands were the focus of traditional Hawaiian habitation and agriculture (Hammatt et al 2005). It is surmised that table lands were used for gathering forest products, and for forest plantings of various utilitarian Hawaiian plants (Hammatt et al 2005).

Honolua Wao Kele is located in the forested table and ridge-top lands. Land in the area was used for cattle ranching, and later diversified into agricultural crops, primarily pineapple. Started in the early 1890s by Henry P. Baldwin, Honolua Bay became the original site of the Honolua Ranch headquarters. In addition to its main ranch house, Honolua Ranch had homes, a machine shop, a saddle shop, a nursery, a coffee warehouse, and a store. By 1914, cattle-ranching was slowly phased out for pineapple cultivation. The company name also changed to Baldwin Packers, the predecessor company to Maui Land & Pineapple Company, Inc. In 1915, the Honolua Ranch complex relocated to Honokahua, leaving little behind of the former ranch headquarters at Honolua Bay. Maui Land & Pineapple Company, Inc., was formed in 1962 when Baldwin Packers merged with Maui Pineapple Company (Hammatt et al 2005).

Potential Impacts and Mitigation Measures

No archaeological resources are known to be on the site; therefore, the re-vegetation of Honolua Wao Kele is not expected to cause an adverse impact to archaeological resources.

Maui Land & Pineapple Company and its contractors will comply with all state and county laws and rules regarding the preservation of archaeological and historic sites. Should historic remains such as artifacts, burials, concentrations of shell or charcoal be encountered during construction activities, work will cease in the immediate vicinity of the find and the State Historic Preservation Division will be contacted to assess the significance of the find and recommend appropriate mitigation measures, if necessary.

3.10 CULTURAL RESOURCES

As previously mentioned, Honolua Wao Kele is within the area that was part of the Honolua Ahupua'a. The area once consisted of lowland, dry and mesic forest, woodland and shrubland.

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

The Honolua-Honokōhau area was most likely settled between 600-1100 AD. By 1500-1600 AD, all the bays beginning with “Hono,” including Honolua Bay were under the realm of Pi’ilani, the ruling chief of Maui, Moloka‘i and Lāna‘i. The population grew in 1100-1600 AD, along with building of heiaus, fishponds and holua slides. Pi’ilani had two sons, one of whom, Kiha-a-Pi’ilani, according to legend, surfed at Honolua Bay. Kekaulike, a descent of Pi’ilani later became chief. He had two sons, Kauhi‘aimoku a Kama and Kamehamehanui, who engaged in civil war. Honolua Bay was a landing site for Pele-io-holani, ruling chief of Kauai and Oahu, an ally of Kauhi‘aimoku a Kama. Warriors would convene at Honolua Valley, prior to traveling to Honokahua Bay.

Honolua Valley and Līpoa Point consisted of kuleana lands awarded to warriors and chiefs, who became tenants. The Honolua ahupua‘a was awarded as konohiki lands to William Charles Lunalilo, son of the sister of Kamamalu, wife of Kamehameha II, and his half-sister, Kinau, daughter of Kamehameha II. Upon his death, the land was sold to build a care-home for elderly Hawaiians. The land became part of Honolua Ranch and was subsequently transferred several times, culminating with H.P. Baldwin in 1889. The ranch headquarters were located at Honolua Bay. Honolua Bay was once the site of a range of activity, including cargo transportation at the old pier (of which there are only concrete remnants) to fishing, a coffee mill, and surf spot.

In 1911, David Fleming was hired to oversee the ranch and pursue pineapple cultivation. Between 1912 and 1915, ranch settlement and coffee operations were moved to the Honokahua upland area. In 1926, the West Maui Golf Club and clubhouse at Līpoa Point was opened with facilities used by managers, supervisors of Baldwin Packers, Ltd., and visiting dignitaries. By 1929, 300 acres were utilized for ranching and 2,500 acres of ranch land were planted in pineapple. The ranch headquarters and other structures in the makai region of Honolua Valley were destroyed by the 1946 tsumami. By 1946, manual pineapple harvesting was replaced by boom harvesters. Cattle ranching was discontinued and a slaughterhouse was closed. Watermelon and coffee production ceased. In 1962, the company merged with Maui Pineapple Company, Ltd., which operated the Hāli‘imaile and Honolua pineapple plantations. In 1976, the Hokule‘a set sail from Honolua Bay to the Polynesian Triangle. In 1979, the Honolua-Mokulē‘ia Marine Life Conservation District was established to protect marine life in Mokulē‘ia and Honolua Bays. Honolua Bay is now a popular surfing and diving locale (Orr 2006).

Potential Impacts and Mitigation Measures

The re-vegetation of Honolua Wao Kele will not cause adverse impact to cultural resources nor affect Native Hawaiian gathering rights. The regeneration of native forest and native plants, some of which were historically used by Native Hawaiians for ethnobotanical, medicinal, and utilitarian purposes, will enhance the native vegetation in the area, and also dramatically increase its cultural value. It will be possible to allow limited collecting of certain species for traditional practices.

3.11 SOCIO-ECONOMIC CHARACTERISTICS

3.11.1 Population

The resident population of the County of Maui has increased significantly in recent years. According to the 2000 Census, the resident population was 128,094, an increase of about 28

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

percent from the 1990 population of 100,374. In 2005, the County of Maui population rose to 139,884 persons (Census Bureau). The population is anticipated to increase to 151,300 persons in 2010, 174,450 persons in 2020 and 199,550 persons in 2030 (DBEDT 2005).

According to the 2000 Census, the resident population for the Lahaina Judicial District, including Lahaina, Kā'anapali, Honokōwai, Nāpili, Kapalua and the proposed Honolua Wao Kele area was 17,967. This reflects a 23.3 percent increase from 1990 and a 41.7 increase from 1980.

3.11.2 Economy

The local economy is dependent on the arts, entertainment, recreation, accommodation, and food services industry, with approximately 4,465 persons or 46.3 percent employed. Other prevalent industries include retail trade, with approximately 1,338 or 13.9 percent of the working population employed; the finance, insurance, real estate and rental and leasing fields, with 757 persons or 7.9 percent of the population employed; the educational, health and social services industry, with 748 persons or approximately 7.8 percent employed; the professional scientific, management, administrative and waste management services fields, with 580 persons or 6.0 percent employed; the transportation and warehousing and utilities industries, with approximately 520 persons or 5.4 percent employed; and the construction industry, with approximately 351 persons or 3.6 percent employed.

3.11.3 Employment

As of December 2006, Maui County's unemployment rate was 1.5 percent, compared to 2.3 percent in 2005 (DLIR 2007). In 2000, in the Lahaina Judicial District, approximately 10,065 persons ages 16 years and older were listed as employed. Approximately 36.0 percent of the population was employed in service occupations, 25.0 percent in sales and office occupations, 19.0 percent in management, professional and related occupations, 8 percent in production, transportation and material moving occupations, 7.0 percent in construction extraction and maintenance occupations, and 1.0 percent in farming, fishing and forestry occupations.

Potential Impacts and Mitigation Measures

The re-vegetation of Honolua Wao Kele will not result in adverse impacts on population or the local economy. Impact on population is expected to be minimal. More residents and visitors may frequent the site, given the re-vegetation. The re-vegetation of Honolua Wao Kele will benefit the local economy through project-related jobs and expenditures. The proposed landscape improvements will be financed by the landowner and grant funding. Plantings will not be sold.

Social impacts will be positive, as the community will benefit from the protection and restoration of the native forest and ecosystem. Volunteers will also be able to participate in the planting and weeding events, providing opportunities for nature appreciation, education, and research.

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

3.12 INFRASTRUCTURE AND UTILITIES

3.12.1 Roadways and Traffic Conditions

The Honolua Wao Kele site is accessible via a dirt access road next to Honolua Stream, off Honoapiʻilani Highway, a two-way, two-lane State highway. Old pineapple roads traverse the site.

3.12.2 Water

The site currently has water available for irrigation and fire suppression, derived from Maui Land & Pineapple's private water system that draws from the Honolua Ditch, the same source that formerly supplied water for pineapple cultivation on the site.

3.12.3 Wastewater

There are no County wastewater collection and transmission facilities in the area. Currently, there are no wastewater generating uses on the site.

3.12.4 Drainage

Runoff from the site generally sheet flows in a northerly direction, where it either percolates into the soil or is conveyed to Honolua or Papua Gulch.

3.12.5 Solid Waste

Given the remote location of the area, there is currently no solid waste service.

3.12.6 Electrical, Telephone, and Cable Service

The site does not have electrical, telephone or cable-television service.

Potential Impacts and Mitigation Measures

There will be no changes to existing access. Existing pineapple roads will function as walking and hiking trails. The proposed landscape improvements will require minimal, if any, water for irrigation of native plants. Water for fire suppression and limited irrigation will be available from Maui Land & Pineapple Company, Inc.'s private water system, which draws water from Honolua Ditch. Maui Land & Pineapple Company, Inc., will coordinate with the Department of Fire & Public Safety to ensure that adequate water is available, in the event of an emergency.

The proposed landscape improvements will not involve wastewater improvements. Maui Land & Pineapple Company, Inc., is considering the installation of a composting toilet on the site; however, there will be no development of wastewater infrastructure facilities to the service area. There will be no increase in demand for existing wastewater system capacity or facilities and no mitigation is proposed.

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

The re-vegetation will not have an adverse impact on drainage conditions or downstream or adjacent properties. The proposed improvements will require grading, employing a variety of soil conservation and water harvesting techniques, including retention and diversion, which should result in improved site drainage.

No significant adverse impact to the municipal solid waste collection and disposal system is anticipated as a result of construction and operation of the proposed development. Maui Land & Pineapple Company's intent is to process/compost all green waste generated from site preparation (which will primarily consist of invasive trees, and scrub vegetation) for reuse as mulch onsite. Phasing of site clearing will minimize the amount of green waste generated at any one time.

No electrical, telephone or cable television service will be required.

3.13 PUBLIC SERVICES AND FACILITIES

3.13.1 Police Services

The Maui Police Department provides police protective services on Maui. The Honolua area falls within the Maui Police Department's District IV – Lahaina. This district is serviced by: 1) a police station located at the Lahaina Civic and Recreation Center (1850 Honoapi'ilani Highway), approximately six miles from the Honolua; and 2) a police substation located in the Nāpili Shopping Center, approximately one mile from Honolua.

3.13.2 Fire Protection Services

Two fire stations cover the West Maui region: the Lahaina Fire Station and the Nāpili Fire Station. The Lahaina Fire Station is responsible for the Lahaina, Olowalu, and Kā'anapali areas. The Nāpili Fire Station is responsible for the Honokōwai, Nāpili, Kapalua, and Honolua areas. The Nāpili Fire Station is located near the Nāpili Shopping Center at 4950 Hanawai Street and is approximately one mile from Honolua Wao Kele.

3.13.3 Medical Facilities

Maui Memorial Medical Center, located in Wailuku, currently is Maui's only acute care facility. The medical center has 196 beds and provides emergency, acute, and general medical care. Maui Memorial Medical Center is approximately one hour's drive from the Honolua region of West Maui. Routine and non-emergency medical services for West Maui residents are provided by medical and dental offices located in communities of West Maui. An urgent care facility located at Maui Medical Group Clinic, 130 Prison Street, Lahaina is open after hours Monday through Sunday with limited hours, and is approximately 20 minutes drive from the Honolua region of West Maui.

3.13.4 Education

Educational facilities in West Maui include four public schools and two private schools. The public schools are: King Kamehameha III Elementary (grades K-5), Princess Nahienaena

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

Elementary (grades K-5), Lahaina Intermediate (grades 6-8), and Lahainaluna High (grades 9-12). The private schools are: Sacred Hearts School (grades K-8) and Maui Preparatory Academy.

3.13.5 Recreation

The West Maui region has numerous land-based and coastal related recreational areas including 17 County parks and three State beach parks. The following County public parks are in the region:

- D.T. Fleming Beach Park
- Hanaka‘ō‘ō Beach Park
- Honokowai Beach Park
- Kamehameha Iki
- Kelaweia Park
- Lahaina Aquatic and Recreation Centers
- Launiopoko Park
- Malu‘ulu O Lele Park
- Nāpili Park
- Pāpalaua Wayside Park
- Paunau Park
- Pōhaku Park
- Puamana Park
- Ukumehame Beach Park
- Wahikuli Beach Park
- Wahikuli State Wayside Park

Potential Impacts and Mitigation Measures

The re-vegetation of Honolua Wao Kele will not affect public services or utilities in the area. The project should not have any adverse impact on police, fire, or medical service provision. There will be no need for an extension of existing service area limits for emergency services or additional personnel.

Fire suppression measures will be undertaken. Planting will occur primarily in the wet season, with periodic maintenance occurring throughout the year. Water will be available at the project site for use in the event of an emergency. In addition, the maintenance roads, which will be accessible to hikers, will serve as a firebreak.

Given that the proposed improvements will not increase population there will be no impact to educational service provision or facilities. The re-vegetation of Honolua Wao Kele will, however, create educational opportunities. Maui Land and Pineapple Company, Inc., will coordinate with public service volunteer groups, local schools, and other organizations for possible involvement in tree planting and weeding events as an educational and awareness building opportunity. These events would be held on a monthly or bi-monthly basis during the wet season. An educational element of hiking trails, with interpretative signs may later be incorporated into the area to foster public awareness of conservation priorities.

There will also be a positive recreational benefit associated with the proposed improvements. The maintenance roads will function as rugged/natural surface hiking trails so that the public may enjoy the benefits created through this re-vegetation project.

4.0 LAND USE CONFORMANCE

The processing of various permits and approvals are prerequisites to the implementation of the proposed plan. Relevant State of Hawai‘i and Maui County land use plans, policies, and ordinances are described below.

4.1 STATE OF HAWAI‘I

4.1.1 Hawai‘i State Plan

The Hawai‘i State Plan (Chapter 226, HRS), establishes a set of goals, objectives and policies that serve as long-range guidelines for the growth and development of the State. The Plan is divided into three parts: Part I (Overall Theme, Goals, Objectives and Policies); Part II (Planning, Coordination and Implementation); and Part III (Priority Guidelines). Part II elements of the State Plan pertain primarily to the administrative structure and implementation process of the Plan. As such, comments regarding the applicability of Part II to the re-vegetation of Honolua Wao Kele are not appropriate. The sections of the Hawai‘i State Plan directly applicable to the re-vegetation of Honolua Wao Kele, along with a discussion of how the project conforms to the State Plan are included below.

Part I: Overall Theme, Goals, Objectives and Policies

The Hawaii State Plan lists three “Overall Themes” relating to: 1) individual and family self-sufficiency; 2) social and economic mobility; and 3) community or social well-being. These themes are viewed as “basic functions of society” and goals toward which government must strive (§226-3). To guarantee the elements of choice and mobility embodied in the three themes, the Plan states three goals:

- 1) *A strong, viable economy, characterized by stability, diversity and growth that enables fulfillment of the needs and expectations of Hawaii’s present and future generations.*
- 2) *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.*
- 3) *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 (§226-4).*

Aspects of the Hawai‘i State Plan that are most pertinent to the re-vegetation of Honolua Wao Kele are discussed below:

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

Objectives

Planning for the State’s physical environment with regard to land-based, shoreline, and marine resources shall be directed towards achievement of the following objectives:

- 1) *Prudent use of Hawaii’s land-based, shoreline, and marine resources.*
- 2) *Effective protection of Hawaii’s unique and fragile environmental resources.*

Policies

- 1) *Exercise an overall conservation ethic in the use of Hawaii’s resources.*

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

- 2) *Ensure compatibility between land-based and water-based activities and natural resources and ecological systems.*
- 3) *Take into account the physical attributes of areas when planning and designing activities and facilities.*
- 4) *Manage natural resources and environs to encourage their beneficial and multiple use without generating costly or irreparable environmental damage.*
- 6) *Encourage the protection of rare or endangered plant and animal species and habitats native to Hawaii.*
- 8) *Pursue compatible relationships among activities, facilities, and natural resources.*
- 9) *Promote increased accessibility and prudent use of inland and shoreline areas for public recreational, educational, and scientific purposes.*

Discussion: The re-vegetation of Honolua Wao Kele will encourage the protection of rare or endangered plant and animal species and habitats. Positive long-term impacts of the re-vegetation will include the regeneration of native plant species, which were once more common on these lands, but have been largely decimated.

Regeneration of native vegetation may also have a significant positive impact on native animal species returning to the area.

Restoration of the natural forest system will also provide for reduced soil erosion and watershed enhancement and improved stream and nearshore water quality.

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

Objective

Planning for the State's physical environment shall be directed towards achievement of the objective of enhancement of Hawaii's scenic assets, natural beauty, and multi-cultural/historical resources.

Policies

- 1) *Promote the preservation and restoration of significant natural and historic resources.*
- 2) *Provide incentives to maintain and enhance historic, cultural, and scenic amenities.*
- 3) *Promote the preservation of views and vistas to enhance the visual and aesthetic enjoyment of mountains, ocean, scenic landscapes, and other natural features.*
- 4) *Protect those special areas, structures, and elements that are an integral and functional part of Hawaii's ethnic and cultural heritage.*
- 5) *Encourage the design of developments and activities that complement the natural beauty of the islands.*

Discussion: The re-vegetation of the site will not affect Native Hawaiian gathering rights. The regeneration of native and Polynesian-introduced forest and plants, some of which were historically used by Native Hawaiians for ethnobotanical, utilitarian, and medicinal purposes, will enhance the native vegetation in the area, and also dramatically increase its cultural value as well. It may become possible to allow limited collecting of certain species for traditional practices.

The re-vegetation will also aid in restoration of the scenic character of the native Hawaiian forest and ecosystem.

HONOLUA WAO KELE RE-VEGETATION Final Environmental Assessment

Part III. Priority Guidelines

The purpose of this part of the Plan is to establish overall priority guidelines to address areas of Statewide concern. The Plan notes that the State shall strive to improve the quality of life for Hawaii's present and future population through five major areas of Statewide concern which merit priority attention: 1) economic development, 2) population growth and land resource management, 3) affordable housing, 4) crime and criminal justice; and 5) quality education (§ 226-102). The priority guidelines applicable to Honolua Wao Kele discussed below:

Population Growth and Land Resources Priority Guidelines (§226-104)

Priority guidelines for regional growth distribution and land resource utilization:

- 10) *Identify critical environmental areas in Hawaii to include but not be limited to the following: watershed and recharge areas; wildlife habitats (on land and in the ocean); areas with endangered species of plants and wildlife; natural streams and water bodies; scenic and recreational shoreline resources; open space and natural areas; historic and cultural sites; areas particularly sensitive to reduction in water and air quality; and scenic resources.*
- 12) *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.*
- 13) *Protect and enhance Hawaii's shoreline, open spaces, and scenic resources.*

Discussion: The re-vegetation of Honolua Wao Kele will be part of the Makai Stewardship Program, operated by the Pu'u Kukui Watershed Preserve. Re-vegetation generally has positive impacts on watersheds by enhancing deep soil water transfer to upper soil horizons, thereby increasing soil moisture, slowing runoff, preventing erosion, and increasing infiltration. Re-vegetation of Honolua Wao Kele is expected to enhance stream flow and water quality, decrease sedimentation levels in the lands makai of the site and in the nearshore marine waters of Honolua Bay.

The re-vegetation will also aid in restoration of the scenic character of the native Hawaiian forest and ecosystem.

4.1.2 Conservation District

Maui Land & Pineapple Company, Inc. is submitting a Conservation District Use Application (CDUA) as a prerequisite to obtainment of a Conservation District Use Permit (Departmental Permit) to allow the re-vegetation of Honolua Wao Kele within the Conservation District. The selective removal of non-native vegetation and re-vegetation with native plants will require minor alteration to the land and vegetation.

The following sections of the Conservation District Rules are noted, in support of a Departmental Permit:

HAR, Title 13, Section 13-5-22, P-4, LANDSCAPING, REMOVAL OF NOXIOUS PLANTS

- (C-1) *Landscaping, defined as alteration (including clearing) of plant cover. Such alteration shall be limited to plant materials that are endemic or indigenous and similar in character and appearance to existing vegetation in the surrounding area. Natural vegetative plant cover, where disturbed shall be restored or replaced with endemic or indigenous planting...*

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

HAR, Title 13, Section 13-5-23, L-5, LANDSCAPING AND REMOVAL OF NOXIOUS PLANTS

(C-1) Landscaping, defined as alteration (including clearing) of plant cover.

HAR, Title 13, Section 13-5-24, R-5, LANDSCAPING

(C-1) Landscaping, defined as alteration of plant cover, including trees, in an area of more than ten thousand square feet.

HAR, Title 13, Section 13-5-24, P-12, TREE REMOVAL

(A-1) Removal of dead or diseased:

(1) Non-native trees

The State Conservation District Administrative Rules (HAR, Title 13, DLNR, Subtitle 1 Administration, Chapter 5, Conservation) provide for identified land uses within Conservation District subzones. In evaluating the merits of a proposed land use, the DLNR applies the criteria listed under Section 13-5-30, HAR. Below each criterion is listed, along with a discussion of how the re-vegetation of Honolua Wao Kele conforms to the specific criterion.

(1) The proposed land use is consistent with the purpose of the conservation district;

Discussion: According to HAR §13-5-30, the purpose of the Conservation District is to “regulate land use in the conservation district for the purpose of conserving, protecting, and preserving the important natural resources of the State through appropriate management and use to promote their long-term sustainability and the public health, safety, and welfare.”

The re-vegetation of Honolua Wao Kele will provide for appropriate management and use of Conservation District lands through the clearance of invasive, non-native species, and replacement with native species. Re-vegetation will result in positive impacts on watersheds through enhancement of deep soil water transfer to upper soil horizons, thereby increasing soil moisture, slowing runoff, preventing erosion, and increasing infiltration. Re-vegetation of Honolua Wao Kele is expected to provide aquifer recharge, enhance stream flow and water quality, decrease sedimentation levels in the lands makai of the site and in the nearshore marine waters of Honolua Bay, and ensure the health of reef ecosystems. Thus, important natural resources will be conserved, protected, and preserved.

(2) The proposed land use is consistent with the objectives of the subzone of the land on which the use will occur;

Discussion: The objective of the Resource subzone is “to develop, with proper management, areas to ensure sustained use of the natural resources of those areas” (HAR §13-5-13). The re-vegetation of Honolua Wao Kele provides for the proper management and ensures the sustained use of the natural resources of the area. The re-vegetation of Honolua Wao Kele will be part of the Makai Stewardship Program, operated by Pu‘u Kukui Watershed Preserve. Community volunteer planting and weeding events will provide opportunities for nature appreciation, education, and research, ensuring for proper management of conservation areas and sustained use of natural resources.

HONOLUA WAO KELE RE-VEGETATION Final Environmental Assessment

- (3) *The proposed land use complies with provisions and guidelines contained in chapter 205A, HRS, entitled “Coastal Zone Management,” where applicable;*

Discussion: The re-vegetation of Honolua Wao Kele complies with the provisions and guidelines contained in Chapter 205A, HRS, entitled “Coastal Zone Management” as discussed in Section 4.1.3 of this EA.

- (4) *The proposed land use will not cause substantial adverse impact to existing natural resources within the surrounding area, community, or region;*

Discussion: The re-vegetation of Honolua Wao Kele will not adversely impact existing natural resources within the surrounding area, community, or region. Re-vegetation will result in positive impacts on watersheds through the enhancement of deep soil water transfer to upper soil horizons, thereby increasing soil moisture, slowing runoff, preventing erosion, and increasing infiltration. Additionally, the re-vegetation of Honolua Wao Kele is expected to recharge the aquifer, enhance stream flow and water quality, decrease sedimentation levels in the lands makai of the site and in the nearshore marine waters of Honolua Bay. As a result, important natural resources within the surrounding area and region will be conserved, protected, and preserved.

- (5) *The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels.*

Discussion: The re-vegetation of Honolua Wao Kele will not involve construction of buildings, structures, or significant facilities. A composting toilet may be installed; however, it will be a minor facility.

The re-vegetation of Honolua Wao Kele will be compatible with the locality and surrounding areas, and the physical conditions and capabilities of the parcel. The re-vegetation is aimed toward restoring and protecting ecosystem function. The establishment of permanent native groundcover will minimize erosion, provide filtration for runoff, and add protection to riparian areas. Re-vegetation of the area will provide groundcover to improve soil and protect the water quality of nearby gulches, which eventually feed into Honolua Bay.

- (6) *The existing physical and environmental aspects of the land such as natural beauty and open space characteristics, will be preserved or improved upon, whichever is applicable;*

Discussion: The re-vegetation of Honolua Wao Kele will enhance the area by aiding in the restoration of the scenic character of the native Hawaiian forest and ecosystem. The project does not involve any construction of buildings or structures that would detract from the existing natural beauty and open space resources.

- (7) *Subdivision of land will not be utilized to increase the intensity of land uses in the conservation district; and*

Discussion: The re-vegetation of Honolua Wao Kele will not involve a subdivision of land.

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

- (8) *The proposed land use will not be materially detrimental to the public health, safety and welfare.*

Discussion: The re-vegetation of Honolua Wao Kele will not be detrimental to public health, safety, and/or welfare. There will be positive impacts to public health, which include possible generation of clean air through re-vegetation, creation of hiking and other recreational and educational opportunities associated with planting activities.

4.1.3 Coastal Zone Management Act, Chapter 205A, Hawai‘i Revised Statutes

The Coastal Zone Management (CZM) Area as defined in Chapter 205A, HRS, includes all lands in the State. As such, Honolua Wao Kele is within the Coastal Zone Management Area.

The CZM program is built upon ten policy areas. The objectives and policies of the CZM program that pertain to the proposed landscape improvements include scenic and open space resources, coastal ecosystems, managing development, and public participation. The relevant objectives and policies of the Hawai‘i CZM Program pertaining to the re-vegetation of Honolua Wao Kele, along with a discussion of how the project conforms to these objectives and policies, is discussed below.

SCENIC AND OPEN SPACE RESOURCES

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

Policy A: Identify valued scenic resources in the coastal zone management area;

Policy 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;

Policy C: Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and

Discussion: The re-vegetation of Honolua Wao Kele will enhance natural beauty and preserve scenic open space resources. The project does not include any buildings or structures that would detract from existing natural beauty and scenic open space resources. Replanting material will be limited to native endemic and indigenous, and Polynesian-introduced vegetation. There will be trees; however, they will be medium-sized tree species. The re-vegetation of Honolua Wao Kele will aid in restoration of the scenic character of the native Hawaiian forest and ecosystem.

COASTAL ECOSYSTEMS

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

Policy A: Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;

Policy B: Improve the technical basis for natural resource management;

Policy E: Promote water quantity and quality planning and management practices that reflect the tolerance of fresh water and marine ecosystems and maintain and enhance water quality through the development and implementation of point and nonpoint source water pollution control measures.

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

Discussion: Although the Honolua Wao Kele site is not located near the coastline, the re-vegetation of the site will provide positive offsite impacts on watersheds through enhancement of deep soil water transfer to upper soil horizons, thereby increasing soil moisture, slowing runoff, preventing erosion, and increasing infiltration. Re-vegetation is expected to result in aquifer recharge, stream flow and water quality enhancement, decreased sedimentation levels in the lands makai of the site and in the nearshore marine waters of Honolua Bay. Thus, shoreline and water resources within the surrounding area and region will be conserved, protected, and preserved.

MANAGING DEVELOPMENT

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

Policy A: Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development.

Policy B: Facilitate timely processing of applications for development permits and resolve overlapping or conflicting permit requirements.

Policy 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.

Discussion: The re-vegetation of Honolua Wao Kele will be in conformance with all applicable laws, regulations, and requirements. Agencies and individuals are afforded opportunities to comment through the Chapter 343, HRS environmental review process.

PUBLIC PARTICIPATION

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

Policy A: Promote public involvement in coastal zone management processes.

Policy 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 issues, developments, and government activities.

Discussion: Maui Land & Pineapple Company, Inc., will coordinate with the Department of Land and Natural Resources, and other appropriate organizations regarding planting and grow-out information and assistance. Agencies and individuals are afforded opportunities to comment through the Chapter 343, HRS environmental review process. Once the Conservation District Use Permit is received, Maui Land & Pineapple Company, Inc., plans to hold volunteer planting and/or weeding events, with opportunities for community and educational group involvement.

4.2 COUNTY OF MAUI

4.2.1 General Plan of the County of Maui

The County of Maui General Plan sets forth the desired sequence patterns and characteristics of future development through long-range objectives that focus on the social, economic, and environmental effects of development, along with specific policies designed to implement the objectives. The relevant objectives and policies of the General Plan pertaining to the re-vegetation of Honolua Wao Kele are as follows:

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

LAND USE

Objective 1: 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 b: Provide and maintain a range of land use districts sufficient to meet the social, physical, environmental and economic needs of the community.

Objective 2: To use the land within the County for the social and economic benefit of all the County's residents.

Policy a: Mitigate environmental conflicts and enhance scenic amenities, without having a negative impact on natural resources.

Discussion: The proposed site re-vegetation will enhance the natural beauty of the site, scenic open space, and recreational amenities. Trails will encourage exercise, while preserving open space resources and scenic views.

ENVIRONMENT

Objective 1: To preserve and protect the County's unique and fragile environmental resources.

Policy a: Preserve for present and future generations the opportunity to experience the natural beauty of the islands.

Policy b: Preserve scenic vistas and natural features.

Policy c: Support programs to reduce air, land and water pollution.

Policy d: Support programs to protect rare and endangered species and programs which will enhance their habitat.

Policy e: Discourage the introduction of noxious foreign species into Maui County's unique island ecosystems.

Objective 2: To use the County's land-based physical and ocean-related coastal resources in a manner consistent with sound environmental planning practice.

Policy a: Preserve, enhance and establish traditional and new environmentally sensitive access opportunities for mountain and ocean resources.

Discussion: The re-vegetation will preserve and protect the environmental and open space resources within the County. The re-vegetation will involve replacement of existing invasive vegetation with native endemic and indigenous plants, so as to create a native landscape palette that will require very little water and be low maintenance. Residents and visitors will be able to experience the natural beauty of the island by enabling access to existing open space resources and scenic views. Scenic view planes and natural features will be preserved. Trails, converted from existing pineapple roads, will encourage hiking recreation.

EDUCATION

Objective 1: To provide Maui residents with continually improving quality educational opportunities which can help them better understand themselves and their surroundings and help them realize their ambitions.

Policy d: Encourage the development of a wide range of informal educational and cultural programs for people of all ages.

Discussion: Maui Land and Pineapple Company, Inc., will coordinate with public service volunteer groups, local schools, and other organizations for possible involvement in tree planting and weeding events as an educational and awareness building opportunity. These events would be held on a monthly or bi-monthly basis during the wet season. An educational element of

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

hiking trails, with interpretative signs may later be incorporated into the area to foster public awareness of conservation priorities.

4.2.2 West Maui Community Plan

The *West Maui Community Plan* is one of nine community plans for Maui County. It reflects current and anticipated conditions in the West Maui region and advances planning goals, objectives, policies, and implementation considerations as a decision-making guide in the region through the year 2010. The *West Maui Community Plan* provides specific recommendations addressing the goals, objectives, and policies contained in the General Plan, while still recognizing the values and unique attributes of the West Maui region. The subject parcel is located on land designated as “Conservation” in the Community Plan. The proposed landscape improvements are permitted in the “Conservation” land use category.

The goals, objectives, policies, and implementing actions of the *West Maui Community Plan* applicable to the re-vegetation of Honolua Wao Kele are discussed below.

ENVIRONMENT

Goal

A clean and attractive physical, natural and marine environment in which man-made developments on or alterations to the natural and marine environment are based on sound environmental and ecological practices, and important scenic and open space resources are preserved and protected for public use and enjoyment.

Objectives and Policies

4. *Emphasize land management techniques such as natural landscaping, regular maintenance of streams and drainage ways and siltation basins, avoidance of development in flood-prone areas, and other measures that maintain stream water quality. Whenever feasible, such management techniques should be used instead of structural solutions, such as building artificial stream channels or diversion of existing natural streams*

Implementing Actions

1. *Develop and maintain a program to identify and preserve the district’s environmentally sensitive areas.*
2. *Establish and maintain programs which control invasive alien plant and animal species.*

Discussion: The re-vegetation will contribute toward a clean and attractive natural environment of the West Maui mountains. Planting material will consist of native endemic and indigenous species, thus blending with the natural surroundings. The plants will be low maintenance, consisting of drought tolerant species that will require very little water for irrigation.

4.2.3 County of Maui Zoning

The site is zoned Interim according to the County of Maui. However, the site is within the State Conservation District; and therefore, not under County zoning jurisdiction.

4.2.4 Special Management Area

The project site is located outside of the Special Management Area (SMA), and therefore, will not require an SMA Use Permit (see Figure 7).

HONOLUA WAO KELE RE-VEGETATION Final Environmental Assessment

4.3 REQUIRED PERMITS AND APPROVALS

Required permits and approvals for the re-vegetation of Honolua Wao Kele include:

- Chapter 343, HRS compliance
- Conservation District Use Permit (CDUP)

5.0 ALTERNATIVES

5.1 NO ACTION ALTERNATIVE

If no action is taken to clear the area of non-native plant species and re-vegetate with native species, the area will continue to contain invasive, non-native species, which would not be as desirable as restoring the native vegetation.

HONOLUA WAO KELE RE-VEGETATION
Final Environmental Assessment

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6.0 DETERMINATION, FINDINGS, AND REASONS FOR SUPPORTING THE DETERMINATION

To determine whether the re-vegetation of Honolua Wao Kele may have a significant impact on the physical and human environment, all phases and expected consequences of the project have been evaluated, including potential primary, secondary, short-range, long-range, and cumulative impacts. Based on this evaluation, the Approving Agency (the Department of Land and Natural Resources) has issued a Finding of No Significant Impact (FONSI) for the re-vegetation of Honolua Wao Kele. The supporting rationale for this finding is presented in this chapter.

6.1 PROBABLE IMPACT, INCLUDING CUMULATIVE IMPACTS

Impacts, including cumulative impacts, of the re-vegetation of Honolua Wao Kele include increased:

- Scenic open space resources
- Educational opportunities from community involvement
- Awareness of geology and ecology
- Cultural and historic preservation and enhancement

The re-vegetation of Honolua Wao Kele will not result in significant negative impacts, including cumulative impacts. No degradation of environmental quality is anticipated.

6.2 PROBABLE ADVERSE ENVIRONMENTAL IMPACTS THAT CAN BE AVOIDED

Section 3.0 of this EA elaborates on probable environmental impacts associated with the re-vegetation of Honolua Wao Kele and provides proposed mitigation measures. Significant adverse environmental impacts have been avoided.

6.3 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

There will be no significant irreversible and irretrievable commitment of resources associated with the re-vegetation of Honolua Wao Kele.

6.4 SIGNIFICANCE CRITERIA

According to the Environmental Impact Statement Rules (Section 11-200-12), an applicant or agency must determine whether an action may have a significant impact on the environment. In making the determination, the Rules establish “Significance Criteria” to be used as a basis for identifying whether significant physical and/or human environmental impacts will occur. According to the Rules, an action shall be determined to have a significant impact on the environment if it meets any one of the specific criteria. The determination of impacts potentially resulting from the re-vegetation of Honolua Wao Kele, and the associated rationale supporting that determination are organized based on these criteria, as follows:

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

- (1) *Involves an irrevocable commitment to loss or destruction of any natural or cultural resources;*

The re-vegetation of Honolua Wao Kele will not cause irrevocable loss or destruction of natural or cultural resources. The intent of this project is to benefit natural resources protected in the Conservation District. Invasive, non-native species will be cleared from the site, and native species will be planted in its place. Re-vegetation of the area with native plants is expected to increase the site's natural and cultural resources.

- (2) *Curtails the range of beneficial uses of the environment;*

The re-vegetation of Honolua Wao Kele will result in a beneficial, rather than curtailed, use of the environment in that the site will remain open space. Native plant material grown in the Honolua Wao Kele site may be used for replanting native species in other areas of West Maui.

- (3) *Conflicts with the State's long-term environmental policies or goals and guidelines as expressed in Chapter 344, HRS; and any revisions thereof and amendments thereto, court decisions, or executive orders;*

The re-vegetation of Honolua Wao Kele promotes the preservation of native forests and plants, and provides scenic open space resources. The project is not anticipated to have negative impacts on the environment, and therefore, is consistent with the environmental policies established in Chapter 344, HRS.

- (4) *Substantially affects the economic or social welfare of the community or state;*

The re-vegetation of Honolua Wao Kele is not expected to have substantial impact on the economy, as there is no present economic use of the site; funds for implementation are coming from the landowner and grants, and plantings will not be sold.

Social impacts will be positive, as the community will benefit from the protection and restoration of the native forest and ecosystem. Volunteers will also be able to participate in the planting and weeding events, providing opportunities for nature appreciation, education, and research.

- (5) *Substantially affects public health;*

The re-vegetation of Honolua Wao Kele will have positive impacts on public health. Benefits to public health include watershed protection, clean air from re-vegetation, and exercise from planting and weeding events.

- (6) *Involves substantial secondary impacts, such as population changes or effects on public facilities;*

No public facilities will be affected, and no population change will result from this project.

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

- (7) *Involves a substantial degradation of environmental quality;*

The re-vegetation of Honolua Wao Kele will not degrade the environment. The project will improve environmental quality by selectively clearing invasive, non-native plant species and restoring the natural forest system. Offsite benefits may include reduced soil erosion and watershed enhancement, and improving stream water quality, nearshore water quality.

- (8) *Is individually limited but cumulatively has considerable effect on the environment, or involves a commitment for larger actions;*

The re-vegetation of Honolua Wao Kele is not anticipated to result in significant negative impacts, including cumulative impacts. No degradation of environmental quality is anticipated. Therefore, Honolua Wao Kele does not involve a commitment for larger actions.

- (9) *Substantially affects a rare, threatened, or endangered species or its habitat;*

The re-vegetation of Honolua Wao Kele is not anticipated to negatively affect rare, threatened, or endangered species or habitats. The project area is part of the Conservation District and near the Pu'u Kukui Watershed Preserve, a critical habitat for many endangered species. The project will regenerate a native forest. Native and Polynesian-introduced species will be reintroduced to the area.

- (10) *Detrimentially affects air or water quality or ambient noise levels;*

The re-vegetation of Honolua Wao Kele will not detrimentally affect air or water quality, or ambient noise levels. Over the long-term, air quality will be improved from re-vegetation, and regional water quality will be improved from watershed management. Noise from plowing equipment and tools may generate some noise during clearing and weeding events. Measures will be taken during these events to mitigate any short-term noise impacts.

- (11) *Affects or is likely to suffer damage by being located in an environmentally sensitive area, such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, freshwater, or coastal waters.*

The Honolua Wao Kele site is not located in any environmentally sensitive areas, such as flood plain, tsunami zone, beach, etc. Therefore, Honolua Wao Kele will not likely affect or suffer damage from natural hazard events.

- (12) *Substantially affects scenic vistas and view planes identified in county or state plans or studies;*

The re-vegetation of Honolua Wao Kele will be compatible with the existing visual environment and will preserve the valuable scenic beauty of the area. The re-vegetation will aid in restoration of the scenic character of the native Hawaiian forest and ecosystem. The project does not include any buildings or structures that would obstruct view planes or obstruct visual resources.

HONOLUA WAO KELE RE-VEGETATION

Final Environmental Assessment

(13) *Requires substantial energy consumption.*

The re-vegetation of Honolua Wao Kele will not require substantial energy consumption. Small amounts of energy may be consumed during clearing and plowing through the use of power equipment and tools, and the transportation of new plant material and volunteer crews. After project completion, there will be minimal demand for energy use. The area will not have lighting.

6.5 DETERMINATION

On the basis of impacts and mitigation measures examined in this document and analyzed under the above criteria, it is determined that the re-vegetation of Honolua Wao Kele will not have a significant effect on the local, County, or Statewide physical or human environments. Pursuant to Chapter 343, Hawai'i Revised Statutes, the Approving Agency, which in this case is the Department of Land and Natural Resources, has determined and issues a Finding of No Significant Impact (FONSI).

HONOLUA WAO KELE RE-VEGETATION
Final Environmental Assessment

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HONOLUA WAO KELE RE-VEGETATION
Final Environmental Assessment

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HONOLUA WAO KELE RE-VEGETATION
Final Environmental Assessment

**8.0 COMMENTS ON THE DRAFT ENVIRONMENTAL
ASSESSMENT AND RESPONSES**

The Draft Environmental Assessment (EA) was provided to the following agencies, organizations, and individuals. The public comment period on the Draft EA was from July 8, 2007 to August 7, 2007. Where indicated, the agency, organization, or individual submitted comments.

AGENCY	DRAFT EA MAIL DATE	COMMENT DATE
STATE		
Office of Environmental Quality Control (OEQC)	7-5-2007	
Department of Health	7-5-2007	7-24-2007
Department of Land & Natural Resources (DLNR) – Office of Conservation and Coastal Lands	7-5-2007	
DLNR – Maui District Land Office	7-5-2007	
DLNR – Forestry & Wildlife	7-5-2007	7-9-2007
DLNR – Conservation & Resource Enforcement	7-5-2007	7-11-2007
DLNR – Engineering	7-5-2007	7-25-2007
DLNR – State Historic Preservation Division (SHPD)	7-5-2007	
Office of Hawaiian Affairs	7-5-2007	
COUNTY		
Department of Planning	7-5-2007	7-24-2007
Private Companies, Organizations, and Individuals		
Lahaina Public Library	7-5-2007	

O:\JOB16\1634.27 Kapalua-Honolua Bay Clean up\Honolua Wao Kele (Field 52)\FINAL EA\Final EA.doc

LINDA LINGLE
GOVERNOR OF HAWAII



CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. Box 3378
HONOLULU, HAWAII 96801-3378

2007 JUL 27 A 10:54

In reply, please refer to:
EPO-07-145

July 24, 2007

RECEIVED
CONSERVATION
DIVISION
STATE OF HAWAII

Mr. Samuel J. Lemmo, Administrator
State of Hawaii
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Lemmo:

SUBJECT: CDUA MA-3428
Draft Environmental Assessment and Conservation District Use Application for
Non-Native/Invasive Species Flora Removal and Native/Polynesian Introduced
Flora Re-vegetation
Honolua Wao Kele, Maui, Hawaii
TMK: (2) 4-2-001: 009

Thank you for allowing us to review and comment on the subject document. The document was routed to the various branches of the Environmental Health Administration. We have no comments at this time. We strongly recommend that you review all of the Standard Comments on our website: www.state.hi.us/health/environmental/env-planning/landuse/landuse.html. Any comments specifically applicable to this application should be adhered to.

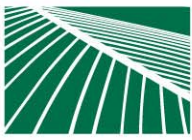
If there are any questions about these comments please contact Jiakai Liu with the Environmental Planning Office at 586-4346.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelvin H. Sunada".

KELVIN H. SUNADA, MANAGER
Environmental Planning Office

c: EPO
EH-Maui



PBR HAWAII

& ASSOCIATES, INC.

August 22, 2007

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Executive Vice-President

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Senior Associate

RAYMOND T. HIGA, ASLA
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KEVIN K. NISHIKAWA, ASLA
Associate

KIMI MIKAMI YUEN, LEED® AP
Associate

SCOTT ALIKA ABRIGO
Associate

SCOTT MURAKAMI, ASLA
Associate

Mr. Kelvin H. Sunada, Manager
Environmental Planning Office
Department of Health
State of Hawai'i
P. O. Box 3378
Honolulu, Hawai'i 96801

ATTN: Jiakai Liu, Environmental Planning Office

SUBJECT: CDUA MA-3428
Draft Environmental Assessment and Conservation District Use
Application for Non-Native/Invasive Species Flora Removal and
Native/Polynesian Introduced Flora Re-vegetation
Honolua Wao Kele, Maui, Hawai'i
TMK: (2) 4-2-001: 009

Dear Mr. Sunada,

Thank you for your letter dated July 24, 2007, your reference number: EPO-07-145. As the planning consultant for the applicant, Maui Land & Pineapple Company, Inc., we are responding to your comments.

As recommended, the Standard Comments on the Department of Health website (<http://www.state.hi.us/health/environmental/env-planning/landuse/landuse.html>) have been reviewed and will be adhered to as applicable.

Thank you for reviewing the Draft EA. Your comments will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

HONOLULU OFFICE

1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
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E-mail: sysadmin@pbrhawaii.com

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Fax: (808) 961-4989

WAILUKU OFFICE

1787 Wili Pa Loop, Suite 4
Wailuku, Hawai'i 96793-1271
Tel: (808) 242-2878

Cc: Kalani Shmidt, Maui Land & Pineapple Company, Inc.
Office of Environmental Quality Control
Sam Lemmo, DLNR Office of Conservation and Coastal Lands

Division of Forestry & Wildlife

1151 Punchbowl Street, Rm. 325 □ Honolulu, HI 96813 □ (808) 587-0166 □ Fax: (808) 587-0160

July 9, 2007

MEMORANDUM

TO: Tiger Mills, Planner
Office of Conservation and Coastal Land

FROM: Paul J. Conry, Administrator
Division of Forestry and Wildlife



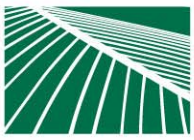
RECEIVED
OFFICE OF CONSERVATION
AND COASTAL LANDS
DIVISION OF FORESTRY &
WILDLIFE
STATE OF HAWAII

2007 JUL 10 A 10: 09

SUBJECT: CDUA MA-3428 & EA for non-native/invasive species flora removal and native, Polynesian introduced flora revegetation at Honolua Wao Kele, Island of Maui. TMK: (2) 4-2-001: 009 Maui Land and Pineapple, Inc.

We appreciate the opportunity to comment on this project. DLNR, Division of Forestry and Wildlife supports this application because they are proposing management prescriptions that are consistent with the state's forest stewardship program. Maui Land and Pineapple Inc. has been approved to develop a forest stewardship management plan requirement under the program. They initially submitted a stewardship proposal for screening and approval by twelve-member stewardship committee. It will be during the management plan review that DOFAW staff will be able to provide substantive comments to the CDUA MA-3428 permit. Thank you for the opportunity to review this project.

C: DOFAW Maui Branch
DOFAW Forestry Section



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& ASSOCIATES, INC.

August 22, 2007

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KIMI MIKAMI YUEN, LEED® AP
Associate

SCOTT ALIKA ABRIGO
Associate

SCOTT MURAKAMI, ASLA
Associate

Mr. Paul J. Conry, Administrator
Division of Forestry and Wildlife
Department of Land and Natural Resources
State of Hawai'i
1151 Punchbowl Street, Rm. 325
Honolulu, Hawai'i 96813

SUBJECT: CDUA MA-3428 & EA for non-native/invasive species flora removal and native, Polynesian introduced flora revegetation at Honolua Wao Kele, Island of Maui. TMK: (2) 4-2-001: 009 Maui Land and Pineapple, Inc.

Dear Mr. Conry,

Thank you for your letter dated July 9, 2007. As the planning consultant for the applicant, Maui Land & Pineapple Company, Inc., we are responding to your comments.

We acknowledge that DOFAW will be able to provide substantive comments to the CDUA MA-3428 permit during the management plan review.

Thank you for reviewing the Draft EA. Your comments will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

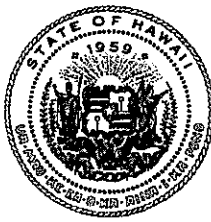
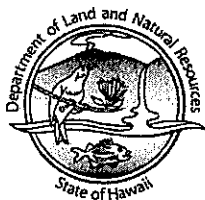
HONOLULU OFFICE
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Fax: (808) 961-4989

WAILUKU OFFICE
1787 Wili Pa Loop, Suite 4
Wailuku, Hawai'i 96793-1271
Tel: (808) 242-2878

Cc: Kalani Shmidt, Maui Land & Pineapple Company, Inc.
Office of Environmental Quality Control
Sam Lemmo, DLNR Office of Conservation and Coastal Lands

LINDA LINGLE
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

Office of Conservation and Coastal Lands
POST OFFICE BOX 621
HONOLULU, HAWAII 96809

ALLAN A. SMITH
INTERIM CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

PETER T. YOUNG
DEPUTY DIRECTOR

KEN C. KAWAHARA
DEPUTY DIRECTOR - WATER

AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
BUREAU OF CONVEYANCES
COMMISSION ON WATER RESOURCE MANAGEMENT
CONSERVATION AND COASTAL LANDS
CONSERVATION AND RESOURCES ENFORCEMENT
ENGINEERING
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
KAOI LAWE ISLAND RESERVE COMMISSION
LAND
STATE PARKS

REF:OCCL:TM

CDUA: MA-3428

Acceptance Date: June 26, 2007

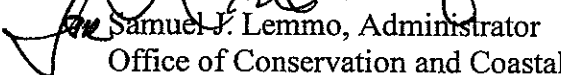
180-Day Expiration Date: December 23, 2007

SUSPENSE DATE: 21 Days from
stamped date: JUL - 5 2007

MEMORANDUM:

TO: The Department of Land and Natural Resources Divisions of:

- ☒ Maui District Land Office
- ☒ Conservation & Resource Enforcement
- ☐ Forestry & Wildlife
- ☐ Engineering
- ☐ Historic Preservation

FROM:  Samuel J. Lemmo, Administrator
Office of Conservation and Coastal Lands

SUBJECT: REQUEST FOR COMMENTS
Draft Environmental Assessment/Conservation District Use Application MA-3428 For Non-Native/Invasive Species Flora Removal and Native/Polynesian Introduced Flora Revegetation

APPLICANT: PBR-Hawaii for Maui Land and Pineapple, Inc.

TMKs: (2) 4-2-001:009

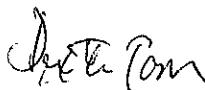
LOCATION: Honolua Wao Kele, Island of Maui

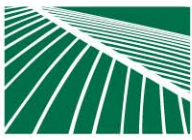
PUBLIC HEARING: YES NO X

Please contact Tiger Mills at 587-0382, should you have any questions on this matter.

If no response is received by the suspense date, we will assume there are no comments. The suspense date starts from the date stamp.

- () Comments Attached
(☒) No Comments


Signature



PBR HAWAII

& ASSOCIATES, INC.

August 22, 2007

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Chairman

THOMAS S. WITTEN, ASLA
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TOM SCHNELL, AICP
Senior Associate

RAYMOND T. HIGA, ASLA
Senior Associate

KEVIN K. NISHIKAWA, ASLA
Associate

KIMI MIKAMI YUEN, LEED® AP
Associate

SCOTT ALIKA ABRIGO
Associate

SCOTT MURAKAMI, ASLA
Associate

Mr. Dexter Tom
Conservation & Resource Enforcement
Department of Land and Natural Resources
State of Hawai'i
P.O. Box 621
Honolulu, Hawai'i 96809

SUBJECT: Draft Environmental Assessment/Conservation District Use Application MA-3428 For Non-Native/Invasive Species Flora Removal and Native/Polynesian Introduced Flora Revegetation

Dear Mr. Tom,

Thank you for your letter dated July 11, 2007. As the planning consultant for the applicant, Maui Land & Pineapple Company, Inc., we are responding to your comments.

We acknowledge that you have no comments.

Thank you for reviewing the Draft EA. Your comments will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

HONOLULU OFFICE
1001 Bishop Street
ASB Tower, Suite 650
Honolulu, Hawai'i 96813-3484
Tel: (808) 521-5631
Fax: (808) 523-1402
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Fax: (808) 961-4989

WAILUKU OFFICE
1787 Wili Pa Loop, Suite 4
Wailuku, Hawai'i 96793-1271
Tel: (808) 242-2878

Cc: Kalani Shmidt, Maui Land & Pineapple Company, Inc.
Office of Environmental Quality Control
Sam Lemmo, DLNR Office of Conservation and Coastal Lands

**DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION**

LM/RYT

REF.: OCCL:TM/CDUA:MA-3428

Maui.365

COMMENTS

- (X) **We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone C. The National Flood Insurance Program does not have any regulations for development within Zone C.**
- () Please take note that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone.
- () Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ____.
- () Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

- () Mr. Robert Sumimoto at (808) 523-4254 or Mr. Mario Siu Li at (808) 523-4247 of the City and County of Honolulu, Department of Planning and Permitting.
- () Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.
- () Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.
- () Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.
- () The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.
- () The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

- () Additional Comments: _____
- () Other: _____

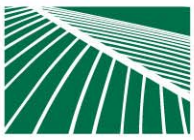
Should you have any questions, please call Ms. Suzie Agraan of the Planning Branch at 587-0258.

Signed: _____

ERIC T. HIRANO, CHIEF ENGINEER

Date: _____

7/25/07



PBR HAWAII

& ASSOCIATES, INC.

August 22, 2007

W. FRANK BRANDT, FASLA
Chairman

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President

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Executive Vice-President

RUSSELL Y. J. CHUNG, FASLA
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Senior Associate

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Senior Associate

KEVIN K. NISHIKAWA, ASLA
Associate

KIMI MIKAMI YUEN, LEED® AP
Associate

SCOTT ALIKA ABRIGO
Associate

SCOTT MURAKAMI, ASLA
Associate

Mr. Eric T. Hirano, Chief Engineer
Engineering Division
Department of Land and Natural Resources
State of Hawai'i
P.O. Box 621
Honolulu, Hawai'i 96809

**SUBJECT: Notice of Acceptance and Preliminary Environmental Determination
Conservation District Use Application (CDUA) File No. MA-3428
(Departmental Permit)**

Dear Mr. Hirano,

Thank you for your letter dated July 25, 2007. As the planning consultant for the applicant, Maui Land & Pineapple Company, Inc., we are responding to your comments.

We acknowledge that you have confirmed the project site, according to the Flood Insurance Rate Map (FIRM), is located in Zone C. The National Flood Insurance Program does not have any regulations for development within Zone C.

Thank you for reviewing the Draft EA. Your comments will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP
Senior Associate

HONOLULU OFFICE
1001 Bishop Street
ASB Tower, Suite 650
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Tel: (808) 521-5631
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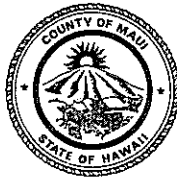
WAILUKU OFFICE
1787 Wili Pā Loop, Suite 4
Wailuku, Hawai'i 96793-1271
Tel: (808) 242-2878

Cc: Kalani Shmidt, Maui Land & Pineapple Company, Inc.
Office of Environmental Quality Control
Sam Lemmo, DLNR Office of Conservation and Coastal Lands

CHARMAINE TAVARES
Mayor

JEFFREY S. HUNT
Director

COLLEEN M. SUYAMA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

July 24, 2007

182
RECEIVED
OFFICE OF CONSERVATION
AND COASTAL LANDS
2007 JUL 26 A 8:10
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE OF HAWAII

Samuel J. Lemmo, Administrator
Department of Land and Natural Resources
Office of Conservation and Coastal Lands
P.O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Lemmo:

RE: Conservation District Use Application (CDUA MA-3428) and Draft Environmental Assessment (DEA) for Non-Native/Invasive Species Flora Removal and Native/Polynesian Introduced Flora Revegetation Located at Honolua Wao Kele, Honolua, Maui: TMK (2) 4-2-001:009 RFC 2007/0068

Maui Land and Pineapple Company, Inc. (Applicant) has applied to the Forest Stewardship Program to re-vegetate the Honolua Wao Kele site with native (endemic and indigenous) and Polynesian-introduced plants. The intent is to remove non-native trees and invasive species, plow under the remaining pineapple plants and weed species, convert the biomass to fertilizer, and re-vegetate the site with a mix of native trees and shrubs based upon recommendations by the Hawaii Forestry Program.

The Maui Planning Department (Department) has reviewed the Conservation District Use Application (CDUA) and Draft Environmental Assessment (DEA) and has the following comments to offer:

1. The Department has no objections to the granting of the CDUA;
2. The DEA should be revised to include the following comments:
 - A. The various land use designations are:

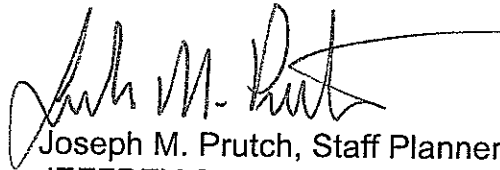
West Maui Community Plan:	Conservation
County Zoning:	Conservation
(see page 29 of the DEA and update)	

Samuel J. Lemmo, Administrator
July 24, 2007
Page 2

- B. The linear scale on Figure 1 Regional Location of the DEA appears to not be the correct scale, please adjust accordingly;
- C. The legend in Figure 10 Flood Insurance Rate Map specifies Zone A as a 100-year flood plain, but the text on page 12 under Section 3.4 Flood Hazard states that the site is outside the 500-year flood plain. Please show these as 100-year flood plains so that they are consistent;
- D. Typo on page 13, under 3.6 Flora, 1st paragraph. The word 'it' should be plural; and
- E. For future hiking trails, will parking be provided nearby and will trash cans be provided for hikers' use? If so, please describe.

Thank you for the opportunity to comment. Should further clarification be required, please contact Joe Prutch, Staff Planner, by email at joseph.prutch@mauicounty.gov or by telephone at 270-7512.

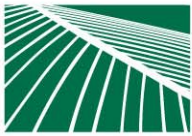
Sincerely,



For Joseph M. Prutch, Staff Planner
JEFFREY S. HUNT, AICP
Planning Director

JSH:JMP:nst

cc: Clayton I. Yoshida, AICP, Planning Program Administrator
Joseph M. Prutch, Staff Planner
RFC File
General File
K:\WP_DOCS\PLANNING\RFC\2007\0068_Hololua_Wao_Kele\Comment_ltr.wpd



PBR HAWAII

& ASSOCIATES, INC.

August 22, 2007

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Wailuku, Hawai'i 96793-1271
Tel: (808) 242-2878

Mr. Jeffery S. Hunt, AICP
Department of Planning
County of Maui
250 South High Street
Wailuku, Hawai'i 96793

SUBJECT: Conservation District Use Application (CDUA MA-3428) and Draft Environmental Assessment (DEA) for Non-Native/Invasive Species Flora Removal and Native/Polynesian Introduced Flora Revegetation Located at Honolua Wao Kele, Honolua, Maui: TMK (2) 4-2-001:009 RFC 2007/0068

Dear Mr. Hunt,

Thank you for your letter dated July 24, 2007 regarding the DEA/CDUA. As the planning consultant for the applicant, Maui Land & Pineapple Company, Inc., we are responding to your comments:

1. We acknowledge that the Department has no objections to the granting of the CDUA.
2. The Final EA will be revised to include your comments where applicable:
 - A. Thank you for the information that the Honolua Wao Kele site is designated "Conservation" on the West Maui Community Plan. Regarding the zoning, we believe the area is zoned "Interim". In the Final EA, under County Zoning, we will note that the property is zoned "Interim".
 - B. The linear scale on Figure 1 (Regional Location Map) will be corrected in the Final EA.
 - C. The project site is located in Flood Zone C, an area of minimal flooding, outside of the 500-year flood plain and not Zone A.
 - D. The typo on page 13, under section 3.6 Flora, 1st paragraph will be corrected in the Final EA.
 - E. For future hiking trails, parking and trash cans will be provided for hikers' use. Parking will be located makai of Honoapi'ilani Highway and the space will hold approximately 10 cars. Maui Land & Pineapple Company, Inc. will provide a trash can at the trail head with signs stating that this is an environmentally sensitive area and hikers are requested to "pack it in and pack it out".

Thank you for reviewing the Draft EA. Your comments will be included in the Final EA.

Sincerely,

PBR HAWAII

Tom Schnell, AICP, Senior Associate

Cc: Kalani Shmidt, Maui Land & Pineapple Company, Inc.
Office of Environmental Quality Control
Sam Lemmo, DLNR Office of Conservation and Coastal Lands